

Registration Number 415585

Beechwood Court (Cobh) Management Company CLG
(A Company Limited by Guarantee and not having a Share Capital)
Directors' Report and Financial Statements
for the year ended 31st July 2025

Beechwood Court (Cobh) Management Company CLG
(A Company Limited by Guarantee and not having a Share Capital)

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Beechwood Court (Cobh) Management Company CLG

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Directors and other information

Directors	Edward Kennedy Monika Trochim(Appointed 5 November 2024)
Secretary	Edward Kennedy
Company number	415585
Registered office	C/o Absolute Property Group Bandon Road Ardrostig Cork
Accountants	David O'Sullivan & Associates Accounting Services Limited 1st Floor Red Abbey Building Unit 20 South Link Industrial Park Frankfiel Cork
Business address	C/o Absolute Property Group Bandon Road Ardrostig Cork
Bankers	Pernanent TSB 83 Main Street Midleton Co Cork
Management Agent	Absolute Property Group Bandon Road Ardrostig Cork

Beechwood Court (Cobh) Management Company CLG

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Directors' Report for the year ended 31 July 2025

The directors present their report and the financial statements for the year ended 31 July 2025.

Principal Activities of the Company

The principal activity of the company is the maintenance of the common areas of Beechwood Court, Cobh, Co. Cork.

Principal Risks and Uncertainties

In common with all companies operating in Ireland in this sector, the company faces increasing overhead costs. The directors are of the opinion that the company is well positioned to manage these costs. The company engages the services of Absolute Property Management Limited, to manage the daily activities of the company and to monitor it's costs.

Research and Development

The company did not engage in any research and development activities during the financial year.

Post Balance Sheet Events

There were no post balance sheet events.

Directors

The directors who served during the year are stated below :

	2025	2024
	Shares	Shares
	Held	Held
Edward Kennedy	Nil	Nil
Monika Trochim	Nil	Nil

The company does not have a share capital and is limited by Guarantee, thus the directors do not hold ordinary shares in the company.

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 the affairs of the company and of the profit or loss of the company for that year. In preparing these the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;

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**Directors' Report
for the year ended 31 July 2025**

- 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 books of account 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 and all the regulations to be construed as one with those Acts. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the presentation and detection of fraud and other irregularities.

Accounting Records

The Directors acknowledge their responsibilities under Section 281 to 285 of the Companies Act 2014 to keep proper books and records for the company.

Books and records are prepared from the source documentation by Absolute Property Management Limited. Books and records are kept at Bandon Road, Ardrostig, Cork.

On behalf of the Board

Edward Kennedy)
) Directors
Monika Trochim)

Date: 4th December 2025

Beechwood Court (Cobh) Management Company CLG

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**Accountants' report to the Board of Directors on the
unaudited financial statements of Beechwood Court (Cobh) Management Company CLG**

In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of the company which comprise the profit and loss account, the balance sheet, the cash flow statement and the related notes from the books of account and information and explanations you have given to us.

This report is made to the Company's Board of Directors, 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 the Company's Board of Directors for our work or for this report.

You have acknowledged on the balance sheet for the year ended 31/07/25 your duty to ensure that the company has kept proper books of accounts and to prepare financial statements that give a true and fair view under the Companies Act 2014. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the books of account or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

**David O'Sullivan & Associates Accounting Services Limited
1st Floor Red Abbey Building
Unit 20 South Link Industrial Park
Frankfiel
Cork**

04/12/25

Beechwood Court (Cobh) Management Company CLG

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**Profit and loss account
for the year ended 31/07/25**

Continuing operations

		2025	2024
	Notes	€	€
Service charges		21,000	13,680
Administrative expenses		(22,274)	(14,755)
Other operating income		340	92
Loss on ordinary activities before taxation		<u>(934)</u>	<u>(983)</u>
Tax on loss on ordinary activities	7	-	-
Loss for the year		<u>(934)</u>	<u>(983)</u>
Retained profit brought forward		22,095	23,078
Retained profit carried forward		<u>21,161</u>	<u>22,095</u>

There are no recognised gains or losses other than the profit or loss for the above financial year.

On behalf of the board

Edward Kennedy
Director

Monika Trochim
Director

The notes on pages 8 to 10 form an integral part of these financial statements.

Beechwood Court (Cobh) Management Company CLG

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		Balance sheet			
		as at 31/07/25			
		2025		2024	
	Notes	€	€	€	€
Debtors	3	12,741		24,112	
Cash at bank and in hand		13,357		665	
		<u>26,098</u>		<u>24,777</u>	
Creditors: amounts falling due within one year	4	<u>(4,937)</u>		<u>(2,682)</u>	
Net current assets			<u>21,161</u>		<u>22,095</u>
Total assets less current liabilities			21,161		22,095
Net assets			<u>21,161</u>		<u>22,095</u>
Reserves					
Profit & loss account			<u>21,161</u>		<u>22,095</u>
Reserves	5		<u>21,161</u>		<u>22,095</u>

We as directors of Beechwood Court (Cobh) Management Company CLG state that:

(a) the company is availing itself of the audit exemption (and the exemption shall be expressed to be "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 section 358, as appropriate, 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, and

(d) the directors acknowledge the obligations of the company, under this Act, to -

(1) keep adequate accounting records and prepare statutory 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

The notes on pages 8 to 10 form an integral part of these financial statements.

Beechwood Court (Cobh) Management Company CLG

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(ii) otherwise comply with the provisions of this Act relating to statutory financial statements so far as they are applicable to the company.

The financial statements were approved by the Board on 04/12/25 and signed on its behalf by

On behalf of the board.

Edward Kennedy
Director

Monika Trochim
Director

Beechwood Court (Cobh) Management Company CLG

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Notes to the Financial Statements for the year ended 31 July 2025

1. Company Information

Beechwood Court (Cobh) Management Company CLG is a company limited by guarantee and does not have a share capital (Registered Number : 415585) and is incorporated in the Republic of Ireland. The company provides maintenance services and the collection of service charges for the development, Beechwood Court, Cobh, Co. Cork.

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

2. Accounting Policies

2.1. Basis of Preparation

The financial statements are prepared in accordance with generally accepted accounting principles under the historic cost convention, and are reported in Euro - denoted €, and comply with financial reporting standards of the Accounting Standards Board and the Companies Act 2014.

2.2. Revenue Recognition

The company provides maintenance and other management related services for the common areas of the development, Beechwood Court, Cobh, Co. Cork. These services are provided on a not for profit basis. Annually an estimate of the cost of providing these services is arrived at by the directors and is presented to the members annually for their approval at the annual general meeting of the company. Once the budgeted costs are approved by the members, an annual fee for a pro- rata share of these costs together with a sinking fund contribution, if applicable, is issued to each property owner.

Contributions to meet annual costs:

These contributions are recognised as income in the year for which the maintenance fees are involved.

3. Debtors

	2025	2024
	€	€
Service charges	12,741	24,112

4. Creditors: amounts falling due within one year

Other creditors

	2025	2024
	€	€
Accruals	4,937	2,682

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**Notes to the Financial Statements
for the year ended 31 July 2025**

..... continued

5. Reconciliation of movements in members funds	2025	2024
	€	€
Deficit for the year	(934)	(983)
Opening members' funds	22,095	23,078
Closing members' funds	<u>21,161</u>	<u>22,095</u>

These reserves are not available for distribution to the members of the company.

6. Analysis of changes in net funds	Opening balance	Cash flows	Closing balance
	€	€	€
Cash at bank and in hand	665	12,692	13,357
Net funds	<u>665</u>	<u>12,692</u>	<u>13,357</u>

7. Taxation

There is no liability to Corporation Tax as the company is non trading.
The company is involved in mutual trading among its members and not carrying on a commercial trading activity.

8. Accounting Periods

The current accounts are for a full year.

9. Company Status

The company is one limited by guarantee and not having a share capital.

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**Notes to the Financial Statements
for the year ended 31 July 2025**

..... continued

10. Members Liability

Every member of the Company undertakes to contribute to the assets of the Company in the event of its being wound up while he is a member or within one year afterwards, for payment of the debts and liabilities of the Company contracted before he/she ceases to be a member and the cost, 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 one Euro and Twenty Seven Cents.

11. Transactions with directors

There were no related party transactions during the year.

12. Approval of financial statements

The financial statements were approved by the Board on 4 December 2025 and signed on its behalf by

Director
Edward Kennedy

Director
Monika Trochim