

Balfeddock Manor Owners Management Company Limited by Guarantee
Directors' Report and Unaudited Financial Statements
for the financial year ended 31 December 2024

Balfeddock Manor Owners Management Company Limited by Guarantee
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**Balfeddock Manor Owners Management Company Limited by Guarantee
DIRECTORS AND OTHER INFORMATION**

Directors	Gregory Sorushanov (Appointed 2 February 2026) Mubashar Hafeez (Appointed 2 February 2026) Andrew Michael McPhee (Appointed 2 February 2026) Yvonne Fagan (Appointed 2 February 2026) Mark Kane (Resigned 2 February 2026) Gavin Kelly (Resigned 2 February 2026)
Company Secretary	Yvonne Fagan (Appointed 2 February 2026) Deborah O'Reilly (Appointed 17 October 2025, Resigned 2 February 2026) Neale O'Hanlon (Resigned 10 March 2025)
Company Number	690358
Registered Office	Unit 15 Ctek, Riverside Road, Carrickmacross, Co. Monaghan, A81 X611 Ireland
Business Address	Balfeddock Manor, Baltray Road, Co. Louth, Ireland
Accountants	Baker Tilly Kirk Chartered Certified Accountants Mill House, Mill Street, Dundalk, Co. Louth
Managing Agents	Macfar Property Management 74 Clanbrassil Street Dundalk Co. Louth

Balfeddock Manor Owners Management Company Limited by Guarantee

DIRECTORS' REPORT

for the financial year ended 31 December 2024

The directors present their report and the unaudited financial statements for the financial year ended 31 December 2024.

Principal Activity and Review of the Business

The principle activity of the company is that of a property management company for the common areas of Balfeddock Manor, Baltray Road, Termonfeckin, Co.Louth. The company is subject to the Multi Unit Developments Act 2011 and is registered under the Companies Act 2014.

The Company is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 December 2024.

Principal Risks and Uncertainties

The principal risks and uncertainties facing the company relate to the wider state of the Irish economy. Taxation increases, the introduction of rent pressure zones and other property-related charges have limited the level of income of many owners and made it more difficult for some owners to pay all service charges in full and on time. Under the mandate of members, the directors are committed to enforcing the policy of collecting all legally enforceable debts to ensure that the company can continue to provide its services and safeguard the common areas for the benefit of all residents and owners.

The company operates solely in the Republic of Ireland therefore, it is not subject to currency risks. The company does not rely on borrowings and has little exposure to interest rate risk. The company's policy is to ensure that sufficient resources are available from cash balances, cash flows and the sinking fund to ensure all current and capital expenditure obligations can be met when they fall due. As the development gets older, it is important that the property owners put aside sufficient funds to build a Sinking Fund adequate to requirements and this matter is discussed each year at the Annual General Meeting. This issue will become more important for the development in the years ahead and it will be important that property owners support the building of a good Sinking Fund so that the Company can replace assets that require replacement in a timely manner and also that it can undertake other required investment projects. (This is in line with the recommendations of the SCSi report: 'Sinking Funds in Apartments - Meeting the Challenge'). The company does not foresee any immediate capital funding requirement but should one arise the directors are satisfied that relevant systems are in place to respond accordingly either through the company's insurance policy, the sinking fund or by calling a meeting of the members in relation to any further funding requirements.

Financial Results

The surplus/(deficit) for the financial year amounted to €3,094 (2023 - €(604)).

At the end of the financial year, the company has assets of €10,390 (2023 - €8,100) and liabilities of €1,984 (2023 - €2,788). The net assets of the company have increased by €3,094.

Directors and Secretary

The directors who served throughout the financial year, except as noted, were as follows:

Gregory Sorushanov (Appointed 2 February 2026)
Mubashar Hafeez (Appointed 2 February 2026)
Andrew Michael McPhee (Appointed 2 February 2026)
Yvonne Fagan (Appointed 2 February 2026)
Mark Kane (Resigned 2 February 2026)
Gavin Kelly (Resigned 2 February 2026)

The secretaries who served during the financial year were:

Yvonne Fagan (Appointed 2 February 2026)
Deborah O'Reilly (Appointed 17 October 2025, Resigned 2 February 2026)
Neale O'Hanlon (Resigned 10 March 2025)

The Company is limited by guarantee not having a share capital. Therefore the directors and secretary who served during the year did not have a beneficial interest in the company.

The directors serve in a voluntary capacity.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Balfeddock Manor Owners Management Company Limited by Guarantee DIRECTORS' REPORT

for the financial year ended 31 December 2024

Future Developments

There are not expected to be any changes in the activity of the company in the coming period. Balfeddock Manor Owners Management CLG maintains the development to a high standard and will continue to do so in coming period.

Post Balance Sheet Events

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

Annual Service Charge

The annual service charge for the year to December 2024 was €7,900 (2023: €1,200).

Building Investment Works

There is no anticipated building investment works other than the ongoing maintenance work.

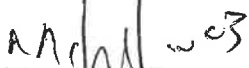
Transfers to Reserves or Sinking Fund

Under Section 19 of the Multi-Unit Act 2011 the company is required to set up a sinking fund which each property owner is required to pay into along with their service charge. The sinking fund is to be held in a separate bank account. This company has not yet set up a bank account or a separate sinking fund account.

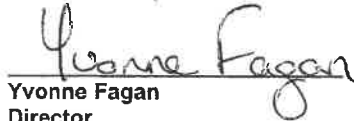
Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at Unit 15 Ctek, Riverside Road, Carrickmacross, Co. Monaghan, A81 X611.

Signed on behalf of the board



Mubashar Hafeez
Director



Yvonne Fagan
Director

23 February 2026

Balfeddock Manor Owners Management Company Limited by Guarantee

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2024

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" 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 surplus or deficit 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:

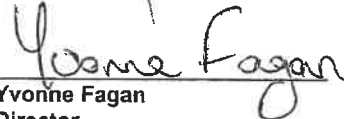
- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify 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 surplus or deficit 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



Mubashar Hafeez
Director



Yvonne Fagan
Director

23 February 2026

**Balfeddock Manor Owners Management Company Limited by Guarantee
CHARTERED CERTIFIED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited financial
statements of Balfeddock Manor Owners Management Company Limited by
Guarantee
for the financial year ended 31 December 2024**

In accordance with our engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the financial statements of the company for the financial year ended 31 December 2024 as set out on pages 8 to 14 which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes from the company's accounting records and from information and explanations you have given to us.

This report is made solely to the Board of Directors of Balfeddock Manor Owners Management Company Limited by Guarantee, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 its Board of Directors, as a body, for our work or for this report.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies - ACCA Accounts Preparation Report and ISRS 4410 International Standard on Related Services -Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the association relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 December 2024 your duty to ensure that Balfeddock Manor Owners Management Company Limited by Guarantee has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Balfeddock Manor Owners Management Company Limited by Guarantee. You consider that Balfeddock Manor Owners Management Company Limited by Guarantee is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the financial statements of Balfeddock Manor Owners Management Company Limited by Guarantee. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



BAKER TILLY KIRK
Chartered Certified Accountants
Mill House,
Mill Street,
Dundalk,
Co. Louth

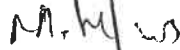
23 February 2026

Balfeddock Manor Owners Management Company Limited by Guarantee
INCOME AND EXPENDITURE ACCOUNT

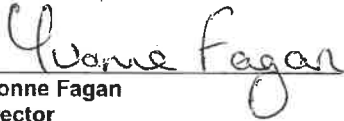
for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Income	5	8,884	1,200
Expenditure		(5,790)	(1,804)
Surplus/(deficit) for the financial year		<u>3,094</u>	<u>(604)</u>
Total comprehensive income		<u>3,094</u>	<u>(604)</u>

Approved by the board on 23 February 2026 and signed on its behalf by:



Mubashar Hafeez
Director



Yvonne Fagan
Director

Balfeddock Manor Owners Management Company Limited by Guarantee

BALANCE SHEET

as at 31 December 2024

	Notes	2024 €	2023 €
Current Assets			
Debtors	6	10,390	8,100
Creditors: amounts falling due within one year	7	(1,984)	(2,788)
Net Current Assets		<u>8,406</u>	<u>5,312</u>
Total Assets less Current Liabilities		<u>8,406</u>	<u>5,312</u>
Reserves			
Income and expenditure account		<u>8,406</u>	<u>5,312</u>
Members' Funds		<u>8,406</u>	<u>5,312</u>

We as Directors of Balfeddock Manor Owners 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 are satisfied,


(c) the members 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.

Approved by the board on 23 February 2026 and signed on its behalf by:



Mubashar Hafeez
Director



Yvonne Fagan
Director

Balfeddock Manor Owners Management Company Limited by Guarantee
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2024

	Retained surplus	Total
	€	€
At 1 January 2023	5,916	5,916
Deficit for the financial year	(604)	(604)
At 31 December 2023	5,312	5,312
Surplus for the financial year	3,094	3,094
At 31 December 2024	8,406	8,406

Balfeddock Manor Owners Management Company Limited by Guarantee
STATEMENT OF CASH FLOWS

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Cash flows from operating activities			
Surplus/(deficit) for the financial year		3,094	(604)
		<u>3,094</u>	<u>(604)</u>
Movements in working capital:			
Movement in debtors		(2,290)	(1,200)
Movement in creditors		(804)	1,804
		<u>-</u>	<u>-</u>
Cash generated from operations		-	-
		<u>-</u>	<u>-</u>
Cash and cash equivalents at end of financial year		<u>-</u>	<u>-</u>

Balfeddock Manor Owners Management Company Limited by Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

1. General Information

Balfeddock Manor Owners Management Company Limited by Guarantee is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 690358. The registered office of the company is Unit 15 Ctek, Riverside Road, Carrickmacross, Co. Monaghan, A81 X611, Ireland. 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 financial year ended 31 December 2024 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" issued by the Financial Reporting Council.

Income

Income represents the total service charge receivable for the year, from residents of Balfeddock Manor Owners Management Company Limited by Guarantee, Baltray Road, Termonfeckin, Co.Louth. Service charges are billed in accordance with the terms of head lease agreement and as agreed in accordance with section 18 Multi-Unit Development Act 2011. Service charge revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the company.

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.

Taxation

The company has obtained exemption from the Revenue Commissioners in respect to Corporation tax. It being a company not carrying on a business for the purpose of making a profit.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has not set up a separate designated bank account.

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make estimates, judgements and assumptions when applying accounting policies. These affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and

Balfeddock Manor Owners Management Company Limited by Guarantee NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

underlying assumptions are reviewed on an on-going basis.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amount of assets and liabilities within the next financial year are addressed below.

a) Impairment of service charges in arrears.

Estimates are made in respect of the recoverable value of service charge debtors. When assessing the level of provisions required, factors including historical experience and the ageing profile of debtors are considered.

b) Provisions & accruals

Provisions by their nature are liabilities with an uncertain timing or amount. These provisions require management's best estimate in relation to the future cash outflows likely to arise in connection with obligations existing at the reporting date.

4. Departure from Companies Act 2014 Presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

5. Income

The whole of the company's income is attributable to its market in the Republic of Ireland and is derived from the principal activity of

6. Debtors	2024	2023
	€	€
Trade debtors	5,650	8,100
Other debtors	3,920	-
Prepayments and accrued income	820	-
	<u>10,390</u>	<u>8,100</u>

Debtors are made up of unpaid service charges. The aggregate of service charges billed for the year ended 31 Dec 2024 was €16,000. A total of €8,100 relating to income collected in prior periods was offset against this balance, a further €200 euro was collected in the period upon closing of sales. Total service charge income as presented in the financial statements is €7,900. The aggregate of service charges outstanding at the year end was €5,659. The aggregate of trade debtors due within 1 year is €5,659. A total of €9 has been paid in advance.

7. Creditors	2024	2023
Amounts falling due within one year	€	€
Trade creditors	984	-
Accruals	1,000	2,788
	<u>1,984</u>	<u>2,788</u>

8. Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one financial year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves, such amount as may be required, not exceeding € 2.

9. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2024.

Balfeddock Manor Owners Management Company Limited by Guarantee
NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

10. Related party transactions

The managing agent Macfar Property Management is a related party. The fees for the year invoiced by Macfar Property Management were €4,000 (2023: €820) for management agent services. These amount include VAT at 23%.

There is an amount of €1,250 owing from the managing agent to the company at year end.

The directors are related parties as defined under S33 FRS 102. All directors serve on a voluntary capacity. There is a balance of €92 owing from directors to the company at year end.

11. Post-Balance Sheet Events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 23 February 2026.