

**Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee**

**Abridged Unaudited Financial Statements**

**for the financial year ended 30 September 2025**

# Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee

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# **Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 30 September 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 surplus or deficit 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 surplus or deficit 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 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 Lillis Egan O Beirn & Co, (Chartered 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 30 September 2025."

## **Signed on behalf of the board**

**Alo Kelly**  
Director

**23 January 2026**

**Sarah O'Flaherty**  
Director

**23 January 2026**

# Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee

## BALANCE SHEET

as at 30 September 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	8	609	2,459
Cash and cash equivalents		85,971	78,727
		<u>86,580</u>	<u>81,186</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(13,883)</u>	<u>(14,917)</u>
<b>Net Current Assets</b>		<u>72,697</u>	<u>66,269</u>
<b>Total Assets less Current Liabilities</b>		<u>72,697</u>	<u>66,269</u>
<b>Reserves</b>			
Income and expenditure account	11	<u>72,697</u>	<u>66,269</u>
<b>Equity attributable to owners of the company</b>		<u>72,697</u>	<u>66,269</u>

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 Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee, 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 members 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 23 January 2026 and signed on its behalf by:**

**Alo Kelly**  
Director

**Sarah O'Flaherty**  
Director

# **Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 September 2025

## **1. General Information**

Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee is a company limited by guarantee incorporated in Ireland. The registered office of the company is Ocean Property Management, Mill House, 10 Mill Street, Galway, H91 E78P which is also the principal place of business of the company.

The nature of the company's operations and its principal activities are set out in the Directors' Report.

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 financial year ended 30 September 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 properties and 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.

### **Income**

Income represents service charges and sinking fund contributions received and receivable from unit holders for the period. Service charges are billed in accordance with the terms of the head lease agreements and as agreed in accordance with Section 18 Multi-Unit Developments Act 2011. The company is not registered for Value Added Tax.

### **Taxation**

The company is limited by guarantee under the Companies Act 2014 and is not established for the profit or gain of its members. The company is solely trading for the mutual benefit of its members and accordingly is only liable to Corporation Tax on bank interest received.

### **Sinking Fund Contributions**

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. Sinking fund contributions are recognized 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 year. These cumulative reserves will be retained and carried forward for use in future years.

# Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### Financial Instruments

#### Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

#### Other financial assets

Other financial assets including trade debtors arising from goods sold to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

#### Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

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

There are no significant judgements in applying the accounting policies or significant area of estimation uncertainty.

### 4. Common areas and location

Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee received title to the common areas of the development on the 05 September 2008 in compliance with the Multi-Unit Development Act 2011.

### 5. Service Charges

The annual service charge represent total fees receivable for the year in respect of all units in the complex.

### 6. Insurance

The company has an insurance policy in place covering the common areas of the apartment complex which was agreed through an insurance broker and is thought to be sufficient.

### 7. Employees

The average monthly number of employees, including directors, during the financial year was 4, (2024 - 4).

	2025 Number	2024 Number
Directors	<u>4</u>	<u>4</u>

# Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

<b>8. Debtors</b>	<b>2025</b>	<b>2024</b>
	€	€
Trade debtors	(1,744)	(1,920)
Taxation	7	3
Prepayments	2,346	4,376
	<u>609</u>	<u>2,459</u>

All debtors fall due within one year.

No impairment losses recognised or reversed in income and expenditure for the financial year (2024 - €Nil).

<b>9. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	€	€
Trade creditors	8,935	8,676
Accruals	4,948	6,241
	<u>13,883</u>	<u>14,917</u>

Trade creditors include amounts owing to suppliers, who purport to include reservation of title clauses in their conditions of sales.

Trade and other creditors are payable at various date in the three months after the end of the financial year in accordance with the creditors usual and customary credit terms.

### 10. Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one financial year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves, such amount as may be required, not exceeding € 1.

### 11. Income and expenditure account

	<b>2025</b>	<b>2024</b>
	€	€
At 1 October 2024	66,269	90,248
Surplus/(deficit) for the financial year	6,428	(23,979)
	<u>72,697</u>	<u>66,269</u>
At 30 September 2025	<u>72,697</u>	<u>66,269</u>

### 12. Capital commitments

The company had no material capital commitments at the financial year ended 30 September 2025 (2024 - €Nil).

### 13. Directors' remuneration

No Directors' remuneration was paid in the financial year. There are no other key management personnel in addition to the Directors.

### 14. Post-Balance Sheet Events

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

**Gort Na Coiribe (Phase 2) Management Company Company Limited By Guarantee**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 September 2025

**15. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 23 January 2026.