

**Company registration number: 250130**

**Bundoran Apartment Management Company Limited  
(A Company Limited by Guarantee and not having Share Capital)**

**Financial statements**

**for the financial year ended 31 December 2024**

**Bundoran Apartment Management Company Limited**  
**(A Company Limited by Guarantee and not having Share Capital)**

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**Bundoran Apartment Management Company Limited**  
**Company limited by guarantee**

**Directors and other information**

<b>Directors</b>	Mr Kevin Holohan Mr Ciaran Haresnape (retired during the year). Mr David Coyne Mr Kevin Tohill
<b>Secretary</b>	David Coyne
<b>Company number</b>	250130
<b>Registered office &amp; Business address</b>	47 Marine Court Central Lane Bundoran Co. Donegal
<b>Auditor</b>	Doran & Co. Chartered Accountants Kilpierce Enniscorthy Wexford Y21 Y7D6
<b>Bankers</b>	Bank of Ireland 2 College Green Temple Bar Dublin D02 VR66
<b>Solicitors</b>	Brian J McMullin Solicitors Incorporating VP McMullin, Tirconnail Street, Townparks, Ballyshannon, Co. Donegal F94 A5YX

**Bundoran Apartment Management Company Limited**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Directors report**

The directors present their annual report and the audited financial statements of the company for the financial year ended 31 December 2024.

**Directors**

The names of the persons who at any time during the financial year were directors of the company are as follows:

Mr Kevin Holohan  
Mr Ciaran Haresnape  
Mr David Coyne  
Mr Kevin Tohill

**Principal activities**

The principal activity of the company during the year was to manage and administer an apartment block at Bundoran, Co. Donegal.

**Assets and liabilities and financial position**

The deficit for the financial year amounted to €11,300 (2022 - €12,934).

At the end of the financial year, the company has assets of €89,438 (2022 - €102,186) and liabilities of €8,758 (2022 - €10,206). The net assets of the company have decreased by €11,300.

**Principal risks and uncertainties**

The directors have not identified any specific risks and uncertainties for the year affecting the company.

**Likely future developments**

The company plans to continue its present activities and current trading levels.

**Dividends**

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

**Events after the end of the reporting period**

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

**Accounting records**

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at Fox Administration, Cartronroe, Riverstown, Co. Roscommon..

**Bundoran Apartment Management Company Limited**  
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**Directors report (continued)**

**Relevant audit information**

In the case of each of the persons who are directors at the time this report is approved in accordance with section 332 of Companies Act 2014:

- so far as each director is aware, there is no relevant audit information of which the company's statutory auditors are unaware, and
- each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's statutory auditors are aware of that information.

**Auditors**

The auditors, Doran & Co. Chartered Accountants, have indicated their willingness to continue in office in accordance with the provisions of section 383(2) of the Companies Act 2014.

This report was approved by the board of directors on 19 September 2025 and signed on behalf of the board by:

Mr Kevin Holohan  
Director

Mr David Coyne  
Director

**Bundoran Apartment Management Company Limited**  
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**Directors responsibilities statement**

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 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 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 and then apply them consistently;
- make judgments 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 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.

**Independent auditor's report to the members of  
Bundoran Apartment Management Company Limited**

**Report on the audit of the financial statements**

***Opinion***

I have audited the financial statements of Bundoran Apartment Management Company Limited (the 'company') for the financial year ended 31 December 2024 which comprise the profit and loss account, statement of income and retained earnings, balance sheet and notes to the financial statements, including a summary of significant accounting policies set out in note 3. The financial reporting framework that has been applied in their preparation is Irish law and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

In my opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2024 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

***Basis for opinion***

With respect to the comparative figures carried forward from the prior year 31st December 2022 the audit evidence available to us was limited because we did not receive any communication from the preceding auditor. We were unable to obtain sufficient appropriate audit evidence regarding the comparative figures carried forward by using other audit procedures.

I conducted my audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. My responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. I am independent of the company in accordance with the ethical requirements that are relevant to my audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

***Conclusions relating to going concern***

In auditing the financial statements, I have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work I have performed, I have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

My responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Independent auditor's report to the members of  
Bundoran Apartment Management Company Limited (continued)**

***Other Information***

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and my auditor's report thereon. My opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in my report, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If I identify such material inconsistencies or apparent material misstatements, I am required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

I have nothing to report in this regard.

***Opinions on other matters prescribed by the Companies Act 2014***

Based solely on the work undertaken in the course of the audit, I report that:

- in my opinion, the information given in the directors' report is consistent with the financial statements; and
- in my opinion, the directors' report has been prepared in accordance with applicable legal requirements.

I have obtained all the information and explanations which I consider necessary for the purposes of my audit.

In my opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and financial statements are in agreement with the accounting records.

***Matters on which we are required to report by exception***

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, I have not identified material misstatements in the directors' report.

The Companies Act 2014 requires me to report to you if, in my opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. I have nothing to report in this regard.

**Respective responsibilities**

***Responsibilities of directors for the financial statements***

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

**Independent auditor's report to the members of  
Bundoran Apartment Management Company Limited (continued)**

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

***Auditor's responsibilities for the audit of the financial statements***

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (Ireland), I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If I conclude that a material uncertainty exists, we are required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

***The purpose of our audit work and to whom we owe our responsibilities***

My report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. My audit work has been undertaken so that I might state to the company's members those matters I am required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for my audit work, for this report, or for the opinions I have formed.

**Independent auditor's report to the members of  
Bundoran Apartment Management Company Limited (continued)**

Paul Doran F.C.A

Doran & Co.  
Chartered Accountants  
Kilpierce  
Enniscorthy  
Wexford  
Y21 Y7D6

19 September 2025

**Bundoran Apartment Management Company Limited**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Profit and loss account**  
**Financial year ended 31 December 2024**

	<b>2024</b>	<b>2023</b>
<b>Note</b>	<b>€</b>	<b>€</b>
<b>Turnover</b>	63,600	63,600
<b>Gross profit</b>	<u>63,600</u>	<u>63,600</u>
Administrative expenses	(57,954)	(74,900)
<b>Operating profit/(loss)</b>	<u>5,646</u>	<u>(11,300)</u>
Interest payable and similar expenses	20	-
<b>Profit/(loss) before taxation</b>	<u>5,666</u>	<u>(11,300)</u>
Tax on profit/(loss)	-	-
<b>Profit/(loss) for the financial year</b>	<u><u>5,666</u></u>	<u><u>(11,300)</u></u>

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

**The notes on pages 12 to 15 form part of these financial statements.**

**Bundoran Apartment Management Company Limited**  
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**Statement of income and retained earnings**  
**Financial year ended 31 December 2024**

	<b>2024</b>	2023
	<b>€</b>	€
Profit/(loss) for the financial year	5,666	(11,300)
<b>Retained earnings at the start of the financial year</b>	<u>80,680</u>	<u>91,980</u>
<b>Retained earnings at the end of the financial year</b>	<u><u>86,346</u></u>	<u><u>80,680</u></u>

**Bundoran Apartment Management Company Limited**  
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**Balance sheet**  
**As at 31 December 2024**

		2024		2023	
	Note	€	€	€	€
<b>Current assets</b>					
Debtors	6	21,230		13,327	
Cash at bank and in hand		76,518		76,111	
		97,748		89,438	
<b>Creditors: amounts falling due within one year</b>					
	8	(11,402)		(8,758)	
<b>Net current assets</b>			86,346		80,680
<b>Total assets less current liabilities</b>			86,346		80,680
<b>Net assets</b>			86,346		80,680
<b>Capital and reserves</b>					
Profit and loss account			86,346		80,680
<b>Members funds</b>			86,346		80,680

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors on 19 September 2025 and signed on behalf of the board by:

Mr Kevin Holohan  
Director

Mr David Coyne  
Director

**The notes on pages 12 to 15 form part of these financial statements.**

**Bundoran Apartment Management Company Limited**  
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**Notes to the financial statements**  
**Financial year ended 31 December 2024**

**1. General information**

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is 47 Marine Court, Central Lane, Bundoran, Co. Donegal.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**3. Accounting policies and measurement bases**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

**Going concern**

The directors are closely monitoring the risks and uncertainties associated with the Covid-19 pandemic. The directors consider that the company has adequate financial reserves to cope with the financial impact of Covid-19 in 2023 as the majority of service charges have been paid for 2022 and are continuing to be paid for the current year. Therefore, the directors have deemed it appropriate to prepare the statutory financial statements on a going concern basis

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

When the outcome of a transaction involving the rendering of services can be reliably estimated, revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period.

When the outcome of a transaction involving the rendering of services cannot be reliably estimated, revenue is recognised only to the extent that it is probable the expenses recognised will be recovered.

**Bundoran Apartment Management Company Limited**  
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**Notes to the financial statements (continued)**  
**Financial year ended 31 December 2024**

**Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**4. Limited by guarantee**

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 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.

**Bundoran Apartment Management Company Limited**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the financial statements (continued)**  
**Financial year ended 31 December 2024**

**5. Appropriations of profit and loss account**

	<b>2024</b>	<b>2023</b>
	€	€
At the start of the financial year	80,680	91,980
Profit/(loss) for the financial year	5,666	(11,300)
<b>At the end of the financial year</b>	<u>86,346</u>	<u>80,680</u>

**6. Debtors**

	<b>2024</b>	<b>2023</b>
	€	€
Trade debtors	16,923	9,020
Prepayments	4,307	4,307
	<u>21,230</u>	<u>13,327</u>

**7. Cash and cash equivalents**

	<b>2024</b>	<b>2023</b>
	€	€
Cash at bank and in hand	<u>76,518</u>	<u>76,111</u>

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

	<b>2024</b>	<b>2023</b>
	€	€
Trade creditors	9,368	6,724
Accruals	2,034	2,034
	<u>11,402</u>	<u>8,758</u>

**9. Events after the end of the reporting period**

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

**Bundoran Apartment Management Company Limited  
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the financial statements (continued)  
Financial year ended 31 December 2024**

**10. Approval of financial statements**

The board of directors approved these financial statements for issue on 19 September 2025.

**Bundoran Apartment Management Company Limited**  
**(A Company Limited by Guarantee and not having Share Capital)**

**The following pages do not form part of the statutory accounts.**

**Bundoran Apartment Management Company Limited**  
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**Detailed profit and loss account**  
**Financial year ended 31 December 2024**

	<b>2024</b>	<b>2023</b>
	€	€
<b>Turnover</b>		
Sales	63,600	63,600
	<u>63,600</u>	<u>63,600</u>
<b>Gross profit</b>	<u>63,600</u>	<u>63,600</u>
<b>Gross profit percentage</b>	100.0%	100.0%
<b>Overheads</b>		
<b>Administrative expenses</b>		
Caretaker Fees	(11,481)	(13,168)
Insurance	(18,546)	(18,725)
Light and heat	(2,615)	(1,781)
Cleaning	(1,590)	(7,198)
Repairs and maintenance	(20,651)	(31,708)
Accountancy fees	(2,460)	(2,000)
Bank charges	(254)	(222)
General expenses	(357)	(98)
	<u>(57,954)</u>	<u>(74,900)</u>
<b>Operating profit/(loss)</b>	5,646	(11,300)
<b>Operating profit/(loss) percentage</b>	8.9%	17.8%
Interest payable and similar expenses	20	-
<b>Profit/(loss) before taxation</b>	<u><u>5,666</u></u>	<u><u>(11,300)</u></u>