

Company Number: 505439

FOD Estate Agents Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 October 2025

FOD Estate Agents Limited

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FOD Estate Agents Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 October 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", 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.

Signed on behalf of the board

Helen Dempsey
Director

Diarmuid O' Donnabhain
Director

11 March 2026

FOD Estate Agents Limited

BALANCE SHEET

as at 31 October 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	374,974	383,293
Current Assets			
Stocks	6	8,259	8,087
Debtors	7	17,488	32,031
Cash and cash equivalents		743,925	560,372
		769,672	600,490
Creditors: amounts falling due within one year	8	(462,341)	(377,631)
Net Current Assets		307,331	222,859
Total Assets less Current Liabilities		682,305	606,152
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		682,205	606,052
Equity attributable to owners of the company		682,305	606,152

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 FOD Estate Agents Limited, 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 11 March 2026 and signed on its behalf by:

Helen Dempsey
Director

Diarmuid O' Donnabhain
Director

FOD Estate Agents Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 October 2025

	Called up share capital €	Retained earnings €	Total €
At 1 November 2023	100	579,497	579,597
Profit for the financial year	-	26,555	26,555
At 31 October 2024	100	606,052	606,152
Profit for the financial year	-	76,153	76,153
At 31 October 2025	100	682,205	682,305

FOD Estate Agents Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

1. General Information

FOD Estate Agents Limited 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 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" 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 the invoice value of services supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Land and buildings freehold	-	2% Straight line
Fixtures, fittings and equipment	-	20% Straight Line
Motor vehicles	-	20% Reducing Balance
Office equipment	-	20% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Stocks

Stocks are valued at the lower of cost and net realisable value. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

Trade and other debtors

Trade and other debtors are initially recognised at fair value 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 initially recognised at fair value and thereafter stated 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.

Employee benefits

The company does not operate any pension scheme.

FOD Estate Agents Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

3.	Operating profit	2025	2024
		€	€
	Operating profit is stated after charging:		
	Depreciation of tangible assets	<u>11,679</u>	<u>11,335</u>

4. Employees

The average monthly number of employees, including directors, during the financial year was 6, (2024 - 6).

	2025	2024
	Number	Number
Management	<u>1</u>	<u>1</u>
Staff	<u>5</u>	<u>5</u>
	<u>6</u>	<u>6</u>

5. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €	Motor vehicles €	Office equipment €	Total €
Cost					
At 1 November 2024	404,083	4,976	26,869	11,392	447,320
Additions	-	-	-	3,360	3,360
At 31 October 2025	<u>404,083</u>	<u>4,976</u>	<u>26,869</u>	<u>14,752</u>	<u>450,680</u>
Depreciation					
At 1 November 2024	31,798	3,738	18,064	10,427	64,027
Charge for the financial year	8,082	619	-	2,978	11,679
At 31 October 2025	<u>39,880</u>	<u>4,357</u>	<u>18,064</u>	<u>13,405</u>	<u>75,706</u>
Net book value					
At 31 October 2025	<u>364,203</u>	<u>619</u>	<u>8,805</u>	<u>1,347</u>	<u>374,974</u>
At 31 October 2024	<u>372,285</u>	<u>1,238</u>	<u>8,805</u>	<u>965</u>	<u>383,293</u>

6.	Stocks	2025	2024
		€	€
	Work in progress	<u>8,259</u>	<u>8,087</u>

The replacement cost of work in progress did not differ significantly from the figures shown.

FOD Estate Agents Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

7. Debtors	2025	2024
	€	€
Trade debtors	1,529	20,399
Directors' current accounts (Note 11)	5,324	-
Taxation	-	5,712
Prepayments	10,635	5,920
	<u>17,488</u>	<u>32,031</u>

8. Creditors	2025	2024
Amounts falling due within one year	€	€
Client creditor balances	368,089	321,684
Trade creditors	2,793	9,977
Taxation	73,315	27,786
Directors' current accounts (Note 11)	-	6
Accruals	18,144	18,178
	<u>462,341</u>	<u>377,631</u>

9. Details of creditors

Security given in respect of creditors

AIB Bank hold personal guarantees, provided by directors, to the value of €60,000.

10. Income Statement

	2025	2024
	€	€
At 1 November 2024	606,052	579,497
Profit for the financial year	76,153	26,555
	<u>682,205</u>	<u>606,052</u>
At 31 October 2025		

11. Directors' remuneration and transactions

	2025	2024
	€	€
Directors' remuneration		
Remuneration	-	46,084
	<u>-</u>	<u>46,084</u>

The following amounts are repayable to the directors:

	2025	2024
	€	€
Helen Dempsey	-	6
	<u>-</u>	<u>6</u>

12. Post-Balance Sheet Events

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

13. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 11 March 2026.