

Company Number: 360931

Church Road Property Maintenance Ltd
Abridged Unaudited Financial Statements
for the financial year ended 31 October 2025

Church Road Property Maintenance Ltd
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Church Road Property Maintenance Ltd
DIRECTORS AND OTHER INFORMATION

Directors	Sean Mooney Charles McCreery Gemma Brazil
Company Secretary	Sean Mooney
Company Number	360931
Registered Office and Business Address	Kylecarrick St. Matthias Wood Church Road Kilney Dublin Ireland
Accountants	Xeinadin 74 Northumberland Road Ballsbridge Dublin 4 Ireland

Church Road Property Maintenance Ltd

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 October 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 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 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 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. 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

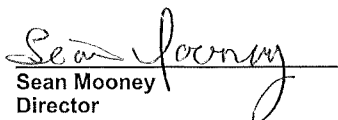
In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

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.

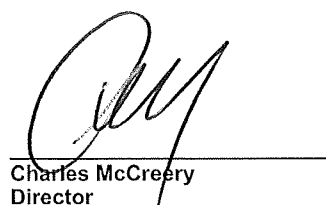
The directors confirm that they have made available to Xeinadin, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

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 31 October 2025."

Signed on behalf of the board


Sean Mooney
Director

4 December 2025


Charles McCreery
Director

4 December 2025

Church Road Property Maintenance Ltd
ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial
statements of Church Road Property Maintenance Ltd
for the financial year ended 31 October 2025

In accordance with our engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 October 2025 as set out on pages 6 to 9 which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes from the company's accounting records and information and explanations you have given to us.

This report is made solely to the Board of Directors of Church Road Property Maintenance Ltd, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by our regulatory bodies and have complied with the relevant ethical guidance laid down by our regulatory bodies relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 October 2025 your duty to ensure that Church Road Property Maintenance Ltd has kept proper accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Church Road Property Maintenance Ltd. You consider that Church Road Property Maintenance Ltd is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Church Road Property Maintenance Ltd. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

Xeinadin

XEINADIN

74 Northumberland Road
Ballsbridge
Dublin 4
Ireland

4 December 2025

Church Road Property Maintenance Ltd

BALANCE SHEET

as at 31 October 2025

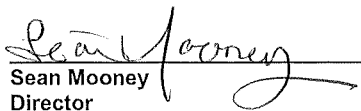
	Notes	2025 €	2024 €
Current Assets			
Debtors	4	(192)	(3,417)
Cash and cash equivalents		3,504	5,616
		<u>3,312</u>	<u>2,199</u>
Creditors: amounts falling due within one year	5	(2,496)	(1,561)
Net Current Assets		816	638
Total Assets less Current Liabilities		816	638
Capital and Reserves			
Called up share capital presented as equity		5	5
Retained earnings		811	633
Equity attributable to owners of the company		816	638

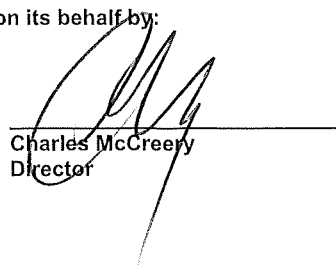
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Church Road Property Maintenance Ltd, 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 shareholders 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 4 December 2025 and signed on its behalf by:


Sean Mooney
Director


Charles McCreery
Director

Church Road Property Maintenance Ltd
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 October 2025

	Called up share capital €	Retained earnings €	Total €
At 1 November 2023	5	661	666
Loss for the financial year	-	(28)	(28)
At 31 October 2024	5	633	638
Profit for the financial year	-	178	178
At 31 October 2025	<u>5</u>	<u>811</u>	<u>816</u>

Church Road Property Maintenance Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

1. General Information

Church Road Property Maintenance Ltd is a company limited by shares 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 31 October 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. 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.

Turnover

Turnover comprises of the service charge invoiced to each of the 5 properties in relation to the maintenance of the common areas at St. Matthias Wood, Killiney, Co Dublin.

Taxation

The company has obtained exemption from the Revenue Commissioners in respect of Corporation Tax, it being a company not carrying on business for the purpose of making a profit.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Employees

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

4. Debtors	2025	2024
	€	€
Trade debtors	(422)	(3,647)
Prepayments	230	230
	<u>(192)</u>	<u>(3,417)</u>
5. Creditors	2025	2024
Amounts falling due within one year	€	€
Accruals	<u>2,496</u>	<u>1,561</u>
6. Income Statement	2025	2024
	€	€
At 1 November 2024	633	661
Profit/(loss) for the financial year	<u>178</u>	<u>(28)</u>
At 31 October 2025	<u><u>811</u></u>	<u><u>633</u></u>

Church Road Property Maintenance Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

7. Related party transactions

The three directors each own a private dwelling house within the larger development managed by the company. Each director pays an annual service charge in line with all members of the management company.

8. Post-Balance Sheet Events

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

9. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 4 December 2025.