

OVERALL CERTIFICATE
FOR FINANCIAL STATEMENTS
COMPANIES ACT 2014

Company Name: The Country Meadows Management Company Company Limited by
Guarantee
Company Number: 328116
Financial Year: YEAR ENDED 31 DECEMBER 2025

CERTIFICATE:

WE HEREBY CERTIFY that all documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals laid or to be laid before the relevant general meeting, or presented to the members.

Denis O'Flynn
Director

Date: 9 March 2026

John Breen
Secretary

Date: 9 March 2026

Company registration number 328116 (Republic of Ireland)

**THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY
LIMITED BY GUARANTEE**

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 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 (Generally accepted Accounting Practice 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 and of the surplus or deficit of the company 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 for the company financial statements and then apply them consistently;
- make judgements and 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 surplus or deficit 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.

On behalf of the board

Denis O'Flynn
Director

John Breen
Director

9 March 2026

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 €	€	2024 €	€
Intangible assets			-		-
Current assets					
Debtors	3	1,601		1,983	
Cash at bank and in hand		15,635		15,846	
		17,236		17,829	
Creditors: amounts falling due within one year	4	(10,947)		(9,134)	
Net current assets			6,289		8,695
Reserves					
Other reserves			6,289		8,695
Total members' funds			6,289		8,695

We, as directors of The Country Meadows Management Company Company Limited by Guarantee, state that:

(a) the company is availing itself of the exemption from audit 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 members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2); and

(d) The directors acknowledge the obligations of the company, under the Companies Act 2014:

(i) 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 surplus or deficit for such a year; and

(ii) to otherwise comply with the provisions of this Act 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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland', applying Section 1A of that Standard.

The financial statements were approved by the board of directors and authorised for issue on 9 March 2026 and are signed on its behalf by:

Denis O'Flynn
Director

John Breen
Director

**THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY
LIMITED BY GUARANTEE**

STATEMENT OF CHANGES IN MEMBERS' FUNDS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Sinking Fund Reserve	Income and Fund expenditure	Total
	€	€	€
Balance at 1 January 2024	6,345	(5,020)	1,325
Year ended 31 December 2024:			
Profit and total comprehensive income for the year	-	5,020	5,020
Charged in respect of sinking fund	2,350	-	2,350
	<u> </u>	<u> </u>	<u> </u>
Balance at 31 December 2024	8,695	-	8,695
Year ended 31 December 2025:			
Profit and total comprehensive income for the year	-	-	-
Charged in respect of sinking fund	2,361	-	2,361
Other movements	(4,767)	-	(4,767)
	<u> </u>	<u> </u>	<u> </u>
Balance at 31 December 2025	<u>6,289</u>	<u>-</u>	<u>6,289</u>

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Company information

The Country Meadows Management Company Company Limited by Guarantee is a company limited by guarantee and not having a share capital domiciled and incorporated in Republic of Ireland. The registered office is c/o Mr. John Breen, Prospect, Ballymoney, Gorey, Co. Wexford.

1.1 Basis of preparation

Basis of preparation and statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.2 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due. Expenses include VAT where applicable as the company cannot reclaim it.

Income

Income is comprised of service charges and ancillary fees utilised by the Company during the year.

Revenue Recognition

Revenue is recognised as earned when, and to the extent that, the Company requires funds to recoup the total expenditure of the accounting period, as the Company is operating on a not for profit basis. Service charges are billed to Company members on the basis of an expenditure budget each year and any service charges so billed which are not utilised in the relevant accounting period are recorded as excess service charges collected in a Members' Fund as deferred annual income. This Fund is available to the Company to Meet future expenditure.

1.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.5 Taxation

The company is not carrying on a business for the purposes of making a profit and has obtained exemption from the Revenue Commissioners in respect of corporation tax. Deposit interest retention tax is payable on interest income.

1.6 Sinking Fund

In accordance with Section 19 of the Multi-Unit Development Act 2011, the company has established a sinking fund to fund non routine maintenance and other non-routine costs that may arise from time to time. These funds are held in a separate designated bank account and are allocated to a special designated reserve titled "sinking fund reserve". Sinking fund contributions are recognised as income in the Income and Expenditure account in the period in which the large, non-regular repair and maintenance work is undertaken by the company.

The sinking fund is shown in other reserves in the balance sheet and the movement for the year can be seen in the statement of changes in members' funds and notes of these financial statements.

2 Employees

There were no employees during this year or the previous year apart from the directors.

No remuneration was paid to the directors for either year.

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

3 Debtors

	2025	2024
	€	€
Amounts falling due within one year:		
Service charges due	757	541
Other debtors	-	4
Prepayments	844	1,438
	<u>1,601</u>	<u>1,983</u>

There are 47 units managed by the Company and all are required to pay service charges and ancillary fees in equal amounts. In the year ended 31/12/2025 the amount of service charges and ancillary fees which should have been received by the Company amounted to €31,560 (inclusive of opening debtor & sinking fund), of this a total of €1,110 was not collected and remains outstanding at the year end. There are 3 units which are in arrears in respect of charges. There is a total of €390 outstanding in respect of charges from previous accounting periods. There is an advanced payment of €353 for fees

4 Creditors: amounts falling due within one year

	2025	2024
	€	€
Trade creditors	5,409	5,409
Accruals	5,538	3,725
	<u>10,947</u>	<u>9,134</u>

5 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding €1.27.

6 Income and expenditure account

	2025	2024
	€	€
At the beginning of the year	-	(5,020)
Adjusted balance	-	(5,020)
Surplus for the year	-	5,020
At the end of the year	<u>-</u>	<u>-</u>

7 Capital commitments

The company had no capital commitments at the year end.

THE COUNTRY MEADOWS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

8 Events after the reporting date

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

9 Related party transactions

John Breen does not own any units in the development.

Maintenance , Landscaping & Administration work for the Company of €24,767 was provided by John Breen. There is €5,408.50 owed to John Breen at the year end.

Denis O 'Flynn owns 1 unit in the development and was liable for service charges in the amount of €610. At 31 December 2025 there was no balance outstanding.

No other monies are owed to or from the directors to the company for work carried out or service charges payable at the year end.

10 Approval of financial statements

The directors approved the financial statements on 9 March 2026.