

Company registration number: **672371**

**The Village at Vienna Woods Owners' Management  
Company (Company Limited by Guarantee)**

**Unaudited Financial Statements**

**for the year ended 30 June 2025**

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

Unaudited Financial Statements

Year ended 30 June 2025

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# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

Directors and Other Information

Year ended 30 June 2025

Directors	Mr Michael Magner Mr Brian Scully
Company secretary	Mrs Anette Magner
Accountant	Kim Kennedy Cork's Vienna Woods Hotel Vienna Woods Glanmire Cork T45 V065 Ireland
Registered office	Cork's Vienna Woods Hotel Vienna Woods Glanmire Cork T45 V065 Ireland

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

## Directors' Report

Year ended 30 June 2025

The directors present their annual report and the unaudited financial statements of the company for financial year ended 30 June 2025.

The company has been dormant as defined in section 365 of the Companies Act 2014 throughout the year and comparative year. It is anticipated that the company will remain dormant for the foreseeable future.

### DIRECTORS

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

Mr Michael Magner

Mr Brian Scully

### PRINCIPAL ACTIVITIES

The company was formed to manage the common areas of a residential development including collecting service charges and to carry on all activities in relation to same as well as generally maintaining the common areas.

### ACCOUNTING RECORDS

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

The accounting records of the company are located at Cork's Vienna Woods Hotel, Vienna Woods , Glanmire, Cork, T45 V065, Ireland.

### DEVELOPMENT AND PERFORMANCE

The company did not trade during the period.

This report was approved by the board of directors on 30 June 2025 and signed on behalf of the board by:

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Mr Michael Magner  
Director

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Mr Brian Scully  
Director

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

Report to the directors on the preparation of the unaudited statutory financial statements of The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

Year ended 30 June 2025

In order to assist you to fulfil your duties under the Companies Act 2014, I have compiled the financial statements which comprise the balance sheet and related notes from the accounting records and information and explanations you have given to me.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. My work has been undertaken so that I might compile financial statements that I have been engaged to compile, report to the company's board of directors that I have done so, and state those matters that I have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept to assume responsibility to anyone other than the company and the company's board of directors for my work on this report.

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

You have acknowledged on the balance sheet for the financial period ended 30 June 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial period and of its profit or loss for that financial period, 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 period.

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

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Kim Kennedy

Cork's Vienna Woods Hotel  
Vienna Woods  
Glanmire  
Cork  
T45 V065  
Ireland

Date: 30 June 2025

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

## Balance Sheet

30 June 2025

	2025	2024
	€	€
<b>Capital and reserves</b>	-	-

The company did not trade during the current year or comparative year and has not made either a profit or a loss.

We, as directors of The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee) state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that section 358 of the Companies Act 2014 is complied with;
- no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the company; and
- We acknowledge the obligations of the company 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.

These financial statements have been prepared in accordance with the micro companies regime.

These financial statements were approved by the board of directors and authorised for issue on 30 June 2025, and are signed on behalf of the board by:

\_\_\_\_\_  
Mr Michael Magner  
Director

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Mr Brian Scully  
Director

Company registration number: 672371

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

## Notes to the Financial Statements

Year ended 30 June 2025

### 1 General information

The company is a private company limited by guarantee, registered in the Republic of Ireland. The company registration number is 672371 and the address of the registered office is Cork's Vienna Woods Hotel, Vienna Woods , Glanmire, Cork, T45 V065, Ireland.

### 2 Statement of compliance

These financial statements have been prepared in compliance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities regime'.

### 3 Accounting policies

#### BASIS OF PREPARATION

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

The financial statements are prepared in euro, which is the functional currency of the company.

#### LIMITED BY GUARANTEE

The liability of the members is limited. Each member of the company undertakes to contribute to the assets of the company if the company is wound up while he or she is a member, or is wound up within one year after the date on which he or she ceases to be a member: for (i) the payment of debts and liabilities of the company contracted before he or she ceases to be a member, and the costs, charges and expenses of winding up; and (ii) the adjustment of the rights of contributories among themselves, such an amount as may be required not exceeding €1.

# The Village at Vienna Woods Owners' Management Company (Company Limited by Guarantee)

## Detailed Profit and Loss Account

Year ended 30 June 2025

### TURNOVER

	2025	2024
	€	€
Sales	-	-
	<hr/>	<hr/>
	-	-

### OTHER INCOME

	2025	2024
	€	€
Other operating income	-	-
Government grant recognised directly into income	-	-
	<hr/>	<hr/>
	-	-

### STAFF COSTS

	2025	2024
	€	€
Total subcontracted staff	-	-
	<hr/>	<hr/>
	-	-
<b>Profit</b>	<hr/>	<hr/>
	<hr/> <hr/>	<hr/> <hr/>