

Overall Certificate
For Financial Statements
Section 347 (2)(b), Companies Act 2014

Company Name: Bettystown Administration Company CLG

Company Number: 272949

Financial Year: 1 July 2024 to 30 June 2025

CERTIFICATE:

We hereby certify that all financial statement documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals, or information extracted from the originals, laid or to be laid before the relevant general meeting, or presented to the member(s).

Mairead Divilly
Director

4 March 2026

Declan O'Boyle
Secretary

4 March 2026

Company Number: 272949

Bettystown Administration Company CLG
Directors' Report and Unaudited Financial Statements
for the financial year ended 30 June 2025

Bowden Walsh & Company Limited
Chartered Certified Accountants
Beamore Business Centre
Beamore Road
Drogheda County Meath

BETTYSTOWN ADMINISTRATION COMPANY CLG

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BETTYSTOWN ADMINISTRATION COMPANY CLG DIRECTORS AND OTHER INFORMATION

Directors	Gerard Leydon Declan O'Boyle Patricia O'Sullivan (Resigned 19 August 2025) Mairead Divilly Niall Lynch (Appointed 19 August 2025)
Company Secretary	Declan O'Boyle
Company Number	272949
Registered Office and Business Address	c/o Oriel Property Management The Coach House 17a Francis Street Dundalk County Louth A91V095
Accountants	Bowden Walsh & Company Limited Chartered Certified Accountants Beamore Business Centre Beamore Road Drogheda County Meath
Bankers	Bank of Ireland Ballsbridge, Dublin 4.
Managing Agents	Oriel Property Management The Coach House 17a Francis Street Dundalk County Louth

BETTYSTOWN ADMINISTRATION COMPANY CLG DIRECTORS' REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

The directors present their report and the unaudited financial statements for the financial year ended 30 June 2025.

Principal Activity and Review of the Business

The company was established under a Memorandum of Association which established the objects and powers of the company and is governed under its Articles of Association and managed by a Board of Directors.

The principal activity of the company is to carry on the business of a property management company.

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 30 June 2025.

Financial Results

The surplus for the financial year amounted to €5,553 (2024 – deficit €5,711).

At the end of the financial year, the company has assets of €21,204 (2024 - €13,063) and liabilities of €4,146 (2024 - €1,558). The net assets of the company have increased by €5,553.

Directors and Secretary

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

Gerard Leydon
Declan O'Boyle
Patricia O'Sullivan (Resigned 19 August 2025)
Mairead Divilly
Niall Lynch (Appointed 19 August 2025)

The secretary who served throughout the financial year was Declan O'Boyle.

In accordance with the Constitution, 1/3rd of the Board of directors are required to retire by rotation. Accordingly, Declan O'Boyle retires and, being eligible offers himself for re-election. Niall Lynch, having been appointed to the Board since the date of the last Annual General Meeting of the company, retires and, being eligible offers himself for re-election.

Post Balance Sheet Events

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

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 established appropriate books to adequately record the transactions of the company. The directors also ensure that the company retains the source documentation for these transactions. The accounting records are maintained at the company's office at c/o Oriel Property Management, The Coach House, 17a Francis Street, Dundalk County Louth A91V095

Signed on behalf of the board

Mairead Divilly
Director

Date: 4 March 2026

Declan O'Boyle
Director

Date: 4 March 2026

BETTYSTOWN ADMINISTRATION COMPANY CLG DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

General responsibilities

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", applying Section 1A of that Standard, 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds and the related notes:

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 to Bowden Walsh & Company Limited, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 June 2025.

Signed on behalf of the board

Mairead Divilly
Director

Date: 4 March 2026

Declan O'Boyle
Director

Date: 4 March 2026

BETTYSTOWN ADMINISTRATION COMPANY CLG

ACCOUNTANTS REPORT TO THE BOARD OF DIRECTORS ON THE COMPILATION OF THE UNAUDITED FINANCIAL STATEMENTS OF BETTYSTOWN ADMINISTRATION COMPANY CLG FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

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 30 June 2025 as set out on pages 7 to 11 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds 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 Bettystown Administration Company CLG, 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 30 June 2025 your duty to ensure that Bettystown Administration Company CLG 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 Bettystown Administration Company CLG. You consider that Bettystown Administration Company CLG 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 Bettystown Administration Company CLG. 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.

BOWDEN WALSH & COMPANY LIMITED

Chartered Certified Accountants
Beamore Business Centre
Beamore Road
Drogheda County Meath

Date: 4 March 2026

**BETTYSTOWN ADMINISTRATION COMPANY CLG
INCOME AND EXPENDITURE ACCOUNT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

	Notes	2025 €	2024 €
Income		23,400	18,200
Expenditure		(17,847)	(23,911)
Surplus/(deficit) before tax		<u>5,553</u>	<u>(5,711)</u>
Tax on surplus/(deficit)		-	-
Surplus/(deficit) for the financial year	10	<u><u>5,553</u></u>	<u><u>(5,711)</u></u>

**BETTYSTOWN ADMINISTRATION COMPANY CLG
BALANCE SHEET
AS AT 30 JUNE 2025**

	Notes	2025 €	2024 €
Current Assets			
Receivables	7	10,411	6,540
Cash and cash equivalents		10,793	6,523
		<u>21,204</u>	<u>13,063</u>
Payables: amounts falling due within one year	8	(4,146)	(1,558)
		<u>17,058</u>	<u>11,505</u>
Net Current Assets		17,058	11,505
Total Assets less Current Liabilities		17,058	<u>11,505</u>
Reserves			
Sinking fund	10	5,200	-
Revenue Reserve	10	11,858	11,505
		<u>17,058</u>	<u>11,505</u>
Equity attributable to owners of the company		17,058	<u>11,505</u>

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

We as Directors of Bettystown Administration Company CLG, 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 4 March 2026 and signed on its behalf by:

Mairead Divilly
Director

Declan O'Boyle
Director

**BETTYSTOWN ADMINISTRATION COMPANY CLG
RECONCILIATION OF MEMBERS' FUNDS
AS AT 30 JUNE 2025**

	Revenue reserve	Sinking Fund reserve	Total
	€	€	€
At 1 July 2023	13,316	3,900	17,216
Deficit for the financial year	(5,711)	-	(5,711)
Transfer from revenue reserve to sinking fund reserve	(1,300)	1,300	-
Transfer from sinking fund reserve to revenue reserve	5,200	(5,200)	-
At 30 June 2024	11,505	-	11,505
Surplus for the financial year	5,553	-	5,553
Transfer from revenue reserves to sinking fund reserve (Note 10)	(5,200)	5,200	-
At 30 June 2025	11,858	5,200	17,058

BETTYSTOWN ADMINISTRATION COMPANY CLG

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

1. General Information

Bettystown Administration Company CLG is a company limited by guarantee incorporated in Ireland. under reference number 272949 and its registered office is c/o Oriel Property Management, The Coach House, 17a Francis Street, Dundalk County Louth A91V095. 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 year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. 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" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Income

Income comprises the value of service charges invoiced by the company during the year.

Trade and other receivables

Trade and other receivables 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 payables

Trade and other payables 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 operates solely for the mutual benefit of its members and accordingly is not liable to Corporation Tax.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund reserve to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund Reserve is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account. The amount to be transferred to this reserve is the amount as agreed by a meeting of the members as the contribution in respect of the year concerned.

3. Common areas and location

As this development is not an apartment block development, it is the responsibility of each resident \ tenant \ property owner to assess their own fire safety needs and provide accordingly.

4. Service Charges

The annual service charge for 2024/2025 was €23,400 over all the properties. Service charges were levied equally among the properties, on the basis that all residents/tenants have equal use of facilities.

**BETTYSTOWN ADMINISTRATION COMPANY CLG
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

5. Insurance

The company has public liability insurance, indemnified to Public Liability €6.5m and Employers Liability €13m, with Lloyds, commencing 16 April 2025 at an annual premium of €792 plus brokerage fees.

6. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

7. Receivables

	2025	2024
	€	€
Trade receivables	9,526	5,656
Prepayments	885	884
	<u>10,411</u>	<u>6,540</u>

**8. Payables
Amounts falling due within one year**

	2025	2024
	€	€
Other creditors	397	397
Accruals	3,749	1,161
	<u>4,146</u>	<u>1,558</u>

9. 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 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 € 1.

10. Reserves

	Revenue Reserve	Sinking fund reserve	Total
	€	€	€
At 1 July 2024	11,505	-	11,505
Surplus for the financial year	5,553		5,553
Transfer to sinking fund reserve from revenue reserve	(5,200)	5,200	-
At 30 June 2025	<u>11,858</u>	<u>5,200</u>	<u>17,058</u>

The sinking fund contribution for the year of €5,200 (2024: €5,200) as agreed at a meeting of the members has been transferred from revenue reserves to sinking fund reserve to fund non-routine maintenance and other non-routine costs in accordance with Section 19 of the Multi-Unit Developments Act 2011.

11. Post balance sheet events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 4 March 2026.