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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY  
GUARANTEE**

**(A Company Limited by Guarantee)**

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**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE  
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**COMPANY INFORMATION**

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<b>Directors</b>	Kevin Maguire Jill Horan
<b>Company secretary</b>	Kevin Maguire
<b>Registered number</b>	416262
<b>Registered office</b>	Forest Park Mullingar Co. Westmeath
<b>Trading Address</b>	Forest Park Mullingar Co. Westmeath
<b>Accountants</b>	RBK Business Advisers Chartered Accountants RBK House Irishtown Athlone Co. Westmeath
<b>Solicitors</b>	Sheehan & Company LLP Solicitors 1 Clare Street Dublin 2

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**DIRECTORS' REPORT**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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The Directors present their annual report and unaudited financial statements for the year ended 31 March 2025.

**Principal activities**

Plot 25 (Ballymun) Management Company CLG, which is a company limited by guarantee, was established for the purpose of taking ownership of, and responsibility for managing, maintaining and repairing the common areas of the property at College View, Ballymun, Dublin 11.

**Results and dividends**

The deficit for the year, amounted to €4,100 (2024 - surplus of €9,771).

**Directors**

The directors who served during the year were:

Kevin Maguire  
Jill Horan

Neither the directors nor secretary held any interests in the company during the financial year.

**Annual service charge**

The company is entitled to receive service charge in respect of 25 units. The projected annual service charge for the financial year 2026 is €55,000. The annual service charge for the current year is €55,000.

**Insurance**

The insurance policy is held with Willis Towers Watson. The premium charge for the financial year 2025 is €3,634. The sum insured is as follows: €8.1 million for the building and €50,000 in respect of fire brigade charges.

**Accounting records**

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at Forest Park, Mullingar, Co. Westmeath.

**Fire alarm system**

The fire alarm system installed includes the following components:

Optical Smoke Detector  
Automatic Opening Ventilation system  
Emergency lighting system

**Responsible person and oversight:**

All maintenance activities are overseen by JMN Fire Alarms Limited for fire safety, ensuring adherence to safety protocols, legal requirements, and the effective functioning of all fire safety systems. Any identified issues are promptly addressed to maintain full compliance with fire safety regulations.

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE  
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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2025**

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**Planned expenditure on the refurbishment, improvement or maintenance of a non-recurring nature**

The company has considered any planned expenditure on refurbishment, improvement or maintenance of a non recurring nature for the financial year 2026 and there are no planned non recurring works to be carried out.

**Post balance sheet events**

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

This report was approved by the board and signed on its behalf.

DocuSigned by:  
  
80B088F54A4843A  
**Kevin Maguire**  
Director

DocuSigned by:  
  
CACF54FABBA9432...  
**Jill Horan**  
Director

Date: 20 February 2026

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**DIRECTORS' RESPONSIBILITIES STATEMENT**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the 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 Financial Reporting Standard 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 and promulgated by the Institute of Chartered Accountants in Ireland.

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, of the profit or loss for that 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 and enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014 and enable the financial statements to be compiled. 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 as set out on pages 7 to 12:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies for the company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on a going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to RBK Business Advisers, Chartered Accountants, all the company's accounting records and provided all the information 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 year ended 31 March 2025.

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE  
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On behalf of the board

DocuSigned by:  
*Kevin Maguire*  
80B088554A4843A...  
**Kevin Maguire**  
Director

DocuSigned by:  
*Jill Horan*  
CACF54FABBA9432...  
**Jill Horan**  
Director

Date: 20 February 2026

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE  
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**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED  
FINANCIAL STATEMENTS OF PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY  
GUARANTEE  
FOR THE YEAR ENDED 31 MARCH 2025**

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In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Plot 25 (Ballymun) Management Company Company Limited By Guarantee for the year ended 31 March 2025 which comprise the Income and Expenditure Account, the Balance sheet, the Statement of changes in funds and the related notes from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Plot 25 (Ballymun) Management Company Company Limited By Guarantee, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely so that we might compile the financial statements of Plot 25 (Ballymun) Management Company Company Limited By Guarantee 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 the board of directors of Plot 25 (Ballymun) Management Company Company Limited By Guarantee, as a body, 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 Plot 25 (Ballymun) Management Company Company Limited By Guarantee and its board of directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical 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 as at 31 March 2025 your duty to ensure that Plot 25 (Ballymun) Management Company Company Limited By Guarantee has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Plot 25 (Ballymun) Management Company Company Limited By Guarantee. You consider that Plot 25 (Ballymun) Management Company Company Limited By Guarantee is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the financial statements of Plot 25 (Ballymun) Management Company Company Limited By Guarantee. 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.



**RBK Business Advisers**  
Chartered Accountants  
RBK House  
Irishtown  
Athlone  
Co. Westmeath  
20 February 2026

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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	Note	2025 €	2024 €
Income		55,000	60,665
Expenditure		(59,109)	(50,894)
Other operating income		9	-
<b>Excess of income over (expenditure)</b>		<b>(4,100)</b>	<b>9,771</b>

The notes on pages 10 to 12 form part of these financial statements.

**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE  
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**BALANCE SHEET  
AS AT 31 MARCH 2025**

	Note	2025 €	2024 €
<b>Current assets</b>			
Cash at bank and in hand		23,628	16,836
Debtors: amounts falling due within one year	4	900	934
		<u>24,528</u>	<u>17,770</u>
Creditors: amounts falling due within one year	5	(15,779)	(9,921)
<b>Net current assets</b>		<b>8,749</b>	<b>7,849</b>
<b>Net assets</b>		<b>8,749</b>	<b>7,849</b>
<b>Members' funds</b>			
Sinking fund	6	10,321	5,321
Members' general fund	6	(1,572)	2,528
<b>Total Members' funds</b>		<b>8,749</b>	<b>7,849</b>

We, as Directors of Plot 25 (Ballymun) Management Company Company Limited By Guarantee, state that:

(a) these financial statements have been prepared in accordance with the small companies regime.

(b) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.

(c) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.

(d) the members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2).

(e) 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 state 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 to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company.

The financial statements were approved and authorised for issue by the board:

DocuSigned by:  
  
 Kevin Maguire  
80B088554A4843A...  
 Director

DocuSigned by:  
  
 Jill Horan  
CACF54FABBA9432...  
 Director

Date: 20 February 2026

**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**STATEMENT OF CHANGES IN MEMBERS' FUND**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Sinking fund	Members' general fund	Total funds
	€	€	€
<b>At 1 April 2023</b>	-	(3,922)	(3,922)
Excess of income over expenditure	-	9,771	9,771
Transfer to sinking fund	3,321	(3,321)	-
Contribution to sinking fund	2,000	-	2,000
<b>Total transactions with owners</b>	<b>5,321</b>	<b>(3,321)</b>	<b>2,000</b>
<b>At 1 April 2024</b>	<b>5,321</b>	<b>2,528</b>	<b>7,849</b>
Excess of expenditure over income	-	(4,100)	(4,100)
Contribution to sinking fund	5,000	-	5,000
<b>At 31 March 2025</b>	<b>10,321</b>	<b>(1,572)</b>	<b>8,749</b>

The notes on pages 10 to 12 form part of these financial statements.

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**1. General information**

Plot 25 (Ballymun) Management Company CLG is a company limited by guarantee, incorporated in the Republic of Ireland. The Registered Office is Forest Park, Mullingar, Co Westmeath.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared on the going concern basis and under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The following principal accounting policies have been applied:

**2.2 Income**

Income represents service charges payable by the members.

**2.3 Debtors**

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.4 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.5 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.6 Cash flow statement exemption**

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**2.7 Going concern**

The Directors have reviewed cash flow projections for a period of at least twelve months from the date of approval of the financial statements and are satisfied that the company will be able to meet its obligations as they fall due. Consequently, these financial statements have been prepared on the going concern basis.

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**2. Accounting policies (continued)**

**2.8 Functional and presentation currency**

The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

**3. Employees**

The company has no employees other than the Directors, who did not receive any remuneration (2024 - €NIL).

**4. Debtors**

	2025	2024
	€	€
Prepayments	900	934
	900	934
	900	934

**5. Creditors: Amounts falling due within one year**

	2025	2024
	€	€
Trade creditors	12,579	7,621
Accruals	3,200	2,300
	15,779	9,921
	15,779	9,921

**6. Reserves**

**Sinking Fund**

The company is required to establish and maintain a sinking fund for the purpose of financing the refurbishment, improvement or expenditure on maintenance of non-recurring nature in relation to the development. The directors have agreed to put in place a sinking fund and have opened a separate bank account for the purpose. Included within the Balance Sheet is a balance of €10,321 (2024: €5,321) relating to the sinking fund reserve.

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**PLOT 25 (BALLYMUN) MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

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**7. Company status**

The company is limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding €1 towards the assets of the company in the event of liquidation.

**8. Capital commitments**

There were no capital commitments at the year end.

**9. Related party transactions**

There were no related party transactions during the year.

**10. Post balance sheet events**

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

**11. Approval of financial statements**

The board of Directors approved these financial statements for issue on 20 February 2026