

**Company registration number: 384467**

**FG Property Management Company Limited by Guarantee**

**Unaudited abridged financial statements**

**for the financial year ended 31 August 2025**

# FG Property Management Company Limited by Guarantee

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**FG Property Management Company Limited by Guarantee  
Company limited by guarantee**

**Directors and other information**

<b>Directors</b>	John Davey Claire Murphy
<b>Secretary</b>	Maria Holmes
<b>Company number</b>	384467
<b>Registered office</b>	Fairgreen Naas Co Kildare
<b>Business address</b>	Fairgreen Court The Fairgreen Kilcock Co. Kildare
<b>Accountant</b>	Xeinadin Accountants Monasterevin Road Kildare Co Kildare
<b>Bankers</b>	AIB Bank 41 South Main Street Naas Co Kildare

## **FG Property Management Company Limited by Guarantee**

### **Directors responsibilities statement**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-entities regime" 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 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. 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.

**FG Property Management Company Limited by Guarantee**

**Accountants' Report to the board of directors  
on the Unaudited abridged financial statements of FG Property Management Company Limited by**

In accordance with the engagement letter dated 17 September 2025, and in order to assist you to fulfil your duties under the Companies Act 2014, I have compiled the financial statements which comprise the Income & 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 August 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.

Xeinadin Accountants  
Monasterevin Road  
Kildare  
Co Kildare

24 September 2025

## FG Property Management Company Limited by Guarantee

### Balance sheet As at 31 August 2025

	2025 €	2024 €
Current assets	10,257	12,711
Creditors: amounts falling due within one year	(3,494)	(5,413)
<b>Net current assets</b>	<u>6,763</u>	<u>7,298</u>
<b>Total assets less current liabilities</b>	6,763	7,298
Accruals and deferred income	(1,937)	(1,784)
<b>Net assets</b>	<u><u>4,826</u></u>	<u><u>5,514</u></u>
<b>Capital and reserves</b>	<u><u>4,826</u></u>	<u><u>5,514</u></u>

We, as directors of FG Property 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 of the Companies Act 2014 are satisfied;
- (c) the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- (e) the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

These abridged financial statements were approved by the board of directors on 24 September 2025 and signed on behalf of the board by:

**John Davey**  
Director

**Claire Murphy**  
Director

## FG Property Management Company Limited by Guarantee

### Notes to the abridged financial statements Financial year ended 31 August 2025

#### 1. General information

The company is a private company limited by guarantee, registered in Dublin. The address of the registered office is Fairgreen, Naas, Co Kildare.

#### 2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

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

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

##### Income

Income is generated from service charges and contributions to the sinking fund received and receivable in the financial year.

##### Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

##### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Financial instruments are initially recognised at cost, which is the transaction price.

Investments in shares, subsidiaries or participating interests are subsequently measured at cost less impairment.

Derivatives are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss less any impairment losses recognised to date. This is allocated to profit or loss over the term of the contract on a straight-line basis, unless another systematic basis of allocation is more appropriate.

Other financial instruments are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss, plus accumulated interest income or expense recognised to date, less all repayments of principal or interest to date, less impairment.

Financial assets are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately.

## FG Property Management Company Limited by Guarantee

### Notes to the abridged financial statements (continued) Financial year ended 31 August 2025

#### Sinking Fund

The sinking fund represents a specific building investment fund reserve to be used only for the purpose of discharging expenditure reasonable incurred in refurbishment, improvement and or maintenance of a non recurring nature. The sinking fund is not guaranteed to cover all unpreceded costs of a non recurring nature. Contributions to the sinking fund are billed each financial period in accordance with section 19 of the Multi Unit Development Act 2011. Further transfer may be made to the sinking fund from liquid resources in each financial period.

#### 4. Limited by guarantee

The company is a company limited by guarantee not having a share capital, the liability of each member in the event of the wind up of the company is limited to €1.

#### 5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	1,213	(595)
(Loss)/profit for the financial year	(689)	1,808
<b>At the end of the financial year</b>	<b>524</b>	<b>1,213</b>

#### 6. Accounting Periods

The current year accounts are for a full year. The comparatives are for a full year.

#### 7. Insurance Cover

The cover which has been put in place in respect of the multi-development is as follows:

##### All Risk or Material Loss or Damage

Buildings	€5,750,000
Employers Liability	€13,000,000
Public Liability	€6,500,000
Gross Rent Receivable	€550,000
Costs of Alternative Residential Accommodation	€550,000