

Registration Number 396126

**Churchtown Administration Company Limited by Guarantee
(A Company Limited by Guarantee and not having a Share Capital)**

Directors' Report and Financial Statements

for the year ended 31 December 2025

Churchtown Administration Company Limited by Guarantee
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Contents	Page
Directors and other information	2
Directors' report	3
Statement of Directors' Responsibilities	4
Accountant's report	5
Income and expenditure account	6
Balance sheet	7-8
Notes to the financial statements including Statement of Accounting Policies	9-11

**Churchtown Administration Company Limited by Guarantee
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Directors and other information

Directors	Alan Kealy Fiona McDonald
Secretary	Anne Keane
Company number	396126
Registered office	3 Harbour Row Cobh Co. Cork
Business address	3 Harbour Row Cobh Co. Cork
Bankers	Bank of Ireland IFSC Branch Dublin 1

**Churchtown Administration Company Limited by Guarantee
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**Directors' report
for the year ended 31 December 2025**

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

Principal activity and business review

The principal activity of Churchtown Administration Company Limited by Guarantee ("the Company") is to act as a property management company for the Tur Dubhain complex ('Tur Dubhain') at Churchtown, Fethard-on-Sea, Co. Wexford. The Company owns the Common Areas at Tur Dubhain.

Results for the year

The results for the year are set out on page 6. There was a deficit of €807 this year (2024: surplus of €438). The deficit was driven primarily by rising energy costs in the current year.

Principal risks and uncertainties

In common with all companies operating in Ireland in this sector, the Company faces increasing costs due to inflationary pressures, in particular energy, maintenance and insurance costs.

Sinking Fund

The directors have agreed that the deficit of €807 (2024: surplus of €438) be set against the sinking fund of the Company at the year end.

Important events since the year end

There are no important events since the year end.

Directors of the Company

The present membership of the board is listed under 'Directors and other information' on page 2.

Books of Account

The measures taken by the directors to ensure compliance with the requirements of Section 281 to 285, Companies Act 2014, regarding proper books of account are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel and appropriate expertise and the provision of adequate resources to the financial function. The books of account of the Company are maintained at the Registered Office.

Charitable and political contributions

No charitable and political donations were made during the year.

Auditors

The Directors are satisfied that the Company fulfills the conditions specified in section 358 of the Companies Act 2014, and so avails of the audit exemption in respect of this financial year.

This report was approved by the Board on 31 January 2026 and signed on its behalf by

Fiona McDonald
Director

Alan Kealy
Director

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Statement of Directors' responsibilities for the members' financial statements

The directors are responsible for preparing the Directors' Report and the 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 the Companies Act 2014 and FRS 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants 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 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.
- 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.

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

Fiona McDonald
Director

Alan Kealy
Director

31 January 2026

**Churchtown Administration Company Limited by Guarantee
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**Accountant's report to the Board of Directors on the unaudited financial statements of Churchtown
Administration Company Limited by Guarantee for the year ended 31 December 2025**

I have compiled the financial statements which comprise the income and expenditure account, 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 the 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 or assume responsibility to anyone other than the company and the company's board of directors for my work or for this report.

I have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in 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 year ended 31 December 2025 your duty under the Companies Act 2014 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.

I have not been instructed to carry out an audit of 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.

Noel Keane & Co.
Chartered Accountants
3 Harbour Row
Cobh
Co. Cork

31 January 2026

**Churchtown Administration Company Limited by Guarantee
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**Income and Expenditure Account
for the year ended 31 December**

		Continuing operations	
		2025	2024
		€	€
	Note		
Income		3,750	3,750
Expenditure		(4,557)	(3,312)
		-----	-----
Operating (deficit)/surplus on ordinary activities before taxation		(807)	438
Tax on (deficit)/surplus on ordinary activities		-	-
		-----	-----
(Deficit)/Surplus on ordinary activities after taxation		(807)	438
		-----	-----
Transfer to the Sinking Fund	7	(807)	438
		-----	-----
Retained surplus/deficit for the year		-	-
		=====	=====

On behalf of the board

Fiona McDonald
Director
31 January 2026

Alan Kealy
Director

The notes on pages 9 to 11 form an integral part of these financial statements.

Churchtown Administration Company Limited by Guarantee
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Balance sheet			
as at 31 December			
	Note	2025	2024
		€	€
Current assets			
Cash at bank and in hand		12,730	14,315
		12,730	14,315
CREDITORS: amounts falling due within one year	6	(368)	(1,146)
		12,362	13,169
Net Current Assets		12,362	13,169
		12,362	13,169
Total Assets less current liabilities		12,362	13,169
		12,362	13,169
Reserves			
Sinking fund	7	12,362	13,169
Revenue reserves account	7	-	-
		12,362	13,169
Members' funds	7	12,362	13,169
		12,362	13,169

These 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 Ireland'.

We, as directors of Churchtown Administration Company Limited by Guarantee, 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 Section 358 is complied with;
- (c) no notice under subsection (1) of Section 334 has, in accordance with subsection (2) of that section, been served on the company;
- (d) they acknowledge the company's obligations under Companies Act 2014, to keep adequate accounting records and to 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 provision of Companies Act 2014 relating to Financial Statements so far as they are applicable to the company.

**Churchtown Administration Company Limited by Guarantee
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**Balance sheet (cont.)
as at 31 December**

The financial statements were approved by the Board on 31 January 2026 and signed on its behalf by

Fiona McDonald
Director

Alan Kealy
Director

The notes on pages 9 to 11 form an integral part of these financial statements.

Churchtown Administration Company Limited by Guarantee
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Notes to the financial statements
for the year ended 31 December 2025

1. General Information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is 3 Harbour Row, Cobh, Co. Cork.

2. Statement of 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.

2.1. Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants in Ireland.

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

Accounting periods are for the full financial year.

2.2. Income

Income represents the total invoice value of service charges to the homeowners of Tur Dubhain.

2.3. 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.

2.4. Expenses

Expenses are accounted for on an accruals basis.

3. Employees

There were no employees during the year.

4. Directors of the Company

The present membership of the board is listed under 'Directors and other information' on page 2.

5. Transactions with directors

Director Alan Kealy paid management fees of €750 for the year, in line with other members of the Company. There were no other related party transactions with the directors during the period.

**Churchtown Administration Company Limited by Guarantee
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**Notes to the financial statements
for the year ended 31 December 2025
..... continued**

6.	Creditors: amounts falling due within one year	2025	2024
		€	€
	Accruals	368	1,146
		<u> </u>	<u> </u>
7.	Members' Funds		
		Revenue reserves account	Sinking fund
		€	€
	At 1 January 2025	-	13,169
	Surplus/(Deficit) for the year	-	(807)
		<u> </u>	<u> </u>
	At 31 December 2025	-	12,362
		<u> </u>	<u> </u>

A Sinking fund has been accumulated for the purpose of providing funding in the future for repairs, renovations, replacement and improvements in the common areas.

Churchtown Administration Company Limited by Guarantee
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Notes to the financial statements
for the year ended 31 December 2025
 continued

8. Reconciliation of movements in members' funds	2025	2024
	€	€
(Deficit)/Surplus for the year	(807)	438
	(807)	438
Net (reduction)/addition to members' funds	(807)	438
Opening members' funds	13,169	12,731
	12,362	13,169
Closing members' funds	12,362	13,169

9. Analysis of changes in net funds	Opening Balance	Cash flows	Closing Balance
	€	€	€
Cash at bank and in hand	14,315	(1,585)	12,730
	14,315	(1,585)	12,730
Net funds	14,315	(1,585)	12,730

10. Company Limited by Guarantee
 The Company is one limited by guarantee not having a share capital.

11. Approval of financial statements
 The board of directors approved these financial statements for issue on 31 January 2026.