

**Bourke Estates (Ballina) Limited.**  
**Church Road**  
**Ballina**  
**Co. Mayo**

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**Unaudited Abridged Report and Financial Statements**  
**For Year Ended 28<sup>th</sup> February 2025**

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**James Jennings & Co.**  
**Chartered Accountants**  
**3 Richard Street**  
**Castlebar**  
**Co. Mayo**

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**Bourke Estates (Ballina) Ltd.**

**Year Ended to 28<sup>th</sup> February 2025**

<b><u>Contents</u></b>	<b><u>Page</u></b>
Directors and other information	2
Directors' Report	3
Directors' Responsibilities Statement	4
Statement of Financial Position	5
Notes to the Abridged Financial Statements	6 - 9

**Directors and other information**  
**Year Ended to 28<sup>th</sup> February 2025**

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Directors	: Brian Bourke Joseph Bourke
Secretary	: Brian Bourke
Registered Office	: Church Road Ballina Co. Mayo
Accountants	: James Jennings & Co. Chartered Accountants 3 Richard Street Castlebar Co. Mayo
Bankers	: Bank of Ireland Ballina Co. Mayo
Incorporation Number	: 365771
Date of Incorporation	: 6 <sup>th</sup> January 2003

**Bourke Estates (Ballina) Ltd.**

**Directors' Report**

**Directors' and Secretary's Interests in Shares**

The directors and secretary who have served during the financial year and their interest(s) in the shares of the company at the beginning and end of the year were as follows:

Directors	Brian Bourke	500 Ordinary Shares
	Joseph Bourke	500 Ordinary Shares
Secretary	Brian Bourke	500 Ordinary Shares

Approved by the board of directors and signed on its behalf by:

Joseph Bourke  
Director

Brian Bourke  
Director

Date: 21<sup>st</sup> January 2026

**Bourke Estates (Ballina) Ltd.**

**Directors' Responsibilities Statement  
Year Ended to 28<sup>th</sup> February 2025**

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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 Companies Act 2014 and accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland, including FRS 102 the Financial Reporting Standard applicable in the UK and Ireland (Generally Accepted Accounting Practice in Ireland). 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 and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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;
- 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;
- 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.

Approved by the board of directors and signed on its behalf by:

Joseph Bourke  
Director

Brian Bourke  
Director

Date: 21<sup>st</sup> January 2026

**Bourke Estates (Ballina) Ltd.  
Statement of Financial Position  
as at 28<sup>th</sup> February 2025**

		Y.E 28/02/2025	Y.E 28/02/2024
	(Notes)	€	€
<b><u>Fixed Assets</u></b>			
Tangible Fixed Assets		--	--
<b><u>Current Assets</u></b>			
Stocks, Work-in-Progress and Land	(7)	200,000	200,000
Bank Balances		200,000	200,000
<b><u>Current Liabilities</u></b>			
Bank Borrowings		(3,099,993)	(3,099,993)
Creditors and Accruals	(6)	(333,490)	(333,490)
Corporation Tax	(4)	--	(2,463)
Inter Company Loan		(2,463)	--
		<u>(3,435,946)</u>	<u>(3,435,946)</u>
<b>Net Current (Liabilities)</b>		<b><u>(3,235,946)</u></b>	<b><u>(3,235,946)</u></b>
<b>Total Assets Less Current Liabilities</b>		<b><u>(3,235,946)</u></b>	<b><u>(3,235,946)</u></b>
<b>Net (Liabilities)</b>		<b><u>(3,235,946)</u></b>	<b><u>(3,235,946)</u></b>
<b><u>Capital &amp; Reserves</u></b>			
Called up Share Capital Presented as Equity	(3)	1,000	1,000
Retained (Deficit)	(11)	(3,236,946)	(3,236,946)
		<b><u>(3,235,946)</u></b>	<b><u>(3,235,946)</u></b>

These financial statements have been prepared in accordance with the small companies regime.

We, as director(s) of Bourke Estates (Ballina) 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 is complied with;
- c) No notice under subsection (1) of section 334 has in accordance with subsection (2) of that section been served on the company;
- 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 Surplus or Deficit 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; and
- e) 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.

Approved by the board of directors and signed on its behalf by:

Director: Joseph Bourke

Director: Brian Bourke

Date: Date: 21<sup>st</sup> January 2026

**Notes to the Abridged Financial Statements**

**1. General Information**

These financial statements comprising the Statement of Comprehensive Income and Retained Earnings, the Statement of Financial Position and the related notes constitute the individual financial statements of Bourke Estates (Ballina) Ltd. for the financial year ended 28<sup>th</sup> February 2025. The abridged financial statements have been extracted from the full financial statement.

Bourke Estates (Ballina) Ltd. is a private company limited by shares, incorporated in the Republic of Ireland. The registered office is Church Road, Ballina, Co. Mayo, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Director's Report.

**Statement of Compliance**

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") applying section 1A of that standard.

**Currency**

The financial statements have been presented in Euro ("€") which is also the functional currency of the company.

**2. 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.

**(a) Basis of preparation**

The full financial statements from which the abridged financial statements have been derived in accordance with the historical cost convention. 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 and promulgated by the Institute of Chartered Accountants in Ireland. The company qualifies as a small company for the period, as defined by section 280A of the Companies Act, in respect of the financial year and has applied the rules of the "Small Companies Regime" in accordance with section 280(C) of the Act and Section 1A of FRS 102.

These financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

**(b) Income / Turnover**

Turnover represents net sales to customers and excludes VAT and derives from the provision of goods and services falling within the company's ordinary activities.

**(c) Dividends**

The directors do not propose the payments of any dividends.

**(d) Financial Instruments**

**(i) Share Capital of the company**

*Ordinary share capital*

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

**(ii) Creditors**

Trade creditors are measured at invoice price and are payable within one year.

**(iii) Cash and Cash Equivalents**

Cash consist of cash on hand. Bank Balances consist of liquid funds that are readily available.

(e) **Statement of Comprehensive Income & Retained Earnings**

Under section 6.5 FRS 102 and Companies Act 2014 Schedule 3(55) a Combined Statement of Comprehensive Income and Retained Earnings has not been prepared.

(f) **Retained Earnings**

The retained earnings of the company is the surplus of receipts over expenditure by the company from its incorporation to date.

(g) **Judgements and key sources of estimation uncertainty**

The company's main accounting policies affecting its results and financial condition are set out in Note 2 to the financial statements. Judgements and assumptions have been made by management by applying the company's accounting policies in certain areas. Actual results may differ from estimates calculated using these judgements and assumptions. Key sources of estimation uncertainty and critical accounting judgements are as follows:

(h) **Stocks and work in progress**

Stocks are consistently stated at the lower of cost and the realisable value as determined by an independent valuation carried out by DNG 11<sup>th</sup> January 2013.

3. **Called up share capital presented as equity**

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
<i>Authorised:</i>		
100,000 ordinary shares of €1.00 each	<u>100,000</u>	<u>100,000</u>
<i>Allotted, called up and fully paid:</i>		
1,000 ordinary shares of €1.00 each	<u>1,000</u>	<u>1,000</u>

4. **Tax on Surplus / (Deficit) on ordinary activities**

Current taxation represents provision for all taxes on profits normally payable within one year of the Statement of Financial Position date. Corporation tax for the year ended 28<sup>th</sup> February 2024 charged to the Statement of Comprehensive Income and Retained Earnings is €NIL (2024: €NIL). The Statement of Financial Position liability amounts to a liability of €NIL (2024: €2,463).

5. **Directors' Remuneration**

Included within staff costs are the following amounts in respect of the directors of the company.

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Emoluments in respect of qualifying services	--	--
Pension Contributions	--	--

The number of directors to whom retirement benefits are accruing under Pension Scheme Fund is €NIL (2024: NIL). Other than as shown above, any further required disclosures in sections 305 and 306 of the Companies Act 2014 are €\_NIL for both financial years.

***Material interest of directors in contracts with the company***

Joseph Bourke has a controlling interest in Joseph Bourke & Associates from which services were supplied in the normal course of business, during the financial year amounting to €NIL (2024: €NIL). Payments of €NIL (2024: €NIL) were made to that company in respect of those services.

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

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Trade creditors	321,507	321,507
Vat	4,483	4,483
Accruals	7,500	7,500
	<u>333,490</u>	<u>333,490</u>

The repayment terms of trade creditors vary. Trade creditors do not attract interest.

Tax and social insurance are subject to the terms of the relevant legislation. Interest accrues on late payment. The terms of the accruals are based on the underlying contracts.

## 7. Stock

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Properties incl. Land	200,000	200,000

## 8. Related parties and controlling party

Bourke Estates (Ballina) Ltd. has a number of “related parties” as defined by FRS 8, the nature of the relationship and the extent of the transactions with them are summarised below. The balances relate to the balance sheet date.

Bourke Builders (Ballina) Ltd. is owned by Joseph and Brian Bourke’s parents.

As per note 5 the director and shareholder Joseph Bourke owns the business “Joseph Bourke & Associates Engineers”.

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Purchases from Bourke Builders (Ballina) Ltd. Building materials and subcontractors (Net of VAT)	--	--
Balances due to Bourke Builders (Ballina) Ltd. (Net of Vat) (Creditors gross, Accruals Net)	177,000	177,000

## 9. Bank Borrowings / Overdraft

The company’s bankers have charges on the company’s assets for borrowings.

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Bank Overdraft	--	--
Bank Loans payable within 12 months	3,099,993	3,099,993
Bank Loans payable after 12 months	--	--
	<u>3,099,993</u>	<u>3,099,993</u>

If bank covenants are not complied with by the company then loans become instantly repayable.

## 10. Approval of Accounts

The Shareholders’ Accounts were approved by the Directors on 21<sup>st</sup> January 2026

## 11. Retained Deficit

	Y.E 28/02/2025	Y.E 28/02/2024
	€	€
Opening Balance of Retained Deficit 01/03/2024	(3,236,946)	(3,221,946)
Deficit for Financial Year	--	(15,000)
Closing Balance of Retained Deficit 28/02/2025	<u>(3,236,946)</u>	<u>(3,236,946)</u>