

**Abbey Manor Management Company Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 October 2025**

# Abbey Manor Management Company Limited

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# **Abbey Manor Management Company Limited**

## **DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Gary David Whelan Federico Cerrone
<b>Company Secretary</b>	Gary David Whelan (Appointed 20 May 2025) Brian Whelan (Resigned 20 May 2025)
<b>Company Number</b>	391504
<b>Registered Office and Business Address</b>	Fairgreen Naas Co Kildare Ireland
<b>Accountants</b>	Farrelly & Scully Ltd TA Long Farrelly Scully Chartered Certified Accountants Moorefield Business Centre Moorefield Road Newbridge Co Kildare Ireland
<b>Managing Agents</b>	Henry Wiltshire

# Abbey Manor Management Company Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 October 2025

The directors made the following statement in respect of the unaudited financial statements:

### "General responsibilities

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

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" 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. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Farrelly & Scully Ltd TA Long Farrelly Scully, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 October 2025."

### Signed on behalf of the board

**Gary David Whelan**  
Director

**9 February 2026**

**Federico Cerrone**  
Director

**9 February 2026**

# Abbey Manor Management Company Limited

## STATEMENT OF FINANCIAL POSITION

as at 31 October 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	9	10,850	17,119
Cash at bank and in hand		47,185	37,856
		<u>58,035</u>	<u>54,975</u>
<b>Creditors: amounts falling due within one year</b>	10	<u>(7,569)</u>	<u>(14,867)</u>
<b>Net Current Assets</b>		<u>50,466</u>	<u>40,108</u>
<b>Total Assets less Current Liabilities</b>		<u><u>50,466</u></u>	<u><u>40,108</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity	11	30	30
Other reserves	12	26,801	26,801
Retained earnings	12	23,635	13,277
<b>Shareholders' Funds</b>		<u><u>50,466</u></u>	<u><u>40,108</u></u>

We as Directors of Abbey Manor Management Company Limited, state that -

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

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

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the micro companies' regime.

**Approved by the board on 9 February 2026 and signed on its behalf by:**

**Gary David Whelan**  
Director

**Federico Cerrone**  
Director

# Abbey Manor Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### 1. General Information

Abbey Manor Management Company Limited is a company limited by shares incorporated in Ireland

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the year ended 31 October 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### Basis of preparation

The financial statements have been prepared on 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.

The company qualifies as a micro company 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.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Turnover

Income represents management fees due from property owners and tenants for property management services contracted for and provided for during the financial year. Income is accounted for on an accrual basis.

#### Sinking fund

A sinking fund has been established to help meet the cost of future exceptional expenditure, rather than having to meet the cost solely from that year's management fee income. The policy adopted by the directors is that the amount transferred to the sinking fund is determined by the directors, having regard to the company's annual performance.

#### Debtors

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.

#### Creditors

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.

#### Taxation

The company is limited by shares under the Companies Acts 2014 and is not established for the profit or gain of its members and is accordingly exempt from corporation tax, other than on deposit interest.

#### Ordinary share capital

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

# Abbey Manor Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### 3. Significant accounting judgements and key sources of estimation uncertainty

Providing for doubtful debts:

The company makes an estimate of the recoverable value of income and other debtors. The company uses estimates based on historical experience in determining the level of debts, which the company believes will not be collected. These estimates include such factors as the current credit rating of the debtor, the ageing profile of debtors and historical experience. Any significant reduction in the level of customers that default on payments or other significant improvements that resulted in a reduction in the level of the bad debt provision would have a positive impact on the operating results. The level of provision required is reviewed on an on-going basis.

### 4. Turnover

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of management services.

### 5. Common areas and location

The directors have finalised the process of transferring the title to the common areas to the management company to ensure compliance with section 5 of the Multi-Unit Developments Act 2011.

### 6. Service Charges

The annual charge is €1,450 per tenant and a discount of €200 is given for early payments.

### 7. Insurance

The block insurance policy is held with Willis Towers Watson. The current policy covers the period 06 October 2025 to 05 October 2026. The buildings sum insured is €8,608,180.

### 8. Employees

The average monthly number of employees, including directors, during the financial year was 0.00|0, (2024 - 0).

9. Debtors	2025 €	2024 €
Debtors	7,042	12,613
Prepayments	3,808	4,506
	<u>10,850</u>	<u>17,119</u>

All debtors fall due within 12 months.

10. Creditors Amounts falling due within one year	2025 €	2024 €
Creditors	6,073	13,331
Amounts owed to participating interests	-	3
Accruals	1,496	1,533
	<u>7,569</u>	<u>14,867</u>

The repayment terms of creditors vary between on demand and ninety days. No interest is payable on creditors.

The terms of accruals are based on the underlying contracts.

Other amounts included within creditors not covered by specific note disclosures are unsecured, interest free and repayable on demand.

# Abbey Manor Management Company Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

11. Share capital			2025	2024
			€	€
Description	Number of shares	Value of units		
<b>Authorised</b>				
Ordinary Shares of €1 each	100,000	€1.00 each	<u>100,000</u>	<u>100,000</u>
<b>Allotted, called up and fully paid</b>				
Ordinary Shares of €1 each	30	€1.00 each	<u>30</u>	<u>30</u>

The directors' and the secretary's interests in the shares of the company are as follows:-

Name	Class of Shares	Number Held	
		At 31/10/25	01/11/24
Gary David Whelan	Ordinary Shares of €1 each	1	1
Federico Cerrone	Ordinary Shares of €1 each	1	1
		<u>2</u>	<u>2</u>

12. Income Statement		Profit Sinking fund and loss account	provision	Total
		€	€	€
At 1 November 2024		13,277	26,801	40,078
Surplus for the financial year		10,358	-	10,358
At 31 October 2025		<u>23,635</u>	<u>26,801</u>	<u>50,436</u>

### 13. Capital commitments

The company had no material capital commitments at the financial year-ended 31 October 2025.

### 14. Related party transactions

During the year, Gary Whelan and Federico Cerrone, who are directors of the company paid management fees in the amount of €1,250 and €1,389 respectively.

### 15. Controlling interest

The shareholders, being the apartment owners, have full control of the management company.

### 16. Post-Balance Sheet Events

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

### 17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 9 February 2026.