

Company registration number: 224325

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Abridged financial statements

for the financial year ended 31 May 2025

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Contents

	Page
Directors and other information	1
Directors responsibilities statement	2
Independent auditor's special report to the company	3 - 7
Balance sheet	8
Notes to the financial statements	9 - 14

**Sackville Court Management Company Limited By Guarantee
Company limited by guarantee**

Directors and other information

Directors	Martin Bermingham Dan Twohig Patrick Byrne
Secretary	Martin Bermingham
Company number	224325
Registered office	C/o Paula Barrett Properties Limited Unit 13, Block 5 Port Tunnel Business Park Clonshaugh Dublin 17
Business address	C/o Paula Barrett Properties Limited Unit 13, Block 5 Port Tunnel Business Park Clonshaugh Dublin 17
Auditor	Devaney & Durkin 1 Ontario Terrace Rathmines Dublin 6
Bankers	Allied Irish Banks plc 52 Upper Baggot Street Dublin 4
Solicitors	Liston & Co Argyle House 103-105 Morehampton Road Dublin 4

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, the financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and income and expenditure account of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities. The directors are also responsible for preparing a directors report that complies with the requirements of the Companies Act 2014.

Martin Bermingham
Director

Dan Twohig
Director

**Independent auditor's special report to Sackville Court Management Company Limited By Guarantee
pursuant to section 356 of the Companies Act 2014**

We have examined:

- (i) the abridged financial statements for the year ended 31/05/25 on pages 8 to 14, which the directors of Sackville Court Management Company Limited By Guarantee propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to section 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's directors as a body, for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act.

Other information

On 16/02/26 we reported, as auditor of Sackville Court Management Company Limited By Guarantee, to the members on the company's financial statements for the year ended 31/05/25 and our report was as follows:

**Independent auditor's special report to Sackville Court Management Company Limited By Guarantee
pursuant to section 356 of the Companies Act 2014 (continued)**

Opinion

We have audited the financial statements of Sackville Court Management Company Limited By Guarantee (the 'company') for the financial year ended 31/05/25 which comprise the Income and Expenditure, balance sheet and notes to the financial statements, including a summary of significant accounting policies set out in note 3. The financial reporting framework that has been applied in their preparation is Irish law and FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime.

In our opinion, the financial statements:

- have been properly prepared in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime issued by the UK's Financial Reporting Council;
- have been properly prepared in accordance with the requirements of the Companies Act 2014; and
- consequently meet the requirements to be presumed under the Companies Act 2014 to give a true and fair view of the assets, liabilities and financial position of the company as at 31/05/25 and of its surplus for the financial year then ended.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the provisions available for small entities, in the circumstances set out in note 16 to the financial statements and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other matter - application of true and fair view

The financial statements have been prepared under the micro-companies regime which does not require the directors or the auditor to consider the inclusion of any disclosures necessary to give a true and fair view where these go beyond the minimum disclosures required by the Companies Act 2014 as applied to micro companies.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Independent auditor's special report to Sackville Court Management Company Limited By Guarantee
pursuant to section 356 of the Companies Act 2014 (continued)**

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 307 to 308 of the Act are not made. We have nothing to report in this regard.

**Independent auditor's special report to Sackville Court Management Company Limited By Guarantee
pursuant to section 356 of the Companies Act 2014 (continued)**

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they comply with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime, and the legal requirements applicable to micro company financial statements, and are thereby presumed, in law, to give a true and fair view. The financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures. The financial reporting framework applicable to micro companies is a compliance framework and not a fair presentation framework. The directors are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Independent auditor's special report to Sackville Court Management Company Limited By Guarantee
pursuant to section 356 of the Companies Act 2014 (continued)**

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014, as applied to micro companies. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Richard Durkin

For and on behalf of
Devaney & Durkin
Chartered Accountants & Statutory Audit Firm
1 Ontario Terrace
Rathmines
Dublin 6

16/02/26

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Balance sheet
As at 31/05/25**

	2025		2024	
	€	€	€	€
Current assets	358,725		318,331	
Prepayments	978		764	
	<u> </u>	359,703	<u> </u>	319,095
Creditors: amounts falling due within one year		(21,332)		(5,654)
		<u> </u>		<u> </u>
Net current assets		338,371		313,441
		<u> </u>		<u> </u>
Total assets less current liabilities		338,371		313,441
Accruals		(8,826)		(8,348)
		<u> </u>		<u> </u>
Net assets		329,545		305,093
		<u> </u>		<u> </u>
Capital and reserves		329,545		305,093
		<u> </u>		<u> </u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the micro companies regime and in accordance with Financial Reporting Standard 105 'The Financial Reporting Standard applicable to the Micro Entities Regime'

We, as directors of Sackville Court Management Company Limited By Guarantee state that the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a micro company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 10/02/26 and signed on behalf of the board by:

Martin Bermingham
Director

Dan Twohig
Director

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements
Financial year ended 31/05/25**

1. General information

The principal activity of the company is to manage and provide requisite service for the benefit of the members and the lessees and occupiers of Unit 1 to Unit 60 of the apartment development known as Sackville Court & Unit 1 to Unit 10 of apartment development know as 72 Blessington Street. The company is a private company limited by guarantee, registered in Ireland and its company registration number is 224325. The address of the registered office is C/o Paula Barrett Properties Limited, Unit 13, Block 5, Port Tunnel Business Park, Clonshaugh, Dublin 17.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention and comply with the financial reporting standards of the Financial Reporting Council, including 'The Financial Reporting Standard applicable to the Micro-Entities Regime' (FRS 105), and the Companies Act 2014.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, the going concern basis has been adopted in preparing the financial statements.

Income

Income represents the total value of the service charges and related activities made during the year. The total income of the company for the year has been derived from its principal activity, wholly undertaken in Ireland.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable surplus for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Trade and other debtors

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

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)
Financial year ended 31/05/25**

Trade and other creditors

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

Share capital

The company is a company limited by guarantee and not having share capital.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

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 will be held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognised as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. Further transfers may be made to the sinking fund from liquid resources in each financial period.

The company has a separate designated bank account in relation to sinking fund reserve.

4 Departure from companies act 2014 presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

5 Transfer of common area

The common areas has been transferred to the management company in accordance with Section 3 of the Multi - Unit Development Act 2011.

6. Limited by guarantee

The company is limited by guarantee not having share capital. The liability of each member, in the event of the company being wound up is €1.

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)
Financial year ended 31/05/25**

7. Income

Income arises from:

	2025	2024
	€	€
Service charges	105,636	105,411
Sinking fund charges	34,093	34,093
Other income	-	2,520
	<u>139,729</u>	<u>142,024</u>

The whole of the income is attributable to the principal activity of the company which is wholly undertaken in Ireland.

8. Appropriations of income and expenditure account

	2025	2024
	€	€
At the start of the financial year	305,093	277,824
Surplus for the financial year	24,452	27,269
Transfer to sinking fund reserve	(280,530)	-
At the end of the financial year	<u>49,015</u>	<u>305,093</u>

9. Debtors

	2025	2024
	€	€
Trade debtors	11,222	15,422
Prepayments	978	764
	<u>12,200</u>	<u>16,186</u>

10. Cash and cash equivalents

	2025	2024
	€	€
Bank Current Account - AIB 028	66,973	56,788
Bank Deposit Account - AIB 101	280,530	246,121
	<u>347,503</u>	<u>302,909</u>

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)
Financial year ended 31/05/25**

11. Creditors: amounts falling due within one year

	2025	2024
	€	€
Service charges received in advance	2,896	2,155
Trade creditors	18,383	3,426
Tax and social insurance:		
Corporation tax	53	73
Accruals	8,826	8,348
	30,158	14,002

12. Reserves

Reserves consist of members' fees in excess of expenses that have been kept for future developments and long term repairs to be carried out in the future.

Member General Reserve

	2025	2024
	€	€
Balance at beginning of the year	305,093	277,824
Surplus for the financial year	24,452	27,269
Transfer to sinking fund reserve	(280,530)	-
Balance at end of the year	49,015	305,093

Sinking Fund Reserve

	2025	2024
	€	€
Balance at beginning of the year	-	-
Transfer from member general reserve	280,530	-
Balance at end of the year	280,530	-

Total Reserve

	2025	2024
	€	€
Member General Reserve	49,015	305,093
Sinking Fund Reserve	280,530	-
Balance at end of the year	329,545	305,093

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)
Financial year ended 31/05/25**

12. Reserves (continued)

In accordance with Section 19 of the Multi Unit Development 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'. Sinking fund contributions are recognised as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken.

13. Capital commitments

There were no commitments for capital expenditure as at 31/05/25.

14. Events after the end of the reporting period

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

15. Related party transactions

Service charges levied on the directors of the company for units they own in the development are in line with the service charges applicable to the relevant units. One of the directors is also acting as the company secretary.

On 28 February 2025, Aramark Property Services Limited resigned from its role as managing agent and was succeeded by Paula Barrett Properties Limited on 1 April 2025.

Paula Barrett Properties Limited is a related party as they served as the managing agent of the company.

Below are the related party transactions with the company during the year.

	2025	2024
	€	€
<u>Aramark Property Services Limited</u>		
Management expenses	13,346	17,446
Legal and professional	-	1,808
General expenses	765	779
	<u> </u>	<u> </u>
 <u>Paula Barrett Properties Limited</u>		
Management agent fees	2,667	-
	<u> </u>	<u> </u>

**Sackville Court Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)
Financial year ended 31/05/25**

16. IAASA Ethical Standard - Provisions Available for Audits of Small Entities

The company has availed of the Ethical Standard - Provisions available for the Small Entities in the preparation of the accounts. In common with many other companies of our size and nature we use our auditors to assist with the preparation of the financial statements.

17. Controlling party

The company is controlled by its members and directors.

18. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 10 February 2026.