

**Dun na Coiribe Management CLG**  
**Annual Report and Financial Statements**  
**for the financial year ended 31 May 2025**

# Dun na Coiribe Management CLG

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## **Dun na Coiribe Management CLG**

### **DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Sean Noone Bernadette Tyrrell Kieran Garvey Martina Carey Joe Keating Peter Paul Kavanagh (Appointed 1 June 2024) Rory Collins Enda Howley John Gaynor
<b>Company Secretary</b>	Martina Carey
<b>Company Number</b>	291933
<b>Registered Office and Business Address</b>	Ocean Property Management Mill House 10 Mill Street Galway H91 E78P Ireland
<b>Auditors</b>	Owen McDonough & Associates Limited Pro-Cathedral House Lower Abbeygate Street Galway

# Dun na Coiribe Management CLG

## DIRECTORS' REPORT

for the financial year ended 31 May 2025

The directors present their report and the audited financial statements for the financial year ended 31 May 2025.

### Principal Activity and Review of the Business

The principal activity of the company is management of the estate of Dun na Coiribe, Galway city.

The Company is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 May 2025.

### Financial Results

At the end of the financial year, the company has assets of €308,173 (2024 - €224,985) and liabilities of €95,136 (2024 - €17,802). The net assets of the company have increased by €5,854.

### Directors and Secretary

The directors who served throughout the financial year, except as noted, were as follows:

Sean Noone  
Bernadette Tyrrell  
Kieran Garvey  
Martina Carey  
Joe Keating  
Peter Paul Kavanagh (Appointed 1 June 2024)  
Rory Collins  
Enda Howley  
John Gaynor

The secretary who served throughout the financial year was Martina Carey.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

### Future Developments

The company plans to continue its present activities and current trading levels.

### Post Balance Sheet Events

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

### Auditors

Duffy Burke & Co resigned as auditors during the financial year and the directors appointed Owen McDonough & Associates Limited, to fill the vacancy.

### Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

### Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at Ocean Property Management, Mill House, 10 Mill Street, Galway, H91 E78P.

### Signed on behalf of the board

**Kieran Garvey**  
Director

17 November 2025

**Martina Carey**  
Director

17 November 2025

# **Dun na Coiribe Management CLG**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 May 2025

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" 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 and enable the financial statements to be readily and properly audited. 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.

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

**Kieran Garvey**  
Director

**17 November 2025**

**Martina Carey**  
Director

**17 November 2025**

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Dun na Coiribe Management CLG**

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Dun na Coiribe Management CLG ('the company') for the financial year ended 31 May 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 May 2025 and of its surplus for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

#### **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 described below 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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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.

#### **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 the date 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.

#### **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.

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 course of 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**

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are 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 the financial statements are in agreement with the accounting records.

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Dun na Coiribe Management CLG**

### **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 any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

### **Respective responsibilities**

#### **Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 5, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and 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, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, 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.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: [www.iaasa.ie/wp-content/uploads/2022/10/Description\\_of\\_auditors\\_responsibilities\\_for\\_audit.pdf](http://www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf). The description forms part of our Auditor's Report.

#### **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. 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 any 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.

### **OWEN MCDONOUGH & ASSOCIATES LIMITED**

Pro-Cathedral House  
Lower Abbeygate Street  
Galway

**2 December 2025**

# Dun na Coiribe Management CLG

## INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 31 May 2025

	Notes	2025 €	2024 €
Income		407,553	235,953
Expenditure		(401,998)	(229,080)
Surplus before interest		5,555	6,873
Interest receivable and similar income		299	93
Surplus for the financial year		5,854	6,966
Total comprehensive income		5,854	6,966

Approved by the board on 17 November 2025 and signed on its behalf by:

Kieran Garvey  
Director

Martina Carey  
Director

# Dun na Coiribe Management CLG

## BALANCE SHEET

as at 31 May 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	<u>62,691</u>	<u>-</u>
<b>Current Assets</b>			
Debtors	8	60,664	39,061
Cash and cash equivalents		<u>184,818</u>	<u>185,924</u>
		<u>245,482</u>	<u>224,985</u>
<b>Creditors: amounts falling due within one year</b>	10	<u>(45,962)</u>	<u>(17,802)</u>
<b>Net Current Assets</b>		<u>199,520</u>	<u>207,183</u>
<b>Total Assets less Current Liabilities</b>		<u>262,211</u>	<u>207,183</u>
amounts falling due after more than one year	11	<u>(49,174)</u>	<u>-</u>
<b>Net Assets</b>		<u><u>213,037</u></u>	<u><u>207,183</u></u>
<b>Reserves</b>			
Capital reserves and funds		<u>213,037</u>	<u>207,183</u>
<b>Members' Funds</b>		<u><u>213,037</u></u>	<u><u>207,183</u></u>

The financial statements have been prepared in accordance with the small companies' regime.

Approved by the board on 17 November 2025 and signed on its behalf by:

**Kieran Garvey**  
Director

**Martina Carey**  
Director

## Dun na Coiribe Management CLG RECONCILIATION OF MEMBERS' FUNDS

as at 31 May 2025

	Retained surplus €	Sinking Fund reserve €	Contingency Fund reserve €	Total €
<b>At 1 June 2023</b>	-	119,954	80,263	200,217
Surplus for the financial year	6,966	-	-	6,966
Other movements in Members' Funds	(6,966)	12,307	(5,341)	-
<b>At 31 May 2024</b>	-	132,261	74,922	207,183
Surplus for the financial year	5,854	-	-	5,854
Other movements in Members' Funds	(5,854)	(46,869)	52,723	-
<b>At 31 May 2025</b>	<b>-</b>	<b>85,392</b>	<b>127,645</b>	<b>213,037</b>

# Dun na Coiribe Management CLG

## STATEMENT OF CASH FLOWS

for the financial year ended 31 May 2025

	Notes	2025 €	2024 €
<b>Cash flows from operating activities</b>			
Surplus for the financial year		5,854	6,966
Adjustments for:			
Interest receivable and similar income		(299)	(93)
Depreciation		135	-
		<u>5,690</u>	<u>6,873</u>
Movements in working capital:			
Movement in debtors		(21,603)	(23,906)
Movement in creditors		28,160	(7,247)
		<u>12,247</u>	<u>(24,280)</u>
<b>Cash flows from investing activities</b>			
Interest received		299	93
Payments to acquire tangible assets		(62,826)	-
		<u>(62,527)</u>	<u>93</u>
Net cash (used in)/generated from investment activities			
<b>Cash flows from financing activities</b>			
Government grants		49,174	-
		<u>(1,106)</u>	<u>(24,187)</u>
<b>Net decrease in cash and cash equivalents</b>			
<b>Cash and cash equivalents at beginning of financial year</b>		<b>185,924</b>	<b>210,111</b>
<b>Cash and cash equivalents at end of financial year</b>	<b>9</b>	<b>184,818</b>	<b>185,924</b>

# Dun na Coiribe Management CLG

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 1. General Information

Dun na Coiribe Management CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 291933. The registered office of the company is Ocean Property Management, Mill House, 10 Mill Street, Galway, H91 E78P, Ireland 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 31 May 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

#### 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" 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.

#### Income

Annual service charges are recognised as income when the company provides property management services and has earned the right to the consideration in exchange for its performance of the property management service.

#### Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Plant and machinery	- 20% Straight line
---------------------	---------------------

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### Trade and other debtors

Trade and other debtors are initially recognised at fair 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 and cash equivalents

Cash and cash equivalents comprise cash at bank current and deposit accounts.

#### Trade and other creditors

Trade and other creditors are initially recognised at fair 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

The company is a not for profit organisation and as a result, no corporation tax is payable.

## Dun na Coiribe Management CLG

# NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### Government grants

Capital grants received and receivable are treated as deferred income and amortised to the Income and Expenditure Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Income and Expenditure Account when received.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income and Expenditure Account.

### 3. 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.

### 4. Going concern

The financial statements have been prepared on a going concern basis. The Directors, having made appropriate enquiries, have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future, and for this reason continue to adopt the going concern basis in preparing the financial statements. As with many multi-development companies, unallocated service charges may result in short-term cash flow issues for the company. Such shortfalls may lead to a reduction in future expenditure and may impact the delivery of services the company is intended to provide. The Directors continue to make every effort to collect all outstanding charges due to the company in order to ensure it can maintain its level of service delivery.

5. Operating surplus	2025	2024
	€	€
<b>Operating surplus is stated after charging/(crediting):</b>		
Depreciation of tangible assets	135	-
Government grants received	(110,409)	-
	<u>          </u>	<u>          </u>

### 6. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

### 7. Tangible assets

	Plant and machinery	Total
	€	€
<b>Cost</b>		
At 1 June 2024	-	-
Additions	62,826	62,826
	<u>          </u>	<u>          </u>
At 31 May 2025	62,826	62,826
	<u>          </u>	<u>          </u>
<b>Depreciation</b>		
At 1 June 2024	-	-
Charge for the financial year	135	135
	<u>          </u>	<u>          </u>
At 31 May 2025	135	135
	<u>          </u>	<u>          </u>
<b>Net book value</b>		
At 31 May 2025	<u>62,691</u>	<u>62,691</u>

## Dun na Coiribe Management CLG

# NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

8. Debtors	2025 €	2024 €
Trade debtors	10,266	11,451
Other debtors	48,915	24,205
Prepayments	1,483	3,405
	<u>60,664</u>	<u>39,061</u>

Trade debtors represent service charges in arrears at the year end amounting to €10,266 (2024 - €11,451). The Directors may instruct the agent to initiate legal proceedings against the owners who have not paid. Where appropriate the company makes provisions for bad debt against debtor balances.

Other debtors include accrued income, which comprises EV charger income accrued amounting to €260 (2014 - Nil) and SEAI grant income accrued at the year end amounting to €48,655 (2024 - €24,205).

9. Cash and cash equivalents	2025 €	2024 €
Cash and bank balances	99,427	65,831
Cash equivalents	85,391	120,093
	<u>184,818</u>	<u>185,924</u>

10. Creditors Amounts falling due within one year	2025 €	2024 €
Trade creditors	39,819	14,894
Accruals	6,143	2,908
	<u>45,962</u>	<u>17,802</u>

11. Creditors Amounts falling due after more than one year	2025 €	2024 €
Government grants	49,174	-

## 12. State Funding

<b>Agency</b>	<b>The Sustainable Energy Authority of Ireland</b>
Government Department	Department of the Environment, Climate and Communications.
Grant Programme	Electric Vehicle Apartment Charger Scheme 2023
Purpose of the Grant	Installation of EV charging infrastructure
Term	1 Year
Total Fund	€49,309.42
Expenditure	€49,309.42
Fund deferred or due at financial year end	Fund due is €24,654.71
Received in the financial year	€24,654.71
Capital Grant	Capital Grant
Restriction on use	Restricted

## Dun na Coiribe Management CLG

# NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

<b>Agency</b>	<b>The Sustainable Energy Authority of Ireland</b>
Government Department	Department of the Environment, Climate and Communications
Grant Programme	Better Energy Homes Programme
Purpose of the Grant	Cavity wall insulation
Term	1 Year
Total Fund	€110,274
Expenditure	€110,274
Fund due or deferred at financial year end	Fund due is €24,000
Received in the financial year	€86,274
Type of Grant	Revenue Grant
Restriction on use	Restricted

### 13. Status

The company is controlled by its members, all of whom are owners of units within the development. It is the members' responsibility to elect a management committee to oversee the affairs of the company. A list of the current members is available for inspection at the company's registered office.

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.

### 14. Capital commitments

The company had no material capital commitments at the financial year-ended 31 May 2025.

### 15. Related party transactions

During the year, the company entered into transactions with related parties in the ordinary course of business. These transactions primarily relate to service charges invoiced to directors for services provided by the company. All such transactions were conducted on an arm's length basis.

The details of service charges invoiced to each director are as follows:

Bernadette Tyrrell €1,322.80, Enda Howley €1,590.54, John Gaynor €1,590.54, Sean Noone €2,206.83, Martina Carey €1,582.22, Rory Collins €1,841.72, Kieran Garvey €612.24, Paul Kavanagh €612.24 and Joe Keating €1,304.48.

All amounts due from the above were settled in full during the year. Accordingly, there were no outstanding balances payable or receivable from related parties as at the reporting date.

### 16. Summary of transactions with other related parties

Ocean Property Management, as the company's agent, provides management services and oversees receipts and expenditures on behalf of the Directors. The agent is responsible for maintaining proper books and records of the company, as well as ensuring compliance with the Multi-Unit Developments Act 2011. Management agent fees are reviewed regularly by the Directors and are prominently disclosed to the members on the face of the income and expenditure account.

**Dun na Coiribe Management CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 May 2025

**17. Common Areas**

The common areas have been transferred to the management company.

**18. Post-Balance Sheet Events**

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

**19. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 17 November 2025.

**DUN NA COIRIBE MANAGEMENT CLG**

**SUPPLEMENTARY INFORMATION**

**RELATING TO THE FINANCIAL STATEMENTS**

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

**NOT COVERED BY THE AUDITORS REPORT**

**THE FOLLOWING PAGES DO NOT FORM PART OF THE AUDITED FINANCIAL STATEMENTS**

**Dun na Coiribe Management CLG**  
**SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS**  
**DETAILED INCOME AND EXPENDITURE ACCOUNT**  
for the financial year ended 31 May 2025

	2025 €	2024 €
<b>Income</b>		
Service charges	281,741	222,342
Sinking fund charges	13,443	13,440
Other income	1,960	171
Government grant received - SEAI Grant- EV charger	135	-
Government grant received - SEAI Grant - Insulation	110,274	-
	<u>407,553</u>	<u>235,953</u>
<b>Expenditure</b>		
Management fees - Reserve property	3,484	3,216
Management fees - Estate	23,016	21,242
Insurance - Buildings	27,860	19,126
Insurance - Directors	409	460
Insurance - Lift	1,353	1,253
Electricity - Estate	7,196	4,003
Electricity - Apartment	3,446	4,410
Electricity - EV Charger	811	-
Cleaning - Windows	3,405	3,405
Cleaning - Gutter cleaning	3,501	2,967
Cleaning - Common areas	5,970	6,255
Cleaning - Apartment	9,738	9,074
Cleaning - Carpet	851	851
Repairs and maintenance - Other estate	9,271	19,721
Repairs and maintenance - Electrical	9,781	13,124
Repairs and maintenance - Lift maintenance and inspection	5,539	9,423
Repairs and maintenance - Other apartment	4,842	4,477
Repairs and maintenance - Reserve property	6,948	11,529
Repairs and maintenance - Salting/de-icing	4,903	3,633
Repairs and maintenance - Fire maintenance and hydrant	3,191	4,379
Security and emergency	2,122	2,599
Landscaping	31,900	35,935
Non recurring expenditure - Cavity wall insulation works	129,120	-
Non recurring expenditure - Bay window works	20,751	-
Non recurring expenditure - Storm damage repairs - Eowyn	10,267	-
Non recurring expenditure - Landscaping upgrade	4,080	-
Non recurring expenditure - Internal corridor painting	7,945	-
Non recurring expenditure - Lamp post painting	2,259	-
Drain maintenance and cleaning	324	1,589
Pump system maintenance	6,264	4,403
Pest control	758	-
Printing, postage and stationery	393	230
Telephone and broadband	1,931	1,718
Legal and professional	2,700	1,637
Bank charges	2,464	2,086
General expenses	592	704
Vehicle parking control	8,038	-
Insulation works	-	3,275
Refuse	32,074	29,448
Auditor's remuneration	2,366	2,908
Depreciation	135	-
	<u>401,998</u>	<u>229,080</u>
<b>Miscellaneous income</b>		
Bank interest	299	93
	<u>5,854</u>	<u>6,966</u>