

**Company registration number: 117210**

**Bodendale Management Company CLG  
(A Company Limited by Guarantee and not having Share Capital)**

**Financial statements**

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

**Bodendale Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Contents**

	<b>Page</b>
Directors and other information	<b>1</b>
Directors report	<b>2</b>
Directors responsibilities statement	<b>3</b>
Independent auditor's report to the members	<b>4 - 6</b>
Income and Expenditure Account	<b>7</b>
Balance sheet	<b>8</b>
Statement of changes in equity	<b>9</b>
Notes to the financial statements	<b>10 - 11</b>

**Bodendale Management Company CLG**  
**Company limited by guarantee**

**Directors and other information**

<b>Directors</b>	Philip McGovern Frederick White
<b>Secretary</b>	Mary Lonergan
<b>Company number</b>	117210
<b>Registered office</b>	Dodder House 2 Dodder Park Drive Dublin 14
<b>Auditor</b>	John Mulderrig & Company Limited Dodder House 2 Dodder Park Drive Dublin 14
<b>Bankers</b>	AIB Bank 6 Main Street Rathfarnham Dublin 14
<b>Solicitors</b>	Keith Walsh Solicitors 8 St. Agnes Road Crumlin Village Dublin D12 VR64

**Bodendale Management Company CLG**  
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**Directors report**

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

**Directors**

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

Philip McGovern  
Frederick White

**Principal activities**

The principal activity is the management of residential property at Bodendale, Glendoher Road, Rathfarnham, Dublin 16 on behalf of the members of the company and the provision of services relating thereto which are financed by the collection of subscriptions from members.

**Dividends**

The company is limited by guarantee without a share capital so it does not pay dividends.

**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 Dodder House, 2 Dodder Park Drive, Dublin D14 W5R6.

**Relevant audit information**

In the case of each of the persons who are directors at the time this report is approved in accordance with section 332 of Companies Act 2014:

- so far as each director is aware, there is no relevant audit information of which the company's statutory auditors are unaware, and
- each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's statutory auditors are aware of that information.

This report was approved by the board of directors on 21 January 2026 and signed on behalf of the board by:

Philip McGovern  
Director

Frederick White  
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 and enable the financial statements to be audited. 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.

**Independent auditor's report to the members of  
Bodendale Management Company CLG**

**Report on the audit of the financial statements**

***Opinion***

We have audited the financial statements of Bodendale Management Company CLG (the 'company') for the financial year ended 31 August 2025 which comprise the profit and loss account, balance sheet, statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies set out in note 3. The financial reporting framework that has been applied in their preparation is Irish law and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 August 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

***Basis for opinion***

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

***Conclusions relating to going concern***

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

***Other Information***

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Independent auditor's report to the members of  
Bodendale Management Company CLG (continued)**

***Opinions on other matters prescribed by the Companies Act 2014***

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and financial statements are in agreement with the accounting records.

***Matters on which we are required to report by exception***

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

**Respective responsibilities**

***Responsibilities of directors for the financial statements***

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

***Auditor's responsibilities for the audit of the financial statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**Independent auditor's report to the members of  
Bodendale Management Company CLG (continued)**

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

***The purpose of our audit work and to whom we owe our responsibilities***

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

For and on behalf of  
John Mulderrig & Company Limited  
Statutory Auditor  
Dodder House  
2 Dodder Park Drive  
Dublin 14

21 January 2026

**Bodendale Management Company CLG**  
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**Income and expenditure account**  
**Financial year ended 31 August 2025**

	<b>Note</b>	<b>2025</b>	<b>2024</b>
		<b>€</b>	<b>€</b>
<b>Revenue</b>		22,100	22,350
<b>Gross surplus</b>		<u>22,100</u>	<u>22,350</u>
Administrative expenses		(15,692)	(14,844)
<b>Operating surplus (deficit)</b>		<u>6,408</u>	<u>7,506</u>
Other interest receivable and similar income		137	91
<b>Surplus (deficit) for year</b>		<u>6,545</u>	<u>7,597</u>
Tax on surplus/(deficit)		(34)	(23)
<b>Surplus/(deficit) for the financial year</b>		<u><u>6,511</u></u>	<u><u>7,574</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 10 to 11 form part of these financial statements.**

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**Balance sheet**  
**As at 31 August 2025**

	Note	2025		2024	
		€	€	€	€
<b>Current assets</b>					
Debtors	6	2,810		1,884	
Cash at bank and in hand		71,562		65,988	
		<u>74,372</u>		<u>67,872</u>	
<b>Creditors: amounts falling due within one year</b>					
	7	<u>(8,968)</u>		<u>(8,979)</u>	
<b>Net current assets</b>			<u>65,404</u>		<u>58,893</u>
<b>Total assets less current liabilities</b>			<u>65,404</u>		<u>58,893</u>
<b>Net assets</b>			<u><u>65,404</u></u>		<u><u>58,893</u></u>
<b>Capital and reserves</b>					
Sinking fund			58,484		54,992
Income and expenditure reserve			6,920		3,901
<b>Members funds</b>			<u><u>65,404</u></u>		<u><u>58,893</u></u>

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'.

These financial statements were approved by the board of directors on 21 January 2026 and signed on behalf of the board by:

Philip McGovern  
Director

Frederick White  
Director

**The notes on pages 10 to 11 form part of these financial statements.**

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**Statement of changes in equity**  
**Financial year ended 31 August 2025**

	Sinking Fund €	Income and expenditure reserve €	<b>Total</b> €
<b>At 1 September 2023</b>	51,531	(212)	51,319
Profit for the financial year		7,574	7,574
Other movement on reserves	3,461	-3,461	-
<b>At 31 August 2024</b>	<u>54,992</u>	<u>3,901</u>	<u>58,893</u>
Profit for the financial year		6,511	6,511
Other movement on reserves	3,492	-3,492	-
<b>At 31 August 2025</b>	<u><u>58,484</u></u>	<u><u>6,920</u></u>	<u><u>65,404</u></u>

The income and expenditure reserve amount represents the cumulative surplus figure since commencement of activity. The figure is stated after transfers to the sinking fund. There was a contribution of €3,492 made to the sinking fund during the year. The balance of the sinking fund at the year end was €58,484.

**Bodendale Management Company CLG**  
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**Notes to the financial statements**  
**Financial year ended 31 August 2025**

**1. General information**

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is Dodder House, 2 Dodder Park Drive, Dublin 14.

**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 a going concern basis under the historical cost convention, modified to include certain items at fair value and they have been prepared in accordance with the Companies Act 2014.

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

**Revenue**

Revenue represents members service charges and is recognised as it falls due.

**Taxation**

As the company provides residential property management services to its members on a not for profit basis this activity is not subject to corporation tax. Corporation tax is chargeable on any income from investment activities.

**Sinking Fund Contributions**

In accordance with Section 19 of the Multi-Unit Development Act 2011, the company has established a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time.

**4. Limited by guarantee**

The company is limited by guarantee and does not have a share capital. The liability of the members in the event of a winding up is limited to €1.

**Bodendale Management Company CLG**  
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**Notes to the financial statements (continued)**  
**Financial year ended 31 August 2025**

**5. Appropriations of income and expenditure account**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
At the start of the financial year	3,901	-212
Profit for the financial year	6,511	7,574
Other movements	-3,492	-3,461
<b>At the end of the financial year</b>	<u><u>6,920</u></u>	<u><u>3,901</u></u>

**6. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Trade debtors	650	-
Prepayments	2,160	1,884
	<u><u>2,810</u></u>	<u><u>1,884</u></u>

**7. Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Other creditors including tax and social insurance	(18)	(7)
Accruals and deferred income	8,986	8,986
	<u><u>8,968</u></u>	<u><u>8,979</u></u>

**8. Related party transactions**

The directors were charged service charges on an arms length basis in line with the terms of their individual leases. The directors have identified no other transactions which are required to be disclosed.

**9. Approval of financial statements**

The board of directors approved these financial statements for issue on 21 January 2026.