

Ballyfinogue Property Management Company

Financial Statements

Period ended 31st October 2025

Ballyfinogue Property Management Company

TABLE OF CONTENTS	PAGE
GENERAL INFORMATION	3
DIRECTORS REPORT	4
DIRECTORS RESPONSIBILITIES	5
TRADING, PROFIT AND LOSS ACCOUNT	6
BALANCE SHEET	7
NOTES TO FINANCIAL STATEMENTS	8-10
OVERHEADS	11

Ballyfinogue Property Management Company

REGISTERED ADDRESS

Ballyfinogue Great
Drinagh
Co. Wexford

BANKERS

Bank of Ireland
Custom House Quay
Wexford Town
Co. Wexford

SECRETARY

Claire O'Rourke

DIRECTORS

Claire O'Rourke
Aoife Pettitt

REGISTERED NUMBER OF INCORPORATION

355188

Ballyfinogue Property Management Company

REPORT OF THE DIRECTORS – PERIOD ENDED 31st OCTOBER 2025

The directors submit herewith their report and accounts for the period ended 31st October 2025.

1. Review of the business.

The Company manages the common areas of a private residential estate in County Wexford. The company operates on a not for profit basis.

2. Results for the year ended and state of affairs as at 31st October 2025.

The profit and loss account and balance sheet for the period ended 31st October 2025 together with notes thereon, are set out on pages 7 to 11.

3. Dividend

The Directors do not recommend payment of a dividend.

4. Important events since the year end

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

5. Directors

In accordance with the Company Constitution the directors are not required to retire by rotation. Director's shareholding as at 31st October 2025 and 31st October 2024 were

	Ordinary Shares
Aoife Pettitt	20
Claire O'Rourke	20

6. Health & Safety

The company adheres to all health and safety standards and has taken action to ensure compliance with all legislative requirements.

Ballyfinogue Property Management Company

STATEMENT OF DIRECTORS' REPOSIBILITIES AND DECLARATION ON UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31ST OCTOBER 2025

General Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- 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 keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements 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 as set out on pages 7 to 11:

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 all the company's accounting records and provided all the information necessary for all compilation of these financial statements to the Accountants.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the period ended 31ST October 2025.

ON BEHALF OF THE BOARD:

DIRECTOR: _____
Claire O'Rourke

DIRECTOR: _____
Aoife Pettitt

Date:
20/01/2026

Ballyfinogue Property Management Company

TRADING AND PROFIT AND LOSS ACCOUNT – PERIOD ENDED 31st OCTOBER 2025

	NOTES	12 MNTHS 31 st Oct 2025 €	12 MNTHS 31 st Oct 2024 €
Management Fees	2	1,703	1,770
Administration Expenses		1,703	1,770
Net surplus/ (deficit) for the period		----- 0	----- 0
Retained Surplus carried forward	4	0	0
Retained Surplus end of year		----- 0 =====	----- 0 =====

Aoife Pettitt
Director

Claire O'Rourke
Director

Date: 20/01/2026

Ballyfinogue Property Management Company
BALANCE SHEET AS AT 31st OCTOBER 2025

		31 st Oct 2025 €	31 st Oct 2024 €
Current Assets			
5	Debtors & Prepaid	600	600
	Bank & Cash	551	754
		-----	-----
		1,151	1,354
		-----	-----
Current Liabilities			
6	Creditors & Accruals	1,051	1,254
	Bank	-	-
		-----	-----
		1,051	1,254
		-----	-----
	Net Current Assets	100	100
		-----	-----
	Total Assets Less Current Liabilities	100	100
		=====	=====
FINANCED BY:			
	Share Capital	100	100
	Retained Earnings C/f	-	-
		-----	-----
		100	100
		=====	=====

The company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014 and the company is availing itself of the exemption on the grounds that the conditions specified in Section 358 are complied with.

No notice under subsection (1) of Section 334 has in accordance with subsection (2) of that section been served on the company and

We acknowledge the company's obligations under 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 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 Company has relied on the specified exemption contained in Section 352 Companies Act 2014; 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

Aoife Pettitt
Director

Claire O'Rourke
Director

20/01/2026
Date

Ballyfinogue Property Management Company

NOTES TO THE FINANCIAL STATEMENTS – PERIOD ENDED 31st OCTOBER 2025

1. ACCOUNTING POLICIES

(a) Valuation Policy

The overall valuation policy of the company is historical cost

(b) Reporting Currency

The reporting currency used is the euro, denoted by the symbol €.

(c) Going Concern

The financial Statements have been prepared on a going concern basis.

(d) Accounting Standards

The financial statements are prepared in accordance with applicable law and the accounting standards issued by the Accounting Standards Board.

2. MANAGEMENT FEES

Turnover represents management fees received from resident's net of all related VAT.

3. EMPLOYEES

The Company has no employees

4. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	31/10/2025	31/10/2024
	€	€
The profit on ordinary activities before taxation is stated after charging:-		
Auditors Remuneration	-	-
Directors Remuneration	-	-
	=====	=====

5. DEBTORS (Amounts Falling Due within One-Year)

	31 st Oct 2025	31 st Dec 2024
	€	€
Trade Debtors	600	600
Prepayments	-	-
	=====	=====

Ballyfinogue Property Management Company

NOTES TO THE FINANCIAL STATEMENTS – PERIOD ENDED 31st OCTOBER 2025.

6. CREDITORS (Amounts Falling Due within One Year)	31 st Oct 2025 €	31 st Oct 2024 €
Trade Creditors	290	290
Management fees in advance	761	964
	1,051	1,254
	1,051	1,254

7. CALLED UP SHARE CAPITAL

Authorised	31 st Oct 2025 €	31 st Oct 2024 €
100,000 Ordinary Shares of €1.00 each	100,000	100,000
	100,000	100,000
Allotted, Called up and Fully Paid		
100 Ordinary Shares of €1.00 each	100	100
	100	100

8. OTHER NOTES RELEVANT TO MUD ACT

A budget of €300 per unit was recommended for the year ended 31/10/2025 based as follows:

Landscaping	€200
Insurance	€100

	€300
	=====

There are five units in the complex so the total budget is €1,500.

Public liability/legal liability insurance up to a limit of €6.5m is provided for and is insured with OIM Underwriting Limited.

No sinking fund is proposed.

Ballyfinogue Property Management Company

NOTES TO THE FINANCIAL STATEMENTS – PERIOD ENDED 31st OCTOBER 2025.

9. RELATED PARTY TRANSACTIONS

The two directors are homeowners in the private residential estate managed by the company and as such pay the normal management fee. Other than that no other transactions take place with the directors.

10. COMMITMENTS

There were no capital commitments approved or contracted for at 31st October 2025 (31st October, 2024 – nil)

11. APPROVAL OF FINANCIAL STATEMENTS

These Financial Statements were approved by the directors on 20th January 2026.

Ballyfinogue Property Management Company

TRADING PROFIT AND LOSS ACCOUNT

PERIOD ENDED 31st OCTOBER 2025

	12 Mnth. 31/10/2025 €	12 Mnth. 31/10/2024 €
TURNOVER		
Management Fees received	1,500 -----	1,500 -----
 OVERHEAD EXPENSES		
Landscaping- Grass Cutting	1,310	1,100
Insurance	212	490
Bank Fees	61	60
Professional Fees	100	100
Administration	20 1,703 -----	20 1,770 -----
 (Deficit)/Excess of Fees over expenditure	 (203) =====	 (270) =====

Fees in Advance/Sinking Fund Reconciliation:

Opening Fees in Advance	964	1,234
Deficit of fees for year	(203) -----	(270) -----
Balance at end of year (note 6)	761 =====	964 =====