

Company Registration Number: 433925

Church View Property Management Company CLG
(A Company Limited by Guarantee having no Share Capital)

Abridged Financial Statements

Year Ended 31st May 2025

(As modified by Sections 352 and 353 of the Companies Act 2014)

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Company Information

Directors	Janette Hurrell Nicola McLarnon
Secretary	Nicola McLarnon
Company number	433925
Registered office	C/o Fisher Property Management 13B Main Street Ongar Village Dublin 15
Business address	C/o Fisher Property Management 13B Main Street Ongar Village Dublin 15
Auditor	Cronin Financial Limited 1 Terenure Place Terenure Dublin 6W
Bankers	Allied Irish Banks 1 Main Street Lucan Dublin
Solicitors	Hayes McGrath Solicitors 91 Lower Baggot Street Dublin 2

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Directors Responsibilities Statement
Year ended 31st 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 the law, the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in Ireland). 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 profit or loss 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 and then apply them consistently;
- make judgments 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 profit or loss 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. 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

Janette Hurrell
Director

Nicola McLarnon
Director

Date: 8th September 2025

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(A Company Limited by Guarantee having no Share Capital)

Independent Auditor's Special Report To The Directors Of Church View Property Management Company Clg
Pursuant to Section 356 of the Companies Act 2014 (continued)
Year Ended 31st May 2025

On 8th September 2025 we reported as auditors of Church View Property Management Company CLG to the directors of the company on the abridged financial statements for the year ended 31st May 2025 on pages 6 to 10 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the year ended 31st May 2025 on pages 6 to 10, which the directors of Church View Property Management Company CLG propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

Respective responsibilities of directors and auditors

It is the directors responsibility to prepare abridged financial statements which comply with Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under Section 352 of the directors to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to Sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the directors in accordance with Section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters that we are required to state to them under Section 356 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the annual return of the company those abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of Sections 352 and 353 of that Act.

On 8th September 2025 we reported, as auditor of Church View Property Management Company CLG, to the members on the financial statements for the year ended 31st May 2025 to be laid before its Annual General Meeting and our report was as follows:

Opinion

We have audited the financial statements of Church View Property Management Company CLG for the year ended 31st May 2025 which comprise the Income and Expenditure Account, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies set out in Note 1. 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, applying Section 1A of the Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31st May 2025 and of its (Loss) for the year then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102, applying S1A of the Standard; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

Church View Property Management Company CLG
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Independent Auditor's Special Report To The Directors Of Church View Property Management Company Clg
Pursuant to Section 356 of the Companies Act 2014 (continued)
Year Ended 31st May 2025

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 the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Service Authority (IAASA) Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 10 to the financial statements. 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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 Companies Act 2014

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

- 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;
- the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited
- the financial statements are in agreement with the accounting records;
- the information given in the Director's Report is consistent with the financial statements; and
- the Director's Report has been prepared in accordance with applicable legal requirements.

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.

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Independent Auditor's Special Report To The Directors Of Church View Property Management Company Clg
Pursuant to Section 356 of the Companies Act 2014 (continued)
Year Ended 31st May 2025

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement on page 2, 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 the directors 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 the directors either intend to liquidate the company or to cease operations, or have 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 IAASA website at: [http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description of auditors responsibilities for audit.pdf](http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf). This description forms part of our audit report.

The purpose of our audit work and to whom we owe our responsibilities

This 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 that we are required to state to them in the audit 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 or the company's members as a body for our audit work, for this report, or for the opinions we have formed.

Donal Cronin

For and on behalf of

Cronin Financial Limited

Certified Public Accountants & Statutory Audit Firm

1 Terenure Place

Terenure

Dublin 6W

Dated : 8th September 2025

Church View Property Management Company CLG
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Balance Sheet
As At 31st May 2025

		<u>2025</u>		2024	
	Note	€	€	€	€
Current assets					
Debtors	5	3,159		2,153	
Cash at bank and in hand		1,942		4,013	
		5,101		6,166	
Creditors: amounts falling due within one year					
	6	(2,629)		(3,001)	
Net current assets			2,472		3,165
Total assets less current liabilities			2,472		3,165
Net assets			2,472		3,165
Capital and reserves					
Members funds			2,472		3,165
Members funds			2,472		3,165

We, as directors of Church View Property Management Company CLG state that the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014. These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

These abridged financial statements were approved by the board of directors on 8th September 2025 and signed on behalf of the board by:

Janette Hurrell
Director

Nicola McLarnon
Director

Church View Property Management Company CLG
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Notes To The Abridged Financial Statements
Year Ended 31st May 2025

1. Accounting policies

Church View Property Management Company CLG is primarily engaged in the management of common areas associated with a housing development at Church View, Hollystown, Dublin 15. The company's registered office is C/o Fisher Property Management, 13B Main Street, Ongar Village. The company is a company limited by guarantee incorporated in the Republic of Ireland and its company registration number is 433925.

The significant accounting policies adopted by the Company and applied consistently are as follows:

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 comply with the financial reporting standards of the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") as adapted by Section 1A of FRS 102 and the Companies Act 2014.

Functional Currency

The financial statements are prepared in Euros, which is the functional currency of the entity.

Income & Expenditure

Income represents the reimbursement due to the company by members of the costs incurred by the management company in the maintenance of the common areas of the buildings know as Church View for the accounting period. The lessees are liable to their share of the company's annual expenses.

Income is included in the financial statements as it becomes due.

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

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 purpose of making a profit.

Trade and other debtors

Trade and other debtors are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provisions required are recognised in the profit and loss.

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Notes To The Abridged Financial Statements (Continued)
Year Ended 31st May 2025

Cash at bank and on hand

Cash at bank and on hand include cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Trade and other creditors

Trade and other creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the Balance Sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Cash flow statement exemption

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

2. Limited by guarantee

The company is limited by guarantee with no share capital. In the event of the company being wound up the liability of a member shall not exceed €1.

3. Employees

The company had no employees during the year (2024 €Nil).

4. Directors remuneration

The directors were not remunerated for their services during the year or previous year.

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Notes To The Abridged Financial Statements (Continued)
Year Ended 31st May 2025

5. Debtors

	<u>2025</u>	2024
	€	€
Service charges due	2,256	1,400
Prepayments and accrued income	903	753
	3,159	2,153

6. Creditors: amounts falling due within one year

	<u>2025</u>	2024
	€	€
Trade creditors	-	525
Other creditors	807	807
Accruals	1,822	1,669
	2,629	3,001

7. Capital commitments

There were no commitments at the year end. (2024: €Nil)

8. Contingencies

At the year end there were no contingent liabilities (2024: €Nil)

9. Events after the end of the reporting period

There were no significant subsequent events that require disclosure or adjustment to the financial statements.

10. Related party transactions

Service charges of €1,950 (2024: €1,800) were levied on the directors. Amounts unpaid and receivable at the year end from such units is €Nil (2024: €Nil).

11. Ethical Standards - Provisions Available To Small Entities

As a small entity under the provisions of APB in relation to Ethical Standards we engage our auditor to provide basic tax compliance and accounts preparation.

12. Controlling party

The company is controlled by the members of the company.

Church View Property Management Company CLG
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Notes To The Abridged Financial Statements (Continued)
Year Ended 31st May 2025

13. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 8th September 2025.