

Company registration number 580131 (Republic of Ireland)

**CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY  
LIMITED BY GUARANTEE**

**ABRIDGED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2025**

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

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# **CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

***FOR THE YEAR ENDED 31 DECEMBER 2025***

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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 (Generally accepted Accounting Practice in Ireland) 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 that 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 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.

On behalf of the board

Dmitrij Bezrucko  
**Director**

Jacqueline Mooney  
**Director**

1 April 2026

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 €	€	2024 €	€
<b>Current assets</b>					
Debtors	5	42,145		35,346	
Cash at bank and in hand		40,701		36,892	
		<u>82,846</u>		<u>72,238</u>	
<b>Creditors: amounts falling due within one year</b>	7	<u>(25,351)</u>		<u>(18,543)</u>	
<b>Net current assets</b>			57,495		53,695
<b>Reserves</b>					
Other reserves			22,017		18,005
Income and expenditure account			35,478		35,690
<b>Total members' funds</b>			<u>57,495</u>		<u>53,695</u>

We, as directors of Citywest Village No. One Owners' Management Company Limited by Guarantee, state that:

(a) The company is availing itself of the exemption from audit 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 shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2).

(d) The directors acknowledge the obligations of the company, under the Companies Act 2014:

(i) 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 surplus or deficit for such a year; and

(ii) to otherwise comply with the provisions of this Act 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.

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 Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 1 April 2026 and are signed on its behalf by:

Dmitrij Bezrucko  
Director

Jacqueline Mooney  
Director

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 DECEMBER 2025**

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### 1 Accounting policies

#### **Company information**

Citywest Village No. One Owners' Management Company Limited by Guarantee is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is Curran Property Management, B1 Swords Enterprise Park, Feltrim Road, Swords, Co Dublin and its company registration number is 580131.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with 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 requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

#### 1.2 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

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

#### 1.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

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### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.5 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 purposes of making a profit. DIRT tax is payable on any interest income received in excess of €32.

#### 1.6 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.7 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2025

	Sinking fund reserve	Profit and loss reserves	Total
Notes	€	€	€
<b>Balance at 1 January 2024</b>	14,000	32,070	46,070
<b>Period ended 31 December 2024:</b>			
Surplus/(Deficit) and total comprehensive income for the year	-	3,620	3,620
Movement in year	4,005	-	4,005
<b>Balance at 31 December 2024</b>	18,005	35,690	53,695
<b>Period ended 31 December 2025:</b>			
Surplus/(Deficit) and total comprehensive income for the year	-	(212)	(212)
Movement in year	4,012	-	4,012
<b>Balance at 31 December 2025</b>	22,017	35,478	57,495
<b>Sinking fund reserve movement</b>	<b>€</b>		
<b>Balance at 1 January 2025</b>	18,005		
Transferred to fund	4,000		
Interest Earned	5		
<b>Balance at 31 December 2025</b>	22,017		

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## STATEMENT OF CHANGES IN EQUITY (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

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### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

#### Bad debts provision

While some service fees are in arrears for a number of years no provision has been made in the accounts for any possible bad debt. Service fees are a priority charge over the asset which means the property cannot be sold without the arrears of service charges being paid from the proceeds. On this basis it is not considered necessary to make a provision.

### 3 Income

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the Republic of Ireland.

At the year end there were 380 units completed and sold in the multi-unit development from which the company is entitled to receive service charges. The annual charge is €356 per year but this is only due from date of close so only the amount related to the current year is included in the accounts. The total related to year is €130,995. The service charges for the coming year will be €369 per unit.

Included in Debtors below is an amount of €31,458 relating to service charges due from 116 units for the current year. The balance of €8,020 related to outstanding service charges from prior years from 25 units.

Included in Creditors below are amounts of €2,469 relating to amounts received in advanced for 7 units.

### 4 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	-	-

# CITYWEST VILLAGE NO. ONE OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

## STATEMENT OF CHANGES IN EQUITY (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

### 5 Debtors

	2025	2024
	€	€
<b>Amounts falling due within one year:</b>		
Service charges due	39,568	32,265
Prepayments	2,577	3,081
	<u>42,145</u>	<u>35,346</u>

### 6 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding €1.

### 7 Creditors: amounts falling due within one year

	2025	2024
	€	€
Service charges paid in advance	2,469	2,662
Trade creditors	20,443	12,973
Accruals	2,439	2,908
	<u>25,351</u>	<u>18,543</u>

### 8 Related party transactions

Service charges of €712 were levied on the directors of the company for units in the development for which they own. Amounts unpaid and receivable as at 31 December 2025 from such units was €Nil.

### 9 Planned expenditure

The company has no plans for any expenditure on refurbishment or improvement or maintenance of a non-recurring nature.

### 10 Approval of financial statements

The directors approved the financial statements on 1 April 2026.