

**Company registration number: 519822**

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED  
(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

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**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

**DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Kate Glennon Catherine Mc Gowan Clare O'Connell
<b>Secretary</b>	Catherine McGowan
<b>Company number</b>	519822
<b>Registered office</b>	3, Castle Keep Abbeyside Dungarvan Co. Waterford
<b>Business address</b>	3, Castle Keep Abbeyside Dungarvan Co. Waterford
<b>Accountants</b>	Hayden Brown Grafton Buildings 34 Grafton Street Dublin 2
<b>Bankers</b>	Bank of Ireland St. Stephen's Green Dublin 2

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

**DIRECTORS REPORT**

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 31 December 2025.

**Directors**

The names of the persons who at any time during the financial year were directors of the company are as follows:

Kate Glennon  
Catherine Mc Gowan  
Clare O'Connell

**Principal activities**

The company is an owners' management company (OMC). The company is solely involved in the property management of the common areas in the multi-unit development located at Dartmouth Place, Ranelagh, Dublin 6 and the management maintenance and repair of these areas.

**Development and performance**

The profit for the financial year after providing for depreciation and taxation amounted to €4,321 (2024 - €5,424). In the current economic climate, the directors wish to avoid any increase in management fees to members. To achieve this objective the directors have obtained the best possible prices from suppliers and have sought to collect all management fees from members in a timely manner. In order to continue to maintain management fees at the current level, the future cooperation of members will be required in the payment of management fees.

**Principal risks and uncertainties**

In common with many owner management companies, the collection of management fees in a timely manner continues to be a challenge for the company. The board has adopted a robust approach to the collection of arrears of management fees and this approach will continue in the future. Where necessary the company will instigate legal action to collect outstanding fees. In accordance with section 19 of the Multi-Unit Development Act 2011, a sinking fund has been established by the company to meet the cost of large, non-regular repair and maintenance work. The board has not obtained professional advice in relation to the size of the sinking fund however the board does not anticipate that the occurrence of non-regular maintenance work will be significant and are confident that the amount provided for will be sufficient to meet any future costs of this nature. If the future value of the funds proves to be insufficient members may be required to make increased annual contributions or an additional once off contribution to ensure that the company would have sufficient resources to meet all obligations. The board will continue to review the sinking fund in light of any future developments.

**Likely future developments**

The directors are not expecting to make any significant changes in the nature of the business in the foreseeable future.

**Dividends**

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**DIRECTORS REPORT (CONTINUED)**

**Accounting records**

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at 7, Dartmouth Place, Ranelagh, Dublin 6.

This report was approved by the board of directors on 16 March 2026 and signed on behalf of the board by:

Catherine Mc Gowan  
Director

Kate Glennon  
Director

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**DIRECTORS RESPONSIBILITIES STATEMENT**

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 the 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" 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 and then apply them consistently;
- make judgments 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.

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**

In accordance with the most recent engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, statement of comprehensive income, balance sheet, statement of changes in equity and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's board of directors that we have done so, and state those matters that we have agreed to state to them in this 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 board of directors for our work or for this report.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 December 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Hayden Brown  
Chartered Accountants  
Grafton Buildings  
34 Grafton Street  
Dublin 2

16 March 2026

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**PROFIT AND LOSS ACCOUNT**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	<b>Note</b>	<b>2025</b> €	2024 €
<b>Members Contributions</b>		14,000	14,000
Administrative expenses		(9,679)	(8,576)
<b>Surplus for the financial year</b>		<u>4,321</u>	<u>5,424</u>

The notes on pages 11 to 14 form part of these financial statements.

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

**STATEMENT OF COMPREHENSIVE INCOME**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	<b>2025</b>	2024
	€	€
Surplus for the financial year	4,321	5,424
Contributions to the Sinking Fund	800	800
<b>Total comprehensive income for the financial year</b>	<u>5,121</u>	<u>6,224</u>

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE AND NOT HAVING SHARE CAPITAL)**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2025**

	Note	2025 €	€	2024 €	€
<b>Current assets</b>					
Debtors	6	250		984	
Cash at bank and in hand		23,244		19,116	
		23,494		20,100	
<b>Creditors: amounts falling due within one year</b>					
	7	(9,210)		(10,937)	
<b>Net current assets</b>			14,284		9,163
<b>Total assets less current liabilities</b>			14,284		9,163
<b>Net assets</b>			14,284		9,163
<b>Capital and reserves</b>					
Sinking Fund			3,254		2,454
Profit and loss account			11,030		6,709
<b>Members funds</b>			14,284		9,163

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

We, as directors of DARTMOUTH PLACE (TOWNHOUSES) LIMITED state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company.

**The notes on pages 11 to 14 form part of these financial statements.**

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED  
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**BALANCE SHEET (CONTINUED)  
AS AT 31 DECEMBER 2025**

These financial statements were approved by the board of directors on 16 March 2026 and signed on behalf of the board by:

Catherine Mc Gowan  
Director

Kate Glennon  
Director

**The notes on pages 11 to 14 form part of these financial statements.**

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**STATEMENT OF CHANGES IN EQUITY**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	Sinking Fund	Profit and loss account	<b>Total</b>
	€	€	€
<b>At 1 January 2024</b>	1,654	1,285	2,939
Surplus for the financial year		5,424	5,424
Other comprehensive income for the financial year:			
Contributions to the Sinking Fund	800	-	800
<b>Total comprehensive income for the financial year</b>	800	5,424	6,224
<b>At 31 December 2024 and 1 January 2025</b>	2,454	6,709	9,163
Surplus for the financial year		4,321	4,321
Other comprehensive income for the financial year:			
Contributions to the Sinking Fund	800	-	800
<b>Total comprehensive income for the financial year</b>	800	4,321	5,121
<b>At 31 December 2025</b>	3,254	11,030	14,284

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

**1. General information**

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is 3, Castle Keep, Abbeyside, Dungarvan, Co. Waterford.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**3. Accounting policies and measurement bases**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

**Going concern**

In our opinion, the company will have adequate resources available to finance its trading and other obligations during the course of the twelve months from the date of this letter.

**Maintenance Fees**

Maintenance fees represent the total invoice value of maintenance fees levied on the members for the year.

The company is a not for profit organisation, income and expenses are taken into account as they become receivable or due, any surplus / deficit is taken to reserves and used to determine future maintenance fees.

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

**Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**4. Limited by guarantee**

The liability of the members is limited. In the event of the Company being wound up each member undertakes to contribute towards the payment of any debts and liabilities of the Company. Any such contribution by each member is limited to €1.00.

**5. Appropriations of profit and loss account**

	<b>2025</b>	2024
	<b>€</b>	€
At the start of the financial year	6,709	1,285
Surplus for the financial year	4,321	5,424
<b>At the end of the financial year</b>	<u>11,030</u>	<u>6,709</u>

**DARTMOUTH PLACE (TOWNHOUSES) LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

**6. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Prepayments	250	984
	<u>250</u>	<u>984</u>

**7. Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Other creditors including tax and social insurance	7,096	8,946
Accruals	2,114	1,991
	<u>9,210</u>	<u>10,937</u>

**8. Related party transactions**

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	<b>2025</b>	2024	<b>2025</b>	2024
	<b>€</b>	<b>€</b>	<b>€</b>	<b>€</b>
Transactions with Directors	5,550	5,550	(5,554)	(3,742)
Other related party transactions	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

The Directors are also members and in that capacity make contributions to the company. At the end of the financial year members fees in advance by the directors amounted to (€5,554), (2023 €3,742).

**9. Controlling party**

The company is controlled by the members of the company. The members of the company constitute the owners of the houses in the complex known as Dartmouth Place Townhouses Ranelagh Dublin 6.

**10. Sinking Fund Contributions**

In accordance with section 19 of the Multi-Unit Development Act 2011, the company has established a sinking fund. The fund is required to fund non routine maintenance and other non routine costs which may arise from time to time. These funds are required by the Act to be held in a separate designated bank account, the title of which should clearly state the nature of the account. The funds are allocated to a special designated 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 by the company.

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31 DECEMBER 2025**

**12. Insurance**

The company has paid insurance of €734 for year ended 31st December 2025. The policy is with FBD Insurance Company and covers public liability, the value of the cover is €2.6 million for any one event. The directors consider the level of cover to be adequate based on discussion with the company's brokers.

**13. Approval of financial statements**

The board of directors approved these financial statements for issue on 16 March 2026.