

Company registration number: 674874

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited financial statements

for the financial year ended 31 December 2025

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
(A Company Limited by Guarantee and not having Share Capital)**

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BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
Company limited by guarantee

Directors and other information

Directors	John Donnelly Margaret Watters Mary Kinnarney
Secretary	John Donnelly
Company number	674874
Registered office	Kilgeever House Capdoo Clane Co Kildare
Accountants	Mc Donald Walsh Shop Street Tuam Co Galway
Bankers	AIB Bank 41 South Main Street Naas Co Kildare

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
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Directors report

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

Directors

The names of the persons who at any time during the financial year were directors of the company are as follows:

John Donnelly
Margaret Watters
Mary Kinnarney

Principal activities

Management Company for apartment block.

Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at .

This report was approved by the board of directors on 20/01/2026 and signed on behalf of the board by:

John Donnelly
Director

Margaret Watters
Director

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Directors responsibilities statement

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 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 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.

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
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**Profit and loss account
Financial year ended 31 December 2025**

	Note	2025	2024
		€	€
Turnover		33,803	19,450
Gross profit		<u>33,803</u>	<u>19,450</u>
Administrative expenses		<u>(17,003)</u>	<u>(17,234)</u>
Operating profit		16,800	2,216
Profit before taxation		<u>16,800</u>	<u>2,216</u>
Tax on profit		-	-
Profit for the financial year		<u><u>16,800</u></u>	<u><u>2,216</u></u>

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

The notes on pages 8 to 10 form part of these financial statements.

BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
(A Company Limited by Guarantee and not having Share Capital)

Statement of income and retained earnings
Financial year ended 31 December 2025

	2025	2024
	€	€
Profit for the financial year	16,800	2,216
Retained earnings at the start of the financial year	<u>2,373</u>	<u>157</u>
Retained earnings at the end of the financial year	<u><u>19,173</u></u>	<u><u>2,373</u></u>

BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
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Balance sheet
As at 31 December 2025

	Note	2025 €	€	2024 €	€
Current assets					
Cash at bank and in hand		20,173		3,373	
		20,173		3,373	
Creditors: amounts falling due within one year					
	6	(1,000)		(1,000)	
Net current assets		19,173		2,373	
Total assets less current liabilities		19,173		2,373	
Net assets		19,173		2,373	
Capital and reserves					
Profit and loss account		19,173		2,373	
Members funds		19,173		2,373	

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

We, as directors of BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- 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;
- 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); and
- 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.

The notes on pages 8 to 10 form part of these financial statements.

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Balance sheet (continued)
As at 31 December 2025**

These financial statements were approved by the board of directors on 20/01/2026 and signed on behalf of the board by:

John Donnelly
Director

Margaret Watters
Director

The notes on pages 8 to 10 form part of these financial statements.

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the financial statements
Financial 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 Kilgeever House, Capdoo, Clane, Co Kildare.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
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Notes to the financial statements (continued)
Financial year ended 31 December 2025

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.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost 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.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The company is one limited by guarantee not having a share capital.

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	2,373	157
Profit for the financial year	16,800	2,216
At the end of the financial year	<u>19,173</u>	<u>2,373</u>

**BAYVIEW COURT APARTMENTS OWNERS MANAGEMENT CLG
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**Notes to the financial statements (continued)
Financial year ended 31 December 2025**

6. Creditors: amounts falling due within one year

	2025	2024
	€	€
Accruals	1,000	1,000

7. Approval of financial statements

The board of directors approved these financial statements for issue on . 20/01/2026