

**Company registration number: 23302**

**Cabhrú Housing Association  
(formerly Cabhru Housing Association Services)  
(A Company Limited by Guarantee not having a Share Capital)**

**Report and Financial Statements  
Year ended 31 December 2021**

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Reports and accounts for the year ended 31 December 2021**

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**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Directors and other information**

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**DIRECTORS:** Daniel O'Connor  
James Toomey  
Cathy Mc Vicker  
Yan Barry  
Rachel Markey  
Liam Meagher  
Dearbhla Kelly (appointed 1 March 2022 )

**SECRETARY AND REGISTERED OFFICE:** Maurice Ginty (resigned 1 March 2022)  
Dearbhla Kelly (appointed 1 March 2022 )  
Father Scully House  
Gardiner Street Middle  
Dublin 1

**REVENUE TAX#:** CHY 5549

**CRO#:** 23302

**REGISTERED CHARITY#:** 20008543

**AUDITORS:** Crowe Ireland  
Chartered Accountants and Statutory Audit Firm  
40 Mespil Road  
Dublin 4

**PRINCIPAL BANKERS:** AIB Bank  
100/101 Grafton Street  
Dublin 2

KBC Bank Ireland plc  
Sandwith St  
Dublin 2

**SOLICITORS:** Killeen Solicitors  
14 Mountjoy Square North  
Mountjoy  
Dublin 1

Mason Hayes & Curran  
South Bank House  
Barrow St  
Grand Canal Dock  
Dublin 4

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Report of the Directors for the year ended 31 December 2021**

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The directors submit their report together with the audited financial statements for the year ended 31 December 2021.

**DIRECTORS RESPONSIBILITIES**

The directors are responsible for preparing the Directors' Report and the audited financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and promulgated by the Institute of Chartered Accountants in Ireland and Irish law.

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 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 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 confirm that they have complied with the above requirements in preparing the financial statements.

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 audited.

**ACCOUNTING RECORDS**

To ensure that proper books and accounting records are kept in accordance with Section 281 to 285 of the Companies Act 2014, the company has employed appropriately qualified accounting personnel and has maintained appropriate accounting systems. The books of account are located at the company's registered office at Father Scully House, Gardiner Street Middle, Dublin 1. The directors 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.

**PRINCIPAL ACTIVITY**

The principal activity of the company is the provision of social housing to older people over the age of 55 who are capable of independent living.

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Report of the Directors for the year ended 31 December 2021**

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**BUSINESS REVIEW AND FUTURE ACTIVITIES**

At the end of the year, the company has assets of €32,634,553 (31 December 2020: €32,671,297) and liabilities of €26,286,639 (31 December 2020: €26,480,829). The net assets of the company have increased by €114,399 (year ended 31 December 2020: decreased by €2,809) and the directors are satisfied with the level of accumulated funds at the year-end.

The directors note the company's result for the year. The directors do not envisage any change in the principal activity of the company.

In early 2020 the Charities Regulator initiated an investigation into the affairs of the organisation and the investigation report was published on the 28th July 2021. The investigation did not issue recommendations but drew five conclusions. All matters arising from these conclusions were addressed by Cabhrú and on the 11th January 2022 the Director of Compliance & Enforcement, Charities Regulator, notified the Board that the investigation had been closed and no further updates were required. The Board is satisfied that no further costs will arise that have not already been accounted for in these financial statements.

During 2020, Dublin City Council indicated that McSweeney House, located on Berkeley Road, Dublin 7, should revert to the local authority. The intention of the local authority at the time was to make a formal request to the Board for a handover of the property only after the Charities Regulator had concluded its report. A copy of the Charities' Regulator report was copied to the local authority as soon as it was published in July 2021 and further correspondence was issued to the Council advising on progress, culminating with the letter of the 11th January from the Director of Compliance & Enforcement. Cabhrú has since been engaged in on-going discussions with Dublin City Council. The Chair and Operations Manager attended a virtual meeting with elected members of the North Inner City and Cabra-Glasnevin Local Area Committees in April 2021, following which the Assistant City Manager, Dublin City Council, issued a letter to the Department of Housing, Local Government & Heritage, stating the Council's support of Cabhrú's intention to redevelop the site in accordance with the planning permission granted. At the date of signing these financial statements the Board is confident that the property will remain with Cabhrú and that the proposed development of the site will receive formal approval for funding.

The charity has been fortunate in that the COVID 19 pandemic has not affected the income from residential tenants since its outbreak in early 2020.

**RESULTS, DIVIDENDS AND RETENTIONS**

	Year ended 31 December 2021	Year ended 31 December 2020
	€	€
The results and appropriations are summarised as follows:		
Surplus/(deficit) for the year	114,399	(2,809)
Balance at beginning of year	6,190,468	6,193,277
Balance at end of year	<u>6,304,867</u>	<u>6,190,468</u>

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Report of the Directors for the year ended 31 December 2021**

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**STATE OF AFFAIRS AND EVENTS SINCE THE BALANCE SHEET DATE**

In the opinion of the directors, the state of the company's affairs is satisfactory and there has been no material change since the balance sheet date.

**PRINCIPAL RISKS AND UNCERTAINTIES**

The directors are responsible for the company's system of internal control and for reviewing its effectiveness. The internal control system is designed to manage, rather than eliminate the risk of failure to achieve the company's business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss.

During 2020, Covid-19 spread Worldwide and resulted in a pandemic. The Directors will continue to monitor the implications of the pandemic, albeit they consider that the company is sufficiently robust to weather the associated uncertainty at the time of approving the financial statements.

**CHANGE OF COMPANY NAME**

On 30 November 2021, the company changed its name from Cabhru Housing Association Services to Cabhrú Housing Association.

**LEGAL AND TAXATION STATUS**

Cabhrú Housing Association is a company, limited by guarantee, incorporated under the Companies Act 2014 and has charitable status.

**DIRECTORS**

The present membership of the board is set out on page 2:

In accordance with the Constitution, Dearbhla Kelly retires and Rachael Markey and Cathy Mc Vicker retire by rotation and, being eligible, offered themselves for re-election.

**STATEMENT ON RELEVANT AUDIT INFORMATION**

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as the Directors is aware, there is no relevant audit information of which the Company's audits are unaware, and
- the Director has taken all steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information

**AUDITORS**

Crowe Ireland are eligible and have expressed a willingness to continue in office in accordance with Section 383(2) of the Companies Act 2014.

This report was approved by the Board and signed on its behalf.

**ON BEHALF OF THE BOARD:**

 )  
**Directors**  
 )

**Date:**

13<sup>th</sup> July 2022

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Independent auditors report to the members of Cabhrú Housing Association**

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

**Opinion**

We have audited the financial statements of Cabhrú Housing Association ('the Company') for the year ended 31 December 2021, which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Funds and the 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.

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 December 2021 and of its surplus for the 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 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 ethical requirements that are relevant to our audit of 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 14 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.

**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.

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Independent auditors report to the members of Cabhrú Housing Association**

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**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 the Companies Act 2014

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 any 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 305 to 312 of the Act are not made. We have nothing to report in this regard.



**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Independent auditors report to the members of Cabhrú Housing Association**

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**Respective responsibilities**

**Responsibilities of directors for the financial statements**

As explained more fully in the directors' responsibilities statement set on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they 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, as 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 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [https://www.iaasa.ie/Publications/ISA-700-\(Ireland\)](https://www.iaasa.ie/Publications/ISA-700-(Ireland)). This 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 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.

Signed by: Roseanna O'Hanlon

For and on behalf of:

Crowe Ireland  
Chartered Accountants and Statutory Audit Firm  
40 Mespil Road  
Dublin 4

Date: 9 September 2022

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Income and Expenditure account for the year ended 31 December 2021**

		Year ended 31 December 2021	Year ended 31 December 2020
	Notes	€	€
<b>INCOME</b>			
Interest received / Other investment income		527	801
Subscriptions, donations and fundraising proceeds		741	41
Commercial Rent		25,200	23,550
Rents		1,065,848	866,636
Sundry Income		26,072	15,237
		<u>1,118,388</u>	<u>906,265</u>
<b>EXPENDITURE</b>			
Staff wages and pension	5	240,854	222,843
Motor and travel expenses		744	528
Insurance		54,977	49,684
Light and heat		49,568	44,516
Repairs, maintenance, cleaning and security		209,257	170,437
Printing, postage and stationery		5,723	7,314
Telephone		8,171	7,885
Computer costs		6,530	5,317
Legal and professional fees		83,087	117,994
Audit and accountancy		10,910	16,380
Bank charges		614	513
Bad debts		-	4,263
General expenses		13,071	9,219
Subscriptions		2,276	2,693
Bank interest paid		87,777	73,305
Amortisation of capital grants	15	(385,500)	(385,500)
Depreciation of tangible fixed assets	7	450,642	439,523
		<u>838,701</u>	<u>786,914</u>
<b>OPERATING SURPLUS FOR THE YEAR</b>		<u>279,687</u>	<u>119,351</u>
Allocation of sinking fund		(165,288)	(122,160)
<b>NET MOVEMENT IN ACCUMULATED FUND FOR THE YEAR</b>		<u><u>114,399</u></u>	<u><u>(2,809)</u></u>

All of the income and results arise from continuing operations. The company has no recognised gains or losses other than the surplus for the year which has been calculated on an historical cost basis. This represents the only movement in funds for the year.

The notes on pages 13 to 23 form part of these financial statements.

**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Balance sheet as at 31 December 2021**

		31 December 2021	31 December 2020
	Notes	€	€
<b>FIXED ASSETS</b>			
Tangible assets	7	29,988,314	30,428,113
Financial assets	8	200,635	200,635
		<u>30,188,949</u>	<u>30,628,748</u>
<b>CURRENT ASSETS</b>			
Debtors	9	761,155	731,687
Cash at bank	10	1,684,449	1,310,862
		<u>2,445,604</u>	<u>2,042,549</u>
<b>CREDITORS (Amounts falling due within one year)</b>	11	<u>(278,480)</u>	<u>(286,620)</u>
<b>NET CURRENT ASSETS</b>		<u>2,167,124</u>	<u>1,755,929</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		32,356,073	32,384,677
<b>CREDITORS (Amounts falling due after more than one year)</b>	12	(3,306,198)	(3,255,888)
<b>CAPITAL GRANTS</b>	15	(22,243,589)	(22,593,888)
<b>SINKING FUND PROVISION</b>		<u>(501,419)</u>	<u>(344,433)</u>
<b>TOTAL NET ASSETS</b>		<u>6,304,867</u>	<u>6,190,468</u>
<b>REPRESENTED BY:</b>			
<b>ACCUMULATED FUND</b>	16	<u>6,304,867</u>	<u>6,190,468</u>

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

The notes on pages 12 to 23 form part of these financial statements.

The financial statements were approved and authorised for issue by the board of directors on 13 July 2022 and signed on its behalf by:



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 Directors  
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**Cabhrú Housing Association****(A Company Limited by Guarantee not having a Share Capital)****Statement of changes in funds for the year ended 31 December 2021**

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	<b>Accumulated Fund €</b>	<b>Total Funds €</b>
Balance at 1 January 2021	6,190,468	6,190,468
Surplus for the year	114,399	114,399
Balance at 31 December 2021	<u>6,304,867</u>	<u>6,304,867</u>

**Statement of changes in funds for the year ended 31 December 2020**

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	<b>Accumulated Fund €</b>	<b>Total Funds €</b>
Balance at 1 January 2020	6,193,277	6,193,277
Deficit for the year	(2,809)	(2,809)
Balance at 31 December 2020	<u>6,190,468</u>	<u>6,190,468</u>

The notes on pages 12 to 23 form part of these financial statements.

**1. GENERAL INFORMATION**

Cabhrú Housing Association provides social housing to senior citizens who are capable of independent living. The registered office is Father Scully House, Gardiner Street Middle, Dublin 1.

Cabhrú Housing Association is a company, limited by guarantee, incorporated under the Companies Act 2014 and has charitable status under the Taxes Acts.

**2. STATEMENT OF ACCOUNTING POLICIES**

The following accounting policies are applied consistently in dealing with items which are considered material in relation to the company's financial statements:

**2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and Irish statute comprising of the Companies Act 2014.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

**2.2 INCOME**

Rental income and interest income are recognised in the period in which they are earned. Unless otherwise stated, income received from donations is received without any obligation being placed on the manner in which it is to be spent. Such income is recognised in the period in which it is received by the society. Revenue grants are recognised as income in the period in which they become receivable.

**2.3 TANGIBLE FIXED ASSETS AND DEPRECIATION**

Tangible fixed assets, except for long leasehold land, are stated in the balance sheet at cost less accumulated depreciation.

Depreciation is provided on all tangible assets, except for leasehold land, so as to write off the cost less estimated residual value of each asset over its expected useful economic life on a straight line basis at the following annual rates:

Leasehold buildings	-	1%/1.5%
Computer equipment	-	20%
Fixtures and fittings	-	10%
Furniture	-	20%

**2. STATEMENT OF ACCOUNTING POLICIES (CONTINUED)**

**2.3 TANGIBLE FIXED ASSETS AND DEPRECIATION (CONTINUED)**

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

**2.4 GRANTS**

Capital grants are treated as deferred income. Such income is credited to the income and expenditure account in the same year and on the same basis as depreciation is provided on the related asset. Revenue grants are recognised as income in the period in which they become receivable.

**2.5 FINANCIAL INSTRUMENTS**

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Income and expenditure account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**2.6 EMPLOYEE BENEFITS**

When employees have rendered service to the company, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

**2.7 HOUSING LOANS**

Specific loans are advanced by the Housing Finance Agency (HFA) and by the Department of the Housing, Planning and Local Government under the Capital Advance Leasing Facility (CALF), subject to the terms of the individual loan agreements. Interest and capital repayments are required to be made in respect of these loans.

**2.8 DEBTORS**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.9 CASH AND EQUIVALENTS**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.10 CREDITORS**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.11 FUNCTIONAL AND PRESENTATION CURRENCY**

The company's functional and presentational currency is euro (€).

**2.12 PENSIONS**

**Defined contribution pension plan**

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Income and Expenditure account when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

**3. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates, will by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of the assets and liabilities within the next financial year are discussed below.

**(a) Useful life of tangible fixed assets**

Long-lived assets, consisting primarily of buildings, fixtures and fittings, furniture and computer equipment, comprise a significant portion of the total assets. The annual depreciation charge depends primarily on the estimated lives of each type of assets and estimates of residual values. The company regularly review these asset lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have a significant impact on depreciation and amortisation charges for the period. Detail of the useful lives is included in the accounting policies.

**(b) Recoverability of debtors**

The company makes an estimate of the recoverable value of trade and other debtors. The company uses estimates based on historical experience in determining the level of debts, which the company believes, will not be collected. These estimates include such factors as the current credit rating of the debtor, the ageing profile of debtors and historical experience. Any significant reduction in the level of customers that default on payments or other significant improvements resulted in a reduction in the level of bad debt provision would have a positive impact on the operating results. The level of provision required is reviewed on an on-going basis.

**(c) Going concern**

The company made a surplus of €149,600 for the year and had net assets of €6,340,068 at the year end.

During 2021, The Covid-19 pandemic spread from Asia to Europe and subsequently worldwide. The economic effect of this has been a worldwide slowdown in economic activity and the loss of jobs across many businesses. In Ireland there are ongoing restrictions placed on "non-essential" businesses which has resulted in many businesses temporarily closing in measures designed to restrict the movement of people and to slow down the spread of the virus. Cabhrú Housing Association has continued to provide its services during this period.



**Cabhrú Housing Association**  
**(A Company Limited by Guarantee not having a Share Capital)**  
**Notes to the Financial Statements for the year ended 31 December 2021**

The directors have considered the potential financial effects from the changing economic environment for the upcoming 12 months. The directors have prepared budgets for the 12 months from the date of approval of these financial statements which show that the company will have sufficient reserves to meet its working capital requirements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

**4. OPERATING SURPLUS**

Operating surplus is stated after charging (crediting):

	Year ended 31 December 2021	Year ended 31 December 2020
	€	€
Depreciation of tangible fixed assets	450,642	439,523
Amortisation of capital grants	<u>(385,500)</u>	<u>(385,500)</u>

**5. STAFF AND STAFF COSTS**

The average number of persons (including executive directors) employed during the financial year was 5 (year ended 31 December 2020: 5).

The aggregate amounts paid to or on behalf of staff are as follows:

	Year ended 31 December 2021	Year ended 31 December 2020
	€	€
Wages and salaries	216,022	204,760
Social welfare costs	23,572	18,083
Staff pension costs	1,260	-
	<u>240,854</u>	<u>222,843</u>

None of the directors receive any payments in respect of their services as directors of the company.

No staff received any salaries in excess of the SORP threshold for disclosure.

During the year, there was no amount (2020: €10,734) of staff wages capitalised to apportion labour hours spent on development financing, working of viabilities and applying for funding.

**6. TAXATION**

As a result of the company's charitable status, no charge to corporation tax arises under the provision of Section 207 of the Taxes Consolidation Act 1997.

**Cabhrú Housing Association**  
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**Notes to the Financial Statements for the year ended 31 December 2021**

**7. TANGIBLE FIXED ASSETS**

	Leasehold land and buildings €	Fixtures and fittings €	Furniture €	Computer equipment €	Total €
<b>COST</b>					
At 1 January 2021	30,595,044	3,359,758	742,594	39,870	34,737,266
Additions	-	5,214	-	5,629	10,843
At 31 December 2021	<u>30,595,044</u>	<u>3,364,972</u>	<u>742,594</u>	<u>45,499</u>	<u>34,748,109</u>
<b>DEPRECIATION</b>					
At 1 January 2021	2,614,362	928,590	740,549	25,652	4,309,153
Charge for the year	306,867	139,283	681	3,811	450,642
At 31 December 2021	<u>2,921,229</u>	<u>1,067,873</u>	<u>741,230</u>	<u>29,463</u>	<u>4,759,795</u>
<b>NET BOOK VALUE</b>					
At 31 December 2021	<u>27,673,815</u>	<u>2,297,099</u>	<u>1,364</u>	<u>16,036</u>	<u>29,988,314</u>
At 31 December 2020	<u>27,980,682</u>	<u>2,431,168</u>	<u>2,045</u>	<u>14,218</u>	<u>30,428,113</u>

Tangible fixed assets are held for the use in furtherance of the charity's objectives and are stated in the balance sheet at cost less accumulated depreciation.

The directors have carried out a review of the property portfolio and they are of the opinion that it is not worth less than the amount stated on the balance sheet.

**8. FINANCIAL ASSETS**

	31 December 2021 €	31 December 2020 €
Prize Bonds	200,635	200,635
	<u>200,635</u>	<u>200,635</u>

**9. DEBTORS**

	31 December 2021 €	31 December 2020 €
Amounts falling due within one year:		
Debtors	7,846	9,809
Prepayments and other debtors	753,309	721,878
	<u>761,155</u>	<u>731,687</u>

**Cabhrú Housing Association**  
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**Notes to the Financial Statements for the year ended 31 December 2021**

**10. CASH AT BANK**

	31 December 2021	31 December 2020
	€	€
Current account	574,086	528,139
Term deposits	1,110,363	782,723
	<u>1,684,449</u>	<u>1,310,862</u>

**11. CREDITORS (amounts falling due within one year)**

	31 December 2021	31 December 2020
	€	€
Other loans (see note 13)	64,652	107,430
Trade creditors	54,154	22,774
Payroll taxes	23,413	15,252
Accruals	136,261	141,164
	<u>278,480</u>	<u>286,620</u>

**12. CREDITORS (amounts falling due after one year)**

	31 December 2021	31 December 2020
	€	€
Other loans (see note 13)	<u>3,306,198</u>	<u>3,255,888</u>

**13. LOANS**

Analysis of the maturity of loans is given below:

	31 December 2021	31 December 2020
	€	€
<b>Amounts falling due within one year</b>		
Other loans	<u>64,652</u>	<u>107,430</u>
<b>Amounts falling due 2-5 years</b>		
Other loans	<u>277,012</u>	<u>272,047</u>
<b>Amounts falling due after more than 5 years</b>		
Other loans	<u>3,029,186</u>	<u>2,983,841</u>
	<u>3,370,850</u>	<u>3,363,318</u>

**13. LOANS (CONTINUED)**

Included in other loans is amounts owing to HFA of €2,681,668 and CALF of €689,182.

Housing loans provided by the Housing Finance Agency (HFA) are for 30 year loans with 30 year fixed rates. The interest rate payable on these loans is 2.75% per annum. These loans are subject to capital and interest repayments.

Concessionary CALF loans are for terms between 20-30 years and these are repayable at the end of the term loans. The CALF loans are subject to 2% per annum calculated by way of simple interest. Thus the interest is calculated and payable on the CALF loans principal alone. Interest on the CALF loans accrues on an ongoing basis but is only due for payment at the end of the term loan.

**Other securities and charges**

The local authorities have legal charges registered against the properties financed under the CAS scheme. When the twenty or thirty year period of the scheme expires and the terms of the loan agreements have been complied with, the local authority will release the legal charge of the property and the Approved Housing Body (AHB) becomes the legal owner of the property. The AHB is then obliged to ensure the property continues to be properly maintained and the property is let to meet social housing needs at reasonable rents. Accordingly, charges are registered against the following properties:

- Property at Gardiner Street, Middle Dublin 1
- Property at Woodpark, Ballintuber, Dublin 16

The Dublin City Council holds a charge over the mortgage of a property at Grenville Street, Dublin 1.

The Housing Finance Agency PLC (HFA) holds security over the following premises:

- Property at North Circular Road, Dublin 7

**14. PROVISIONS AVAILABLE FOR SMALL ENTITIES**

In common with many other businesses of our size and nature, the company uses its auditors to assist with the preparation of the financial statements.

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**15. CAPITAL GRANTS**

	31 December 2021	31 December 2020
	€	€
At beginning of year	22,593,888	22,979,388
Increase in year	35,201	-
Amortisation of grants during the year	(385,500)	(385,500)
At end of year	<u>22,243,589</u>	<u>22,593,888</u>

Grants include funding received from governmental departments. This funding is conditional on the properties continuing to be used for the housing of persons as set out in the agreements. The agreements include conditions whereby if the properties cease to be used for the specified purpose or be disposed within agreed periods, the society will become liable to repay any outstanding loan charges to the funder in respect of that funding.

**16. MOVEMENT ON INCOME AND EXPENDITURE RESERVE**

	31 December 2021	31 December 2020
	€	€
Accumulated fund brought forward	6,190,468	6,193,277
Surplus/(deficit) for the financial year	114,399	(2,809)
Accumulated fund carried forward	<u>6,304,867</u>	<u>6,190,468</u>

The Income and Expenditure reserve represents cumulative surpluses and deficits recognised in the Income Statement. The company has decided to designate elements of their income and expenditure reserve for the long term systematic repair and refurbishment of housing stock which is known as a sinking fund.

Cabhrú Housing Association maintains a sinking fund as a reserve for repairs and refurbishment of housing stock. €508,757 has been allocated to the sinking fund up to 31 December 2021 and €8,302 of this amount has been used during the year. The balance in the sinking fund reserve at the balance sheet date was €500,455.

**17. PENSION COSTS**

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost represents contributions payable by the company to the fund and amounted to €1,260 (2021 - €nil).

**18. POST BALANCE SHEET EVENTS**

There were no significant subsequent events, with the exception of the ongoing impact of the Covid-19 pandemic which the company is managing, and which commenced before the balance sheet date, that require disclosure or adjustment to the financial statements.

**19. FINANCIAL INSTRUMENTS**

	2021	2020
	€	€
<b>Financial assets</b>		
Financial assets measured at fair value through income or expenditure	1,885,084	1,511,497
Financial assets that are debt instruments measured at amortised cost	30,749,469	31,159,800
	<u>32,634,553</u>	<u>32,671,297</u>
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost	22,522,069	22,880,508
	<u>22,522,069</u>	<u>22,880,508</u>

**20. SHARE CAPITAL**

The society is an incorporated body limited by guarantee, with no share capital in issue.

Each member of the society undertakes to contribute to the assets of the society, in the event of it being wound up whilst he is a member or within one year thereafter for the payment of debts and liabilities of the society contracted before he ceased to be a member and of the costs, charges and expenses of winding-up and for adjustment of the rights of the contributories between themselves, such amount as may be required not exceeding €6.35.