

Company Number: 169469

**Nutley House Management Company Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 28 February 2025**

# Nutley House Management Company Limited

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# Nutley House Management Company Limited

## DIRECTORS AND OTHER INFORMATION

<b>Directors</b>	Bernadette Buckley Suzie Cox Charlie Daly John O'Mahony Juanita O'Mahony Graham Wilkinson
<b>Company Secretary</b>	Sheehy Residential Lettings Limited
<b>Company Number</b>	169469
<b>Registered Office</b>	2 Seapoint Avenue Blackrock Co Dublin A94 VY68 Ireland
<b>Business Address</b>	Sherry FitzGerald Lettings 9 Priory Office Park Stillorgan Road Blackrock Co Dublin
<b>Accountants</b>	Brendan J. McLoughlin & Co. Limited Chartered Certified Accountants 2 Seapoint Avenue Blackrock Dublin A94 VY68 Republic of Ireland
<b>Managing Agents</b>	Sherry FitzGerald Lettings 9 Priory Office Park Stillorgan Road Blackrock Co Dublin

# Nutley House Management Company Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 2025

The directors made the following statement in respect of the unaudited financial statements:

### "General responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Brendan J. McLoughlin & Co. Limited, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 28 February 2025."

### Signed on behalf of the board

**John O'Mahony**  
Director

5 January 2026

**Graham Wilkinson**  
Director

5 January 2026

# Nutley House Management Company Limited

## BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	7	768	110
Cash at bank and in hand		39,649	35,213
		<u>40,417</u>	<u>35,323</u>
<b>Creditors: amounts falling due within one year</b>	8	<b>(10,821)</b>	<b>(4,780)</b>
<b>Net Current Assets</b>		<b>29,596</b>	<b>30,543</b>
<b>Total Assets less Current Liabilities</b>		<b>29,596</b>	<b>30,543</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		13	13
Other reserves	9	30,909	19,472
Retained earnings	9	(1,326)	11,058
<b>Shareholders' Funds</b>		<b>29,596</b>	<b>30,543</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Nutley House Management Company Limited, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

**Approved by the board on 5 January 2026 and signed on its behalf by:**

**John O'Mahony**  
Director

**Graham Wilkinson**  
Director

**Nutley House Management Company Limited**  
**RECONCILIATION OF SHAREHOLDERS' FUNDS**

as at 28 February 2025

	Called up share capital €	Retained earnings €	Sinking Fund reserve €	Total €
<b>At 1 March 2023</b>	13	3,203	10,468	13,684
Profit for the financial year	-	16,859	-	16,859
Other movements in Shareholders' Funds	-	(9,004)	9,004	-
<b>At 29 February 2024</b>	13	11,058	19,472	30,543
Loss for the financial year	-	(947)	-	(947)
Other movements in Shareholders' Funds	-	(11,437)	11,437	-
<b>At 28 February 2025</b>	<b>13</b>	<b>(1,326)</b>	<b>30,909</b>	<b>29,596</b>

# Nutley House Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

### 1. General Information

Nutley House Management Company Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 169469. The registered office of the company is 2 Seapoint Avenue, Blackrock, Co Dublin, A94 VY68, Ireland. The company is a non-profit making organisation responsible for the management, insurance and maintenance of an apartment block at 50/52 Nutley Road, Dublin 4. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the year ended 28 February 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Turnover

Service charges, levies and car space income are accounted for on a receivable basis.

Deposit interest is accounted for on a receipts basis.

Expenses include VAT, where applicable, as the company cannot reclaim it.

#### Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like service charges receivable and accounts payable. Basic financial instruments are recorded at transaction price.

#### Trade and other debtors

Trade and other debtors are initially recognised at transaction value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

#### Cash at bank and in hand

Cash and cash equivalents comprises cash at bank and demand deposits.

#### Trade and other creditors

Trade and other creditors are initially recognised at transaction value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

#### Taxation

Corporation tax is payable on deposit interest where the tax liability is greater than €32.

# Nutley House Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

### Sinking Fund Contributions

In accordance with Section 19 of the Multi-Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Further transfers may be made to the sinking fund from liquid resources in each financial period.

### Ordinary share capital

The ordinary share capital of the company is presented as equity.

### 3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounts estimates will, by definition, seldom equal the related actual results. There are no estimates and assumptions that have a significant risk of causing material adjustments to the carrying amounts of assets and liabilities within the next financial year.

### 4. Going concern

The Board have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

### 5. Common areas and location

The common areas in the development have been transferred to the company.

### 6. Service Charges

There are 10 units in the development. Service charges are charged to these units on the basis of the budget agreed by the Board of Directors, approved at AGM and charged to each unit under the terms of their title documents.

<b>7. Debtors</b>	<b>2025</b>	2024
	€	€
Trade debtors	341	-
Prepayments	427	110
	<u>768</u>	<u>110</u>
<b>8. Creditors</b>	<b>2025</b>	2024
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Payments received on account	6,503	-
Trade creditors	1,286	850
Accruals	2,865	3,763
Deferred Income	167	167
	<u>10,821</u>	<u>4,780</u>

# Nutley House Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

### 9. Income Statement

	Profit and loss account €	Sinking fund reserve €	Total €
At 1 March 2024	11,058	19,472	30,530
(Loss)/profit for the financial year	(947)		(947)
Other movements	(11,437)	11,437	-
	<u>(1,326)</u>	<u>30,909</u>	<u>29,583</u>
At 28 February 2025			

### 10. Capital commitments

The company had no material capital commitments at the financial year-ended 28 February 2025.

### 11. Related party transactions

The related parties of company as defined by Section 33.2 of FRS 102 as adapted by Section 1A, the nature of the relationship and the extent of transactions with them are summarised below:

Sherry FitzGerald Lettings are engaged by the directors of the company to act as property management agents, and as such they are deemed a related party. All transactions entered into between Sherry FitzGerald Lettings and the Company are carried out under normal market conditions.

In addition to the annual management fee, the managing agent, Sherry FitzGerald Lettings, earned fees for additional services provided during the financial year. These include the provision of emergency 24 hour service and postage and stationery fees.

At financial year-end there was €341 due from directors for service charges (29 February 2024 - nil). These arrears were paid in full post year-end.

### 12. Controlling interest

The company is controlled by the shareholders. The directors are appointed by the shareholders of the company to run its affairs on their behalf. Each unit owner is a shareholder in the company and each has one vote at all general meetings.

### 13. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

### 14. Sinking Fund

The company has a separate sinking fund deposit account as required by the Multi-Unit Developments Act 2011. The balance in the sinking fund bank account was €30,909 at financial year end (29 February 2024 - €19,472).

The budgeted sinking fund provision for the year was €4,500 with an additional €5,000 for the apartments only (29 February 2024 - €4,500).

### 15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 5 January 2026.