

Company Number: 359282

Valley of the Downs Owners' Management CLG

Abridged Unaudited Financial Statements

for the financial year ended 30 June 2025

Valley of the Downs Owners' Management CLG

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Valley of the Downs Owners' Management CLG DIRECTORS AND OTHER INFORMATION

Directors	Mark Jenkins Mark O'Grady
Company Secretary	Mark Jenkins
Company Number	359282
Registered Office and Business Address	Sherry FitzGerald Lettings 9 Priory Office Park Stillorgan Road Blackrock Co Dublin
Accountants	Brendan J. McLoughlin & Co. Limited Chartered Certified Accountants 2 Seapoint Avenue Blackrock Co Dublin A94 VY68
Managing Agents	Sherry FitzGerald Lettings 9 Priory Office Park Stillorgan Road Blackrock Co Dublin

Valley of the Downs Owners' Management CLG

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the surplus or deficit of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and surplus or deficit of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Members' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Brendan J. McLoughlin & Co. Limited, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 June 2025."

Signed on behalf of the board

Mark Jenkins
Director

12 February 2026

Mark O'Grady
Director

12 February 2026

Valley of the Downs Owners' Management CLG

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	8		
- amounts falling due after more than one year		21,651	21,506
- amounts falling due within one year		5,324	7,259
Cash at bank and in hand		138,836	142,736
		<u>165,811</u>	<u>171,501</u>
Creditors: amounts falling due within one year	9	(36,547)	(12,561)
		<u>129,264</u>	<u>158,940</u>
Net Current Assets		129,264	158,940
Total Assets less Current Liabilities		129,264	158,940
Reserves			
Sinking fund		112,938	136,528
Income and expenditure account	11	16,326	22,412
		<u>129,264</u>	<u>158,940</u>
Members' Funds			
		<u>129,264</u>	<u>158,940</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Valley of the Downs Owners' Management CLG, state that -

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

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

(c) the members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 12 February 2026 and signed on its behalf by:

Mark Jenkins
Director

Mark O'Grady
Director

Valley of the Downs Owners' Management CLG RECONCILIATION OF MEMBERS' FUNDS

as at 30 June 2025

	Retained surplus €	Sinking Fund reserve €	Total €
At 1 July 2023	16,119	142,871	158,990
Deficit for the financial year	(50)	-	(50)
Other movements in Members' Funds	6,343	(6,343)	-
At 30 June 2024	22,412	136,528	158,940
Deficit for the financial year	(29,676)	-	(29,676)
Other movements in Members' Funds	23,590	(23,590)	-
At 30 June 2025	16,326	112,938	129,264

Valley of the Downs Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Valley of the Downs Owners' Management CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 359282. The registered office of the company is Sherry FitzGerald Lettings, 9 Priory Office Park, Stillorgan Road, Blackrock, Co Dublin which is also the principal place of business of the company. The company is a 'not for profit' entity and is responsible for the management, insurance and maintenance of the Beechdale Court development, Ballycullen Road, Firhouse, Dublin 24. 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 year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Income

Service charges and levies are accounted for on a receivable basis.

Deposit interest is accounted for on a receipts basis.

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

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like service charges receivable and accounts payable. Basic financial instruments are recorded at transaction price.

Trade and other debtors

Trade and other debtors are initially recognised at transaction price 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 at bank and in hand

Cash and cash at bank and in hand comprises cash at bank and demand deposits with banks.

Trade and other creditors

Trade and other creditors are initially recognised at transaction price 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

Current tax represents the amount expected to be paid or recovered in respect of taxable income on deposit interest for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Valley of the Downs Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

Sinking Fund Contributions

In accordance with Section 19 of the Multi-Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

3. Significant accounting judgements 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 accounts estimates will, by definition, seldom equal the related actual results. There are no estimates and assumptions that have a significant risk of causing material adjustments to the carrying amounts of assets and liabilities within the next financial year.

4. Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

5. Critical Accounting Judgements and Estimates

The directors consider the accounting estimates and assumptions below to be its critical accounting judgements and estimates:

Impairment of Service Charge Arrears

The obligation to pay service charges is one that each owner is legally bound to under their lease with the Management Company. The debt for the property is linked to the unit and this is never written off and all outstanding debts will be collected from owners in the long term. Debts may mount up on properties but these are always recoverable when it comes to a sale of a property as no new owner will purchase a property unless the title is clean and the management company cannot transfer effective joint title for the common areas to the new owner unless all outstanding service charges are paid.

Interest is chargeable on all outstanding debts at settlement so that no benefit accrues from delaying payment and the company does not lose any value from the effect of inflation and the elapse of time on unpaid amounts charged in previous years. On this basis, no provision for impairment of service charge arrears is made.

6. Common areas and location

The common areas in the development were transferred to the company on 9th June 2021.

7. Service Charges

There are 106 units in the development. An equivalent estate service charge is charged to the 106 units and an additional service charge is charged to the 34 units located on the 2nd floor. Service charges are based on separate estate and 2nd floor budgets agreed by the Board of Directors, approved at AGM and charged to each unit under the terms of the title documents.

Valley of the Downs Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

8. Debtors	2025 €	2024 €
Trade debtors	25,505	27,949
Taxation	27	19
Prepayments	1,443	797
	<u>26,975</u>	<u>28,765</u>

Amounts falling due after more than one year and included in debtors are:

	2025 €	2024 €
Trade debtors	<u>21,651</u>	<u>21,506</u>

9. Creditors Amounts falling due within one year	2025 €	2024 €
Payments received on account	7,560	7,278
Trade creditors	17,261	918
Accruals	11,726	4,365
	<u>36,547</u>	<u>12,561</u>

10. Status

The liability of the members is limited.

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

11. Income Statement

	Income and expenditure account €	Sinking fund reserve €	Total €
At 1 July 2024	22,412	136,528	158,940
Deficit for the financial year	(29,676)		(29,676)
Other movements	23,590	(23,590)	-
At 30 June 2025	<u>16,326</u>	<u>112,938</u>	<u>129,264</u>

12. Capital commitments

The company had no material capital commitments at the financial year-ended 30 June 2025.

13. Related party transactions

The managing agents, Sherry FitzGerald Lettings, earned fees of €911 for postage and stationery charges (30 June 2024 - €918) and €92 for debt collection costs (30 June 2024 - nil).

As at financial year-end there no sums due from directors for service charges (30 June 2024 - nil).

Valley of the Downs Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

14. Controlling interest

The company is controlled by the members. The directors are appointed by the members of the company to run its affairs on their behalf. Each unit owner is a member of the company and each has one vote at all general meetings.

15. Post-Balance Sheet Events

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

16. Sinking fund

The balance in the sinking fund bank account was €112,938 at financial year-end (30 June 2024 - €136,528).

The sinking fund provision for the financial year was €5,000 (30 June 2024 - €5,000).

Sinking fund expenditure of €1,169 was incurred in the financial year (30 June 2024 - €nil) and €26,973 in relation to defects expenditure (30 June 2024 - €nil).

It is company policy to transfer members' sinking fund contributions to the sinking fund bank account, net of sinking fund expenditure, upon final settlement of all services charges for that member for that period. All collections of arrears are allocated to the oldest debt first. An additional €12,177 will be transferred to the sinking fund bank account on final settlement of arrears.

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 12 February 2026.