

Joe Pitcher Financial Services Limited
Annual Report and Financial Statements
for the financial year ended 30 June 2025

Joe Pitcher Financial Services Limited

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Joe Pitcher Financial Services Limited DIRECTORS AND OTHER INFORMATION

Directors	Joseph Pitcher Carol Pitcher
Company Number	345147
Registered Office and Business Address	8, Sycamore Drive Carpenterstown Park Castleknock Dublin 15
Auditors	Karl McDonald & Co Limited Statutory Audit Firm 21 Belvedere Place, Dublin 1
Bankers	Bank of Ireland Plc. Main st Blanchardstown Dublin 15
Solicitors	Seamus Maguire & Co. Main Street Blanchardstown Dublin 15

Joe Pitcher Financial Services Limited

DIRECTORS' REPORT

for the financial year ended 30 June 2025

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

Principal Activity and Review of the Business

The principal activity of the company continued to be that of an independent mortgage, life and pensions broker.

There has been no significant change in these activities during the financial year ended 30 June 2025.

Results and Dividends

The profit for the financial year after providing for depreciation amounted to €4,291 (2024 - €1,790).

The directors do not recommend payment of a dividend.

At the end of the financial year, the company has assets of €58,883 (2024 - €56,144) and liabilities of €8,148 (2024 - €9,700). The net assets of the company have increased by €4,291.

Directors

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

Joseph Pitcher
Carol Pitcher

The directors' interests in the shares of the company are as follows:

Name	Class of Shares	Number Held At 30/06/25	Number Held At 01/07/24
Joseph Pitcher	Ordinary	100	100
Carol Pitcher	Ordinary	100	100
		<u>200</u>	<u>200</u>

There were no changes in shareholdings between 30 June 2025 and the date of signing the financial statements.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

The company plans to continue its present activities and current trading levels. Employees are kept as fully informed as practicable about developments within the business.

Post Balance Sheet Events

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

Auditors

The auditors, Karl McDonald & Co Limited, (Statutory Audit Firm), continue in office in accordance with section 383(2) of the Companies Act 2014.

Taxation Status

The company is a close company within the meaning of the Taxes Consolidation Act, 1997.

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 employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 8, Sycamore Drive, Carpenterstown Park, Castleknock, Dublin 15.

Signed on behalf of the board

Joseph Pitcher
Director

25 November 2025

Carol Pitcher
Director

25 November 2025

Joe Pitcher Financial Services Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

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" 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 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 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 and enable the financial statements to be readily and properly audited. 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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board

Joseph Pitcher
Director

25 November 2025

Carol Pitcher
Director

25 November 2025

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Joe Pitcher Financial Services Limited

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Joe Pitcher Financial Services Limited ('the company') for the financial year ended 30 June 2025 which comprise the Income Statement, the Balance Sheet, the Reconciliation of Shareholders' Funds, the Cash Flow Statement and the related notes to the financial statements, including the 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 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 June 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

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 described below 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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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.

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 the date 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.

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, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of 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

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are 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 the financial statements are in agreement with the accounting records.

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Joe Pitcher Financial Services Limited

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 5, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and 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, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, 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.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 8, which is to be read as an integral part of our report.

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

Our report is made solely to the company's shareholders, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's shareholders 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 any responsibility to anyone other than the company and the company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Karl McDonald
for and on behalf of
KARL MCDONALD & CO LIMITED
Statutory Audit Firm
21 Belvedere Place,
Dublin 1

25 November 2025

Joe Pitcher Financial Services Limited

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement 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 company's 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.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Joe Pitcher Financial Services Limited

INCOME STATEMENT

for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Revenue	3	112,927	131,568
Gross profit		<u>112,927</u>	<u>131,568</u>
Administrative expenses		(108,636)	(129,778)
Profit before taxation		<u>4,291</u>	<u>1,790</u>
Tax on profit	6	-	-
Profit for the financial year		<u>4,291</u>	<u>1,790</u>
Total comprehensive income		<u><u>4,291</u></u>	<u><u>1,790</u></u>

Approved by the board on 25 November 2025 and signed on its behalf by:

Joseph Pitcher
Director

Carol Pitcher
Director

Joe Pitcher Financial Services Limited

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	7	<u>2,239</u>	<u>1,886</u>
Current Assets			
Debtors	8	25,166	27,722
Cash at bank and in hand		<u>31,478</u>	<u>26,536</u>
		<u>56,644</u>	<u>54,258</u>
Creditors: amounts falling due within one year	10	<u>(8,148)</u>	<u>(9,700)</u>
Net Current Assets		<u>48,496</u>	<u>44,558</u>
Total Assets less Current Liabilities		<u><u>50,735</u></u>	<u><u>46,444</u></u>
Capital and Reserves			
Called up share capital presented as equity	12	200	200
Retained earnings		<u>50,535</u>	<u>46,244</u>
Shareholders' Funds		<u><u>50,735</u></u>	<u><u>46,444</u></u>

Approved by the board on 25 November 2025 and signed on its behalf by:

Joseph Pitcher
Director

Carol Pitcher
Director

Joe Pitcher Financial Services Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
At 1 July 2023	200	44,454	44,654
Profit for the financial year	-	1,790	1,790
At 30 June 2024	200	46,244	46,444
Profit for the financial year	-	4,291	4,291
At 30 June 2025	200	50,535	50,735

Joe Pitcher Financial Services Limited

CASH FLOW STATEMENT

for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Profit for the financial year		4,291	1,790
Adjustments for:			
Depreciation		1,162	934
		<u>5,453</u>	<u>2,724</u>
Movements in working capital:			
Movement in debtors		2,556	(9,377)
Movement in creditors		(1,552)	(3,017)
		<u>6,457</u>	<u>(9,670)</u>
Cash flows from investing activities			
Payments to acquire tangible assets		(1,515)	-
		<u>4,942</u>	<u>(9,670)</u>
Net increase/(decrease) in cash and cash equivalents		4,942	(9,670)
Cash and cash equivalents at beginning of financial year		26,536	36,206
Cash and cash equivalents at end of financial year	9	31,478	26,536

Joe Pitcher Financial Services Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Joe Pitcher Financial Services Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 345147. The registered office of the company is 8, Sycamore Drive, Carpenterstown Park, Castleknock, Dublin 15 which is also the principal place of business of the company. 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 financial year ended 30 June 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" issued by the Financial Reporting Council.

The company qualifies as a large company as defined by section 280H of the Companies Act 2014 in respect of the financial year.

Revenue

Revenue comprises the invoice value of services supplied by the company,

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Long leasehold property	-	2% Straight line
Plant and machinery	-	15% Straight line
Fixtures, fittings and equipment	-	15% Straight line
	-	10% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Trade and other debtors

Trade and other debtors 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 creditors

Trade and other creditors 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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

Joe Pitcher Financial Services Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Revenue

The whole of the company's revenue is attributable to its market in the Republic of Ireland and is derived from the principal activity of an independent mortgage, life and pensions broker.

4. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	1,162	934
Auditor's remuneration		
- audit of individual company accounts	8,418	5,480
	<u><u>8,418</u></u>	<u><u>5,480</u></u>

5. Employees and remuneration

Number of employees

The average number of persons employed (including executive directors) during the financial year was as follows:

	2025	2024
	Number	Number
Directors	2	2
	<u><u>2</u></u>	<u><u>2</u></u>

The staff costs (inclusive of directors' salaries) comprise:

	2025	2024
	€	€
Wages and salaries	42,288	84,496
Social welfare costs	267	-
Pension costs	21,800	9,162
	<u><u>64,355</u></u>	<u><u>93,658</u></u>

Joe Pitcher Financial Services Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

6. Tax on profit

	2025 €	2024 €
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 12.50% (2024 - 12.50%) (Note 6 (b))	-	-
	<u> </u>	<u> </u>
(b) Factors affecting tax charge for the financial year		
The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 12.50% (2024 - 12.50%). The differences are explained below:		
	2025 €	2024 €
Profit taxable at 12.50%	<u>4,291</u>	<u>1,790</u>
Profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 12.50% (2024 - 12.50%)	536	224
Effects of:		
Expenses not deductible for tax purposes	-	76
Depreciation in excess of capital allowances for period	10	(29)
Utilisation of tax losses	(546)	(271)
	<u> </u>	<u> </u>
Total tax charge for the financial year (Note 6 (a))	<u> </u>	<u> </u>

No charge to tax arises due to tax losses forward from previous years.

7. Tangible assets

	Long leasehold property €	Plant and machinery €	Fixtures, fittings and equipment €	€	Total €
Cost					
At 1 July 2024	4,636	22,185	86,169	13,527	126,517
Additions	-	-	-	1,515	1,515
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 30 June 2025	4,636	22,185	86,169	15,042	128,032
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Depreciation					
At 1 July 2024	4,635	22,183	84,287	13,526	124,631
Charge for the financial year	-	-	935	227	1,162
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 30 June 2025	4,635	22,183	85,222	13,753	125,793
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net book value					
At 30 June 2025	<u>1</u>	<u>2</u>	<u>947</u>	<u>1,289</u>	<u>2,239</u>
At 30 June 2024	<u>1</u>	<u>2</u>	<u>1,882</u>	<u>1</u>	<u>1,886</u>

8. Debtors

	2025 €	2024 €
Trade debtors	24,199	26,676
Prepayments	967	1,046
	<u>25,166</u>	<u>27,722</u>

Joe Pitcher Financial Services Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

9. Cash and cash equivalents			2025	2024
			€	€
Cash and bank balances			31,461	26,519
Cash equivalents			17	17
			<u>31,478</u>	<u>26,536</u>
10. Creditors			2025	2024
Amounts falling due within one year			€	€
Taxation (Note 11)			2,539	436
Directors' current accounts (Note 14)			-	4,764
Accruals			5,609	4,500
			<u>8,148</u>	<u>9,700</u>
11. Taxation			2025	2024
			€	€
Creditors:				
PAYE			2,539	436
12. Share capital			2025	2024
			€	€
Description	Number of	Value of units		
	shares			
Authorised				
Ordinary	1,000,000	€1.00 each	1,000,000	1,000,000
Allotted, called up and fully paid				
Ordinary	200	€1.00 each	200	200
13. Capital commitments				
The company had no material capital commitments at the financial year-ended 30 June 2025.				
14. Directors' remuneration and transactions			2025	2024
			€	€
Remuneration			39,288	84,496
Pension contributions			21,800	9,162
			<u>61,088</u>	<u>93,658</u>
The following amounts are repayable to the directors:				
			2025	2024
			€	€
Joseph Pitcher			-	4,764
15. Post-Balance Sheet Events				
There have been no significant events affecting the company since the financial year-end.				

Joe Pitcher Financial Services Limited
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

16. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 25 November 2025.