

Ballynahinch Lakeside Limited
Abridged Unaudited Financial Statements
for the financial year ended 28 February 2025

Ballynahinch Lakeside Limited

CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Balance Sheet	5 - 6
Statement of Changes in Equity	7
Notes to the Financial Statements	8 - 11

Ballynahinch Lakeside Limited

DIRECTORS AND OTHER INFORMATION

Directors	Roseanne O'Grady Walshe Jane O'Grady Walshe Timothy O'Grady Walshe
Company Secretary	Jane O'Grady Walshe (Appointed 20 August 2024) Timothy O'Grady Walshe (Resigned 20 August 2024)
Company Number	63475
Registered Office and Business Address	8 Raglan Lane Ballsbridge Dublin 4 Ireland
Accountants	OKC Chartered Accountants Unit 1A Bracken Business Park Bracken Road Sandyford Dublin 18 Ireland

Ballynahinch Lakeside Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 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 Statement of Changes in Equity 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 OKC Chartered Accountants, 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 28 February 2025."

Signed on behalf of the board

Roseanne O Grady Walsh

Roseanne O'Grady Walshe
Director

Date: 29/12/2025

Jane O Grady Walshe

Jane O'Grady Walshe
Director

Date: 29/12/2025

Ballynahinch Lakeside Limited**BALANCE SHEET**

as at 28 February 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>892,520</u>	<u>913,016</u>
Current Assets			
Receivables	6	950,774	740
Cash and cash equivalents		<u>6,611</u>	<u>8,796</u>
		<u>957,385</u>	<u>9,536</u>
Payables: amounts falling due within one year	7	<u>(4,060)</u>	<u>(2,030)</u>
Net Current Assets		<u>953,325</u>	<u>7,506</u>
Total Assets less Current Liabilities		1,845,845	920,522
Payables:			
amounts falling due after more than one year	8	<u>(1,648,633)</u>	<u>(700,009)</u>
Net Assets		<u>197,212</u>	<u>220,513</u>
Capital and Reserves			
Called up share capital presented as equity		381	381
Revaluation reserve	9	417,009	417,009
Retained earnings		<u>(220,178)</u>	<u>(196,877)</u>
Equity attributable to owners of the company		<u>197,212</u>	<u>220,513</u>

Ballynahinch Lakeside Limited

BALANCE SHEET

as at 28 February 2025

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 Ballynahinch Lakeside 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 29/12/2025 and signed on its behalf by:

Roseanne O'Grady Walshe

Jane O'Grady Walshe

Roseanne O'Grady Walshe
Director

Jane O'Grady Walshe
Director

Ballynahinch Lakeside Limited
STATEMENT OF CHANGES IN EQUITY

as at 28 February 2025

	Called up share capital	Revaluation reserve	Retained earnings	Total
	€	€	€	€
At 1 March 2023	381	417,009	(193,783)	223,607
Loss for the financial year	-	-	(3,094)	(3,094)
At 29 February 2024	381	417,009	(196,877)	220,513
Loss for the financial year	-	-	(23,301)	(23,301)
At 28 February 2025	381	417,009	(220,178)	197,212

Ballynahinch Lakeside Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

1. General Information

Ballynahinch Lakeside Limited is a private company limited by shares incorporated and registered in Ireland. The registered number of the company is 63475. The registered office of the company is 71 Palmerston Road, Dublin. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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 28 February 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.

Revenue

The turnover relates to rental income from the investment property.

Tangible assets and depreciation

Tangible assets are assets that are initially accounted for at cost, and subsequently carried at cost or at valuation less accumulated depreciation charges and impairments. Cost includes the prime cost incurred in the construction/purchase of the tangible fixed asset. 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:

Fixtures, fittings and equipment	-	10% per annum straight line
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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.

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Trade and other receivables

Trade and other receivables 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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Payables.

Ballynahinch Lakeside Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

Trade and other payables

Trade and other payables 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 recognises the cost of all employee benefits to which its employees have become entitled as a result of services rendered to the entity during the year as an expense to the Profit and Loss Account.

Taxation and deferred 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Ordinary share capital

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

3. Operating loss	2025	2024
	€	€
Operating loss is stated after charging:		
Depreciation of tangible assets	9,998	13,788
Loss/(profit) on disposal of tangible assets	10,498	-
	<u> </u>	<u> </u>

4. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2023 - 0).

5. Tangible assets

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 March 2024	872,902	257,379	1,130,281
Disposals	-	(153,671)	(153,671)
	<u> </u>	<u> </u>	<u> </u>
At 28 February 2025	872,902	103,708	976,610
	<u> </u>	<u> </u>	<u> </u>
Depreciation			
At 1 March 2024	-	217,265	217,265
Charge for the financial year	-	9,998	9,998
On disposals	-	(143,173)	(143,173)
	<u> </u>	<u> </u>	<u> </u>
At 28 February 2025	-	84,090	84,090
	<u> </u>	<u> </u>	<u> </u>
Net book value			
At 28 February 2025	872,902	19,618	892,520
	<u> </u>	<u> </u>	<u> </u>
At 29 February 2024	872,902	40,114	913,016
	<u> </u>	<u> </u>	<u> </u>

Ballynahinch Lakeside Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

The investment property is valued at fair value each reporting date. In the current year, no professional valuation was completed. The directors are of the view that the valuation stated in the financial statements represents the current market value of the property, given that the property is under going renovations. A professional independent valuation will be conducted once the renovations are completed. The Directors consider the valuation of €872,902 to be consistent with current market trends.

6. Receivables	2025	2024	
	€	€	
Prepayments	950,774	740	
	<u> </u>	<u> </u>	
7. Payables	2025	2024	
Amounts falling due within one year	€	€	
Accruals	4,060	2,030	
	<u> </u>	<u> </u>	
8. Payables	2025	2024	
Amounts falling due after more than one year	€	€	
Amounts owed to connected parties (Note 12)	654,469	654,469	
Directors' loan accounts (note 11)	994,164	45,540	
	<u> </u>	<u> </u>	
	1,648,633	700,009	
	<u> </u>	<u> </u>	
9. Income Statement	Revaluation	Profit	Total
	reserve	and loss	
		account	
	€	€	€
At 1 March 2024	417,009	(196,877)	220,132
Loss for the financial year	-	(23,301)	(23,301)
	<u> </u>	<u> </u>	<u> </u>
At 28 February 2025	417,009	(220,178)	196,831
	<u> </u>	<u> </u>	<u> </u>

10. Capital commitments

The company had material capital commitments at 28 February 2025.

The capital commitments relate to the renovations of the investment property and this will continue into the next financial period.

Once all renovations to the property have been completed, a professional independent valuation will be conducted.

11. Directors' transactions

The following amounts are repayable to the directors:

	2025	2024
	€	€
Roseanne O'Grady Walshe	994,164	45,540
	<u> </u>	<u> </u>

During the year Ballynahinch Lakeside Limited invoiced Roseanne O'Grady Walshe €12,150 in respect of rent.

The balances repayable to directors are repayable on demand, are unsecured, interest free and have no fixed repayment date. The directors of the Company are deemed to be the key personnel of the Company as defined in Section 33 of FRS 102.

Ballynahinch Lakeside Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

12. Related party transactions

The following amounts are due to other connected parties:

	2025	2024
	€	€
Amounts falling due after more than one year	<u>654,469</u>	<u>654,469</u>

The balances due to other connected parties are unsecured, interest free and have no fixed repayment date.

13. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end, other than the capital commitments noted.

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on _____, 29/12/2025