

Company registration number: 421985

**Bealach na Gaoithe Property Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)**

Abridged financial statements

for the financial year ended 31 March 2025

Bealach na Gaoithe Property Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

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Bealach na Gaoithe Property Management Company CLG
Company limited by guarantee

Directors and other information

Directors	Donal Eardly Katrina Lacey Mary Cunniffe Thomas O Connor
Secretary	Donal Eardly
Company number	421985
Registered office	C/O Open Agency Limited Unit 13 Glenrock Business Park Bothar na Mine Galway H91 D4F3, Ireland
Business address	C/O Open Agency Limited Unit 13 Glenrock Business Park Bothar na Mine Galway H91 D4F3, Ireland
Auditor	Jackson & Co 9 Royal Court Business Centre Liosban Estate Galway
Bankers	Allied Irish Banks Plc 18 Eyre Square Galway
Solicitors	No Permanent Representation

**Bealach na Gaoithe Property Management Company CLG
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Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, the financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

**Independent auditor's special report to Bealach na Gaoithe Property Management Company CLG
pursuant to section 356 of the Companies Act 2014**

We have examined:

- (i) the abridged financial statements for the year ended 31 March 2025 on pages 8 to 13, which the directors of Bealach na Gaoithe Property Management Company CLG propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to section 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 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 directors as a body, for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act.

Other information

On 23 September 2025 we reported, as auditor of Bealach na Gaoithe Property Management Company CLG, to the members on the company's financial statements for the year ended 31 March 2025 and our report was as follows:

"Independent auditor's report to the members of Bealach na Gaoithe Property Management Company CLG

**Independent auditor's special report to Bealach na Gaoithe Property Management Company CLG
pursuant to section 356 of the Companies Act 2014 (continued)**

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Bealach na Gaoithe Property Management Company CLG (the 'company') for the financial year ended 31 March 2025 which comprise the profit and loss account, balance sheet and notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime.

In our opinion, the financial statements:

- have been properly prepared in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime issued by the UK's Financial Reporting Council;
- have been properly prepared in accordance with the requirements of the Companies Act 2014; and
- consequently meet the requirements to be presumed under the Companies Act 2014 to give a true and fair view of the assets, liabilities and financial position of the company as at 31 March 2025 and of its profit for the financial year then ended.

Basis for opinion

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

Other matter - application of true and fair view

The financial statements have been prepared under the micro-companies regime which does not require the directors or the auditor to consider the inclusion of any disclosures necessary to give a true and fair view where these go beyond the minimum disclosures required by the Companies Act 2014 as applied to micro companies.

Conclusions relating to going concern

In auditing the financial statements, we 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 we have performed, we 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.

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

**Independent auditor's special report to Bealach na Gaoithe Property Management Company CLG
pursuant to section 356 of the Companies Act 2014 (continued)**

Emphasis of matter

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosures made concerning the company's ability to continue as a going concern. We would like to draw your attention to note 5. deferred income and also the level of debtors outstanding as at 31 March 2025. There is a total of €19,707 (31 March 2024 €35,120) outstanding by individual members. If these amounts were not realised the company would be in danger of not being able to continue its activities without additional support from its members. The company's ability to continue as a going concern will depend on the remainder of the debtors being collected and the reduction in the level of debtors. If the company were unable to continue as a going concern, this means the company may be unable to realise its assets and discharge its liabilities in the normal course of business.

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 our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

We have obtained all the information and explanations which we consider necessary for the purposes of our audit.

In our 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

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 307 to 308 of the Act are not made. We have nothing to report in this regard.

**Independent auditor's special report to Bealach na Gaoithe Property Management Company CLG
pursuant to section 356 of the Companies Act 2014 (continued)**

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 comply with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime, and the legal requirements applicable to micro company financial statements, and are thereby presumed, in law, to give a true and fair view. The financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures. The financial reporting framework applicable to micro companies is a compliance framework and not a fair presentation framework. The directors are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern and using the going concern basis of accounting unless 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

Our 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 our 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), we exercise professional judgment and maintain professional scepticism throughout the audit. We 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 our 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 we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

We 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 we identify during our audit.

**Independent auditor's special report to Bealach na Gaoithe Property Management Company CLG
pursuant to section 356 of the Companies Act 2014 (continued)**

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

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014, as applied to micro companies. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 members, as a body, for our audit work, for this report, or for the opinions we have formed.

Carl Jackson

For and on behalf of
Jackson & Co
Chartered Accountants
and Statutory Auditors
9 Royal Court Business Centre
Liosban Estate
Galway

23 September 2025

Bealach na Gaoithe Property Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Balance sheet
As at 31 March 2025

	2025		2024	
	€	€	€	€
Current assets	49,297		36,386	
Prepayments and accrued income	946		330	
	<u>50,243</u>		<u>36,716</u>	
Creditors: amounts falling due within one year		(5,277)		267
		<u>44,966</u>		<u>36,983</u>
Net current assets		<u>44,966</u>		<u>36,983</u>
Total assets less current liabilities		44,966		36,983
Accruals and deferred income		(29,100)		(1,496)
		<u>15,866</u>		<u>35,487</u>
Net assets		<u>15,866</u>		<u>35,487</u>
Capital and reserves		<u>15,866</u>		<u>35,487</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the micro companies regime as permitted by section 280D of the Companies Act 2014 and in accordance with Financial Reporting Statement 105 'The Financial Statement Reporting Standard applicable to Micro Entities Regime'.

We, as directors of Bealach na Gaoithe Property Management Company CLG state that the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a micro company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 23 September 2025 and signed on behalf of the board by:

Donal Eardly
Director

Mary Cunniffe
Director

Bealach na Gaoithe Property Management Company CLG
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Notes to the abridged financial statements
Financial year ended 31 March 2025

1. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

2. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the the going concern basis and 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 105 The Financial Reporting Standard applicable to the Micro-entities Regime issued by the Financial Reporting Council ("FRS 105"). The Company qualifies as a micro company for the period, as defined by section 280D of the Companies Act 2014, in respect of the financial year and has applied the rules of the 'micro companies regime' in accordance with section 280E of the Companies Act 2014 and FRS 105 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 have prepared budgets for the upcoming 12 months which show that the company will continue as a going concern. The financial statements have been prepared on a going concern basis.

The Financial Statements are prepared on the going concern basis, under the historical cost convention and comply with the financial reporting standards of the Financial Reporting Council including 'The Financial Reporting Standard applicable to the Micro-Entities Regime - 'FRS 105' and the Companies Act 2014.

The directors consider it appropriate to prepare the accounts on a going concern basis. After making enquiries and observing the trade debtors, the directors and members are aware that the main risk facing the company is the uncertain economic climate within which it currently operates. This would have a direct impact on the ability of the company to recover service charges due. As with many multi-development companies, uncollected service charges may lead to short term cash issues for the company. The nature of such shortfalls is a reduction in future expenditures and or the delivery of service for which the company is intended to provide. The Directors maintain efforts to collect all outstanding charges due to the company which will enable it to deliver services. The directors, however are confident that all these amounts are recoverable in full and that debt collection in the future should not pose a serious risk to the operation of the company thus they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future, for this reason, they continue to adopt the going concern basis in preparing the financial statements.

**Bealach na Gaoithe Property Management Company CLG
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**Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025**

Judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities income and expenses.

The Directors consider the collectibility of debtors balances at the year end, and in doing so make estimates of amounts unrecoverable. All service charges are deemed collectible, as the charge is a contractual obligation on the lease. The Directors consider impairment reviews at the year end and exercise certain judgements when also considering reviews of balances outstanding for greater than 12 months.

Turnover

Turnover represents the reimbursement due to the company by members of the costs incurred by the management company in the maintenance of the common areas for the accounting period. The lessees are liable to their share of the company's annual expenses and sinking fund contribution.

Taxation

The company has obtained exemption from the Revenue Commissioners in respect of Corporation tax, it being a company not carrying on a business for the purposes of making a profit. DIRT tax is payable on any interest income received in excess of €32.

Tax is recognised on taxable profit for the current and past periods. Tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Current taxation assets and liabilities are not discounted. Deferred tax is not recognised.

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.

Financial instruments are initially recognised at cost, which is the transaction price.

Other financial instruments are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss, plus accumulated interest income or expense recognised to date, less all repayments of principal or interest to date, less impairment.

Financial assets 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.

Any reversals of impairment are recognised in profit or loss immediately.

Bealach na Gaoithe Property Management Company CLG
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Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025

Trade debtors, service charges due and other debtors

Service charges due, debtors and other debtors are recognised initially at transaction price (including transaction costs). For service charge debtors where the payment is beyond normal credit terms it is held at the cash value on transaction date.

Where loans are advanced it is carried at the transaction price (including transaction costs). Subsequently all trade and other debtors are measured at transaction price plus transaction costs not yet recognised, plus any unwinding of the discount on transactions initially recognised at cash value, less repayments, and less any provision for impairment. Transaction costs are released to the profit and loss on a straight line basis over the length of the contract.

A provision for impairment of trade debtors and service charges due is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the estimated future cash flows. All movements in the level of the provision required are recognised in the profit and loss.

Creditors and accruals

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Creditors and accruals including amounts owed to group companies are recognised initially at transaction price (including transaction costs). For trade creditors where the payment is beyond normal credit terms it is held at cash price at the date of transaction.

Where loans are advanced it is carried at the transaction price (including transaction costs). Subsequently these are measured at transaction price less transaction costs not yet recognised, plus any unwinding of the discount on transactions initially recognised at cash value, less repayments. Transaction costs including any amounts deferred on purchases where payment is deferred beyond normal credit terms are released to the profit and loss on a straight-line basis over the length of the contract.

Cash at bank and on hand

Cash at bank and on hand include cash on hand, demand deposits and other term highly liquid investments regardless of maturity. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

3. Limited by guarantee

The company is one limited by guarantee not having a share capital. The liability of each member, in the event of the company being wound up is €1.

Bealach na Gaoithe Property Management Company CLG
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Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	35,487	32,855
Surplus / deficit for the financial year	(19,621)	2,632
At the end of the financial year	<u>15,866</u>	<u>35,487</u>
Members fund		
At the start of the financial year	35,387	32,755
Movement for the financial year	(19,621)	2,632
At the end of the financial year	<u>15,766</u>	<u>35,387</u>
Sinking fund		
At the start of the financial year	100	100
Movement for the financial year	-	-
At the end of the financial year	<u>100</u>	<u>100</u>

5. Deferred Income

Deferred income consists of the balance of insurance rebate for Storm Éowyn damages. Provision is made for deferred income to take account of timing differences between the incidence of income that arises due to the balance of insurance rebate for Storm Éowyn damages.

Bealach na Gaoithe Property Management Company CLG
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Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025

6. Multi Unit Developments Act 2011

This Act imposes additional reporting obligations on the company and these are not addressed in this Statement of Accounts. This reporting involves data re the annual service charges for 2025 and projected for 2026, re planned refurbishment costs, re insured values and related details, re fire safety equipment installed and its maintenance status and re any contracts in place with Directors and the company.

In compliance with the Multi-Unit Development Act 2011, the directors wish to make the following disclosures:

A statement of income and expenditure has been included on page of these financial statements

A statement of assets and liabilities of the company has been included on page 8 of these financial statements.

The company is required to establish and maintain a sinking fund for the purposes of financing the refurbishment, improvement or expenditure on maintenance of a non-recurring nature in relation to the development from 1st October 2012. Contributions made to the sinking fund will be held in a separate bank account and will be only used for expenditure as provided by the Multi-Unit Developments Act 2011.

The total annual service charges for the financial year ended 31 March 2025 was €27,100

The total annual service charges for the financial year ended 31 March 2024 was €26,170

The directors have no plans to initiate expenditure on the refurbishment, improvement or maintenance of a non-recurring nature during the current financial year.

The company is required to disclose the insured value of the multi-unit development, the amount of the insurance premium together with the name of the insurance company and summary of the principal risks covered.

This Act requires the transfer of common areas to the management company.

The freehold interest in the common areas has been transferred to Bealach na Gaoithe Property Management Company CLG at a nil value.

The Act requires the establishment of a sinking fund, which is intended to meet non recurring maintenance costs.

Bealach na Gaoithe Property Management Company CLG has a sinking fund account balance of €100 in place.