

Company Number: 414627

**St. Fintans Owners' Management Company Limited by Guarantee**

**Abridged Unaudited Financial Statements**

**for the financial year ended 30 June 2025**

**St. Fintans Owners' Management Company Limited by Guarantee**  
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# **St. Fintans Owners' Management Company Limited by Guarantee**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 30 June 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 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. 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.

# St. Fintans Owners' Management Company Limited by Guarantee

## BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	5	61,564	45,586
Cash and cash equivalents		5,428	2,139
		<u>66,992</u>	<u>47,725</u>
<b>Creditors: amounts falling due within one year</b>	6	<u>(22,455)</u>	<u>(22,813)</u>
<b>Net Current Assets</b>		<u>44,537</u>	<u>24,912</u>
<b>Total Assets less Current Liabilities</b>		<u>44,537</u>	<u>24,912</u>
<b>Reserves</b>			
Income and expenditure account		44,537	24,912
<b>Equity attributable to owners of the company</b>		<u>44,537</u>	<u>24,912</u>

We as Directors of St. Fintans Owners' Management 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 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 20 February 2026 and signed on its behalf by:**

**Michael Gavin**  
Director

**Garry Moroney**  
Director

**St. Fintans Owners' Management Company Limited by Guarantee**  
**RECONCILIATION OF MEMBERS' FUNDS**

as at 30 June 2025

	Retained surplus €	Sinking Fund reserve €	Total €
<b>At 1 July 2023</b>	22,391	-	22,391
Surplus for the financial year	2,521	-	2,521
Other movements in equity attributable to owners	-	16,911	16,911
Transfer from reserves to profit and loss account		(16,911)	(16,911)
<b>At 30 June 2024</b>	24,912	-	24,912
Surplus for the financial year	19,625	-	19,625
Other movements in equity attributable to owners	-	13,270	13,270
Transfer from reserves to profit and loss account		(13,270)	(13,270)
<b>At 30 June 2025</b>	<b>44,537</b>	-	<b>44,537</b>

# St. Fintans Owners' Management Company Limited by Guarantee

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 1. General Information

St. Fintans Owners' Management Company Limited by Guarantee is a company limited by guarantee incorporated in Ireland

### 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 on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council

#### 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 properties and 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" 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.

#### Income

The total income of the company for the year has been derived from its principal activity of service charges charged to the tenants of St Fintans in North Street, Swords, co. Dublin.

#### 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.

#### 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 payable are initially recognised at transaction price and subsequently measured 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

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.

### 3. Going concern

The Company Directors are confident that the company can generate positive cash flows in the next 12 months, as a result of collecting the member service charges as they fall due. Therefore it is appropriate to prepare the company's financial statements on a going concern basis.

### 4. Employees

The average monthly number of employees, including directors, during the financial year was 0.00|0, (2024 - 0).

## St. Fintans Owners' Management Company Limited by Guarantee

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

5. Debtors	2025 €	2024 €
Trade debtors	51,823	34,582
Prepayments	9,741	11,004
	<u>61,564</u>	<u>45,586</u>

Debtors are made up of the following:

Gross Service Charge Receivable €77,610 less Bad Debt Provision €25,787.

6. Creditors Amounts falling due within one year	2025 €	2024 €
Trade creditors	20,098	20,005
Accruals	2,357	2,808
	<u>22,455</u>	<u>22,813</u>

#### 7. 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 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.

#### 8. Income Statement

	Income and expenditure account €	Sinking fund reserve €	Total €
At 1 July 2024	24,912	-	24,912
Surplus for the financial year	19,625		19,625
Other movements	-	13,270	13,270
Transfer from reserves to profit and loss account		(13,270)	(13,270)
At 30 June 2025	<u>44,537</u>	<u>-</u>	<u>44,537</u>

#### 9. Capital commitments

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

#### 10. Related party transactions

Service charges of €1,906 were levied on Michael Gavin , service charges of €43,895 were levied to Gary Moroney, who are Directors of the company for units in the development for which they own.

Amounts unpaid and receivable at 30th June 2025 from such units was €16,949.

1. Michael Gavin - €NIL
2. Gary Moroney - €16,949

All outstanding balances have been paid prior to the date the Financial Statements were signed.

#### 11. Post-Balance Sheet Events

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

**St. Fintans Owners' Management Company Limited by Guarantee**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 June 2025

**12. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 20 February 2026.