

Company registration number: 282382

Furlong Grove Management Ltd
Unaudited financial statements
for the financial year ended 30 June 2025

Furlong Grove Management Ltd

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Furlong Grove Management Ltd

Directors and other information

Directors	Ann Owens Irene Forde
Secretary	Irene Forde
Company number	282382
Registered office	C/O Ann Owens No 7 Furlong Grove Tullamore Co. Offaly
Business address	C/O Ann Owens No 7 Furlong Grove Tullamore Co. Offaly
Accountants	Shane Monaghan & Company Ltd Chartered Accountants Clara Road Tullamore Co Offaly
Bankers	AIB 5/6 William Street Tullamore Co. Offaly

Furlong Grove Management Ltd

Directors report

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

Directors

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

Ann Owens
Irene Forde

Principal activities

The principal activity of the company continued to be that of a property management company. There has been no significant change in these activities during the year. The company plans to continue its present activities and maintain current trading levels.

Development and performance

The results for the year are set out in the profit and loss account.

Assets and liabilities and financial position

The financial position is set out in the balance sheet.

Principal risks and uncertainties

The principal risks and uncertainties facing the company relates to the ability of property owners to pay service charges in full and on time. The company is committed to collecting all debts to ensure continued services and safeguard the common areas for the benefit of all members.

Dividends

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

Directors and secretary and their interests

The directors and secretary at the financial year end and their interests in shares in the company were as follows:

	At 30/06/25 Number	At 01/07/24 Number
Directors:		
Ann Owens	1	1
Irene Forde	1	1
Company secretary:		
Irene Forde	1	1

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 7 Furlong Grove, Tullamore, Co Offaly.

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Directors report (continued)

This report was approved by the board of directors on 25 February 2026 and signed on behalf of the board by:

Ann Owens
Director

Irene Forde
Director

Furlong Grove Management Ltd

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. 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.

Furlong Grove Management Ltd

Accountants' Report to the board of directors on the Unaudited financial statements of Furlong Grove Management Ltd

In accordance with our engagement terms and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, statement of income and retained earnings, balance sheet, statement of cash flows and related notes from the accounting records 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.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 30 June 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial 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 accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Shane Monaghan

Shane Monaghan

For and on behalf of

Shane Monaghan & Company Ltd

Chartered Accountants

Clara Road

Tullamore

Co Offaly

25 February 2026

Furlong Grove Management Ltd

**Profit and loss account
Financial year ended 30 June 2025**

	Note	2025 €	2024 €
Turnover	4	15,684	10,800
Gross profit		<u>15,684</u>	<u>10,800</u>
Administrative expenses		(10,911)	(8,766)
Operating profit		<u>4,773</u>	<u>2,034</u>
Profit before taxation		<u>4,773</u>	<u>2,034</u>
Tax on profit		-	-
Profit for the financial year		<u><u>4,773</u></u>	<u><u>2,034</u></u>

All the activities of the company are from continuing operations.

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 11 to 13 form part of these financial statements.

Furlong Grove Management Ltd

**Statement of income and retained earnings
Financial year ended 30 June 2025**

	2025	2024
	€	€
Profit for the financial year	4,773	2,034
Retained earnings at the start of the financial year	<u>21,998</u>	<u>19,964</u>
Retained earnings at the end of the financial year	<u><u>26,771</u></u>	<u><u>21,998</u></u>

Furlong Grove Management Ltd

Balance sheet As at 30 June 2025

	Note	2025 €	€	2024 €	€
Current assets					
Debtors	6	5,800		4,800	
Cash at bank and in hand		23,030		18,559	
		<u>28,830</u>		<u>23,359</u>	
Creditors: amounts falling due within one year					
	7	(2,056)		(1,358)	
Net current assets			26,774		22,001
Total assets less current liabilities			<u>26,774</u>		<u>22,001</u>
Net assets			<u>26,774</u>		<u>22,001</u>
Capital and reserves					
Called up share capital presented as equity			3		3
Profit and loss account	8		26,771		21,998
Shareholders funds			<u>26,774</u>		<u>22,001</u>

These 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 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of Furlong Grove Management Ltd state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company.

The notes on pages 11 to 13 form part of these financial statements.

Furlong Grove Management Ltd

**Balance sheet (continued)
As at 30 June 2025**

These financial statements were approved by the board of directors on 25 February 2026 and signed on behalf of the board by:

Ann Owens
Director

Irene Forde
Director

The notes on pages 11 to 13 form part of these financial statements.

Furlong Grove Management Ltd

Statement of cash flows
Financial year ended 30 June 2025

	2025	2024
	€	€
Cash flows from operating activities		
Profit for the financial year	4,773	2,034
<i>Adjustments for:</i>		
Accrued expenses/(income)	98	-
<i>Changes in:</i>		
Trade and other debtors	(1,000)	(600)
Trade and other creditors	600	600
Cash generated from operations	<u>4,471</u>	<u>2,034</u>
Net cash from operating activities	<u>4,471</u>	<u>2,034</u>
Net increase/(decrease) in cash and cash equivalents	4,471	2,034
Cash and cash equivalents at beginning of financial year	<u>18,559</u>	<u>16,525</u>
Cash and cash equivalents at end of financial year	<u>23,030</u>	<u>18,559</u>

Furlong Grove Management Ltd

Notes to the financial statements Financial year ended 30 June 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is C/O Ann Owens, No 7 Furlong Grove, Tullamore, Co. Offaly.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, '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.

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.

Furlong Grove Management Ltd

Notes to the financial statements (continued) Financial year ended 30 June 2025

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. Turnover

The whole of the turnover is attributable to the principal activity of the company which is wholly undertaken in Ireland.

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	21,998	19,964
Profit for the financial year	4,773	2,034
At the end of the financial year	<u>26,771</u>	<u>21,998</u>

Furlong Grove Management Ltd

Notes to the financial statements (continued)
Financial year ended 30 June 2025

6. Debtors	2025	2024
	€	€
Trade debtors	5,800	4,800
	<u> </u>	<u> </u>
7. Creditors: amounts falling due within one year	2025	2024
	€	€
Accruals	856	758
Deferred income	1,200	600
	<u> </u>	<u> </u>
	<u>2,056</u>	<u>1,358</u>

8. Reserves

Reserves consist of cumulative profit and loss reserves.

9. Controlling party

The property owners are the ultimate controlling party over the company.

10. Approval of financial statements

The board of directors approved these financial statements for issue on 25 February 2026.

Furlong Grove Management Ltd

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

Furlong Grove Management Ltd

**Detailed profit and loss account
Financial year ended 30 June 2025**

	2025	2024
	€	€
Turnover		
Income	15,684	10,800
Administrative expenses		
Insurance	(3,096)	(3,348)
Light and heat	(452)	(50)
Refuse collection	(1,689)	(1,950)
Gardening and small repairs	(1,283)	(2,429)
Repairs : outside barges & stairs	(2,111)	-
Repairs : inside water damage	(1,396)	-
Accountancy fees	(843)	(943)
Bank charges	(41)	(46)
	<u>(10,911)</u>	<u>(8,766)</u>
Operating profit	4,773	2,034
Operating profit percentage	30.4%	18.8%
Profit before taxation	<u>4,773</u>	<u>2,034</u>