

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

DIRECTORS REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31ST DECEMBER 2025

AUDIT EXEMPT

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

**DIRECTORS REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 2025**

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MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

COMPANY INFORMATION

Directors	Robert Michael Deirdre McCrudden Denis McFerran Richard Woodward
Secretary	Deirdre McCrudden
Company number	364692
Registered Office	Manor House, St Margarets Avenue, Malahide, Co. Dublin.
Accountants	C. D. Mullock and Company, Chartered Accountants Manor House, 3 Church Road, Malahide, Co. Dublin.
Business Address	Manor House, St Margarets Avenue, Malahide, Co. Dublin.
Bankers	AIB Bank Plc 140 Drumcondra Road, Drumcondra, Dublin 9.

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

DIRECTORS REPORT

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

Principal activities

The principal activity of the company is the management of the apartments at Manor House, St Margarets Avenue, Malahide, Co. Dublin.

A review of the operations of the company during the financial year and the results of those operations are as follows:-

The Income & Expenditure Account and Statement of Financial Position for the year ended 31 December 2025 are set out on pages 5 and 6.

Directors and secretary

The directors who held office during the year were as follows:-

Robert Michael
Deirdre McCrudden
Denis McFerran
Richard Woodward

Results and dividends

The results for the year are set out on page 5.

Accounting records

The company's directors are aware of their responsibilities, under sections 281 and 285 of the Companies Act 2014 as to whether in their opinion, the accounting records of the company are sufficient to permit the financial statements to be readily and properly audited and are discharging their responsibility by:-

- implementation of necessary policies and procedures for recording transactions,
- employment of competent accounting personnel with appropriate expertise,
- the provision of adequate resources to the financial function.

The accounting records are held at the company's business premises, Manor House, St Margarets Avenue, Malahide, Co Dublin.

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

DIRECTORS REPORT (continued..)

Statement of disclosure to accountants

Each of the directors' in office at the date of approval of this annual report confirms that:

- so far as the director is aware, there is no relevant information of which the company's accountants are unaware, and
- the director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant information and to establish that the company's accountants are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 330 of the Companies Act 2014.

On behalf of the Board

Robert Michael
Director

Deirdre McCrudden
Director

Date :

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- * select suitable accounting policies and then apply them consistently;
- * make judgements and estimates that are reasonable and prudent;
- * 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 maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements 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.

On behalf of the Board

Robert Michael
Director

Deirdre McCrudden
Director

Date

**Accountants' Report to the board of directors
on the Unaudited financial statements of Manorvile Management Company Limited By Guarantee**

In accordance with the 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 income and expenditure account, statement of income and retained earnings, balance sheet and related notes from the accounting records and information and explanations you have given to us. The financial reporting framework that has been applied in their preparation is Irish law and accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland (Generally Accepted Accounting Practice in Ireland), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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.

Respective Responsibilities of Directors and Accountants

As described on page 4 the company's directors are responsible for ensuring that the company maintains adequate accounting records and for preparing financial statements, which give a true and fair view of the assets, liabilities and financial position of the company as at financial year end and its result for the year then ended and have been properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of the financial year from the accounting records, information and explanations supplied to us by the directors.

Scope of Work

As a firm regulated by Chartered Accountants Ireland our work will be carried out in accordance with the Miscellaneous Technical Statement No.41 Chartered Accountants' Reports on the Compilation of Financial Statements of Incorporated Entities and ISRS 4410 International Standard on Related Services - Compilation Engagements. In carrying out this engagement we 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 31st December 2025 your duty under the Companies Act 2014 is to ensure that the company has kept 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 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.

**C.D. Mullock and Company
Chartered Accountants
Manor House
3 Church Road
Malahide
Co. Dublin**

Date:

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST DECEMBER 2025**

	Note	2025 €	2024 €
Income	4	32,400	32,400
Administrative Expenses (Schedule 1)		32,525	32,516
		<hr/>	<hr/>
Operating (deficit)/surplus		(125)	(116)
Interest receivable and similar income	6	125	116
		<hr/>	<hr/>
Surplus before taxation		-	-
Taxation		-	-
		<hr/>	<hr/>
Surplus for the financial year		-	-
		<hr/>	<hr/>
Total comprehensive Income for the year		-	-
		<hr/> <hr/>	<hr/> <hr/>

The Income and Expenditure Account has been prepared on the basis that all operations are continuing operations.

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

**STATEMENT OF FINANCIAL POSITION
AT 31ST DECEMBER 2025**

	Note	2025 €	€	2024 €	€
<u>Current Assets</u>					
Debtors	7	-	-	-	-
Cash at bank and in hand		83,090		79,683	
		<u>83,090</u>		<u>79,683</u>	
Creditor's amounts falling due within one year	8	180		480	
		<u>180</u>		<u>480</u>	
<u>Net Current Assets</u>			82,910		79,203
<u>Reserves</u>					
Other reserves			82,910		79,203

We, as directors Manorville Management Company Limited state that:

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

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

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

(e) the company has relied on the specified exemption contained in s.352 Companies Act 2014; 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 s.353 Companies Act 2014.

Directors : R. Michael
 : D. McCrudden

Date:

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

STATEMENT OF CHANGES IN EQUITY
AT 31ST DECEMBER 2025

	Sinking Fund €	General Reserves €	Total €
Balance at 1 January 2025	21,600	57,603	79,203
Transfers	-	3,707	3,707
Balance at 31st December 2025	<u>21,600</u>	<u>61,310</u>	<u>82,910</u>

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST DECEMBER 2025**

	Note	€	2025 €	€	2024 €
<u>Cash flows from operating activities</u>					
Cash (absorbed by)/generated from operations			-		-
Movement from General Reserve			3,707		6,279
			<hr/>		<hr/>
Net cash inflow/(outflow) from operating activities			3,707		6,279
Investing activities					
Interest received		125		116	
		<hr/>		<hr/>	
Net cash generated from/(used in) investing activities			125		116
Net cash used in financing activities			(125)		(116)
			<hr/>		<hr/>
Net increase/(decrease) in cash and cash equivalents			3,707		6,279
Cash and cash equivalents at beginning of year			79,203		72,924
Cash and cash equivalents at end of year			<hr/> <hr/>		<hr/> <hr/>
			82,910		79,203

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. General Information

Company information

Manorville Management Limited is a limited company domiciled and incorporated in Ireland. The registered office is Manor House, St Margarets Avenue, Malahide, Co Dublin.

Statement of Compliance

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”).

Currency

The financial statements are prepared in euros, which is the functional currency of the company, Monetary amounts in these financial statements are rounded to the nearest €.

2. Accounting Policies

2.1 Basis of preparation

The financial statements have been prepared on the historical cost convention, modified to include certain items at fair value. The principal accounting policies adopted are set out below.

2.2 Going concern

At the time of approving the financial statements, the directors have a responsible expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

2.3 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

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

2.4 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

2.5 Taxation

The company has obtained exemption from the Revenue Commissioners in respect of corporation tax, it being a company not carrying on a business for the purposes of making a profit. DIRT tax is payable on any interest income received in excess of €32.

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (continued)

2.6 Employee benefits

The costs of short-term employee benefits are recognised as a liability as an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

3. Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Going concern

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis, the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

Key sources of estimation uncertainty

The directors are of the view that there are no estimates or assumptions which have a significant risk of causing a material adjustment to carrying amount of assets and liabilities.

4. Income/Service charges

The total income of the company for the year has been derived from its principal activity wholly undertaken in Ireland.

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (continued)

5. Employees

The average monthly number of persons (including directors) employed by the company during the year was:-

	2025 Number	2024 Number
Directors	4	3
Cleaner	1	1
	<u>5</u>	<u>4</u>
	=====	=====

	2025 €	2024 €
Their aggregate remuneration comprised:		
Wages and salaries	2,553	2,641
Social security costs	-	-
	<u>2,553</u>	<u>2,641</u>
	=====	=====

6. Interest receivable and similar income

	2025 €	2024 €
Interest Income		
Interest on bank deposits	125	116
	<u>125</u>	<u>116</u>
	=====	=====

7. Debtors

	2025 €	2024 €
Amounts falling due within one year:		
Service charges due	-	-
Other debtors	-	-
	<u>-</u>	<u>-</u>
	=====	=====

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES ON THE ACCOUNTS (continued)

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Creditors and Accruals	30	30
Other taxation and social security	-	-
Service Fees Paid in Advance	150	450
	<u>180</u>	<u>480</u>
	=====	=====

9. Members' Liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding €1.

10. Annual Service Charge

The annual service charge for the year under review amounted to €2,700 per unit.

11. Non-recurring planned expenditure

There is no planned non-recurring expenditure intended for the current period on refurbishment, improvement or maintenance.

12. Contracts between Management Company & Directors/Connected Parties

There are currently no contracts between the management company, directors or connected parties.

13. (A) The insured value: Public Liability €6,500,000 Employer Liability €13,000,000 and Property Damage €4,633,940

(B) Premium Charged: €8,507 (2024 €8,465) per annum from 10th September 2025 to 9th September 2026.

(C) Insurance Provider: Marsh (Brokers) – RSA Insurance Ireland.

(D) Risks Covered: Public liability, Employer liability (casual employees) and property damage.

14. Approval of financial statements

The board of directors approved the financial statements for issue on the

MANORVILLE MANAGEMENT COMPANY LIMITED BY GUARANTEE

**ADMINISTRATIVE EXPENSES
FOR THE YEAR ENDED 31ST DECEMBER 2025**

	2025	2024
	€	€
<u>Administrative Expenses</u>		
Wages and salaries	2,553	2,641
Waste disposal	4,893	4,812
Power, light and heat	2,492	2,956
Property repairs and maintenance	8,970	5,995
Premises insurance	8,507	8,465
Accountancy	922	922
Bank charges	70	73
Telecommunications	391	350
Sundry Expenses	20	23
Transfer to General Reserve	3,707	6,279
	<u>32,525</u>	<u>32,516</u>