

**NOLAN AND FAHY ESTATE AGENTS LIMITED**

**ABRIDGED FINANCIAL STATEMENTS**

**YEAR ENDED 28 FEBRUARY 2025**

**(As modified by Sections 352 and 353 of the Companies Act 2014)**

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**DIRECTORS AND OTHER INFORMATION**

**BOARD OF DIRECTORS**

Louise Nolan  
Sean Nolan

**SECRETARY**

Louise Nolan

**ACCOUNTANTS**

McKenna Law Limited  
Chartered Certified Accountants  
The Archway  
Malahide Marina Village  
Malahide  
Co. Dublin

**BANKERS**

Bank of Ireland  
Swords  
Co Dublin

**REGISTERED OFFICE**

Unit 1a Donabate Shopping Centre  
Donabate  
Co Dublin

**CRO NUMBER**

279880

**STATEMENT OF DIRECTORS' RESPONSIBILITIES AND DECLARATION ON  
UNAUDITED FINANCIAL STATEMENTS**

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 the law the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and accounting standards issued by the Financial Reporting Council, including FRS 102 The Financial Reporting Standard applicable in the UK and Ireland (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 to the financial year end and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing those financial statements, the directors are required to:

- \* Select suitable accounting policies 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
- \* 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

*Directors' declaration on unaudited financial statements*

In relation to the financial statements as set out on the following pages:

- \* 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 judgments 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 McKenna Law, 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 28 February 2025.

**On behalf of the board**

**Sean Nolan  
Director**

**Louise Nolan  
Director**

**Date: 6 January 2026**

**ABRIDGED BALANCE SHEET**  
**FOR THE YEAR ENDED 28 FEBRUARY 2025**

	Notes	<u>2025</u> €	<u>2024</u> €
<b>CURRENT ASSETS</b>			
Cash at bank		56	1
Client account balances held at bank		24,550	32,863
		<u>24,606</u>	<u>32,864</u>
<b>CREDITORS amounts falling due within one year</b>	<b>3</b>	<u>(37,806)</u>	<u>(49,978)</u>
<b>NET CURRENT (LIABILITIES)</b>		<u>(13,200)</u>	<u>(17,114)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>(13,200)</u>	<u>(17,114)</u>
<b>NET LIABILITIES</b>		<u><u>(13,200)</u></u>	<u><u>(17,114)</u></u>
<b>EQUITY</b>			
Called up share capital presented as equity		4	4
Profit and loss account		<u>(13,204)</u>	<u>(17,118)</u>
<b>TOTAL EQUITY</b>		<u><u>(13,200)</u></u>	<u><u>(17,114)</u></u>

We, as directors of Nolan and Fahy Estate Agents Ltd, 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 is complied with,
- (c) no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section been served on the company, and
- (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 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.
- (e) the company has relied on the specified exemption contained in Section 352 Companies Act 2014; 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 as adapted by Section 1A of FRS 102'. The financial statements were approved by the Board of Directors on 6 January 2026 and authorised for issue on 6 January 2026. They were signed on its behalf by

**Sean Nolan**  
**Director**

**Louise Nolan**  
**Director**

## **1. ACCOUNTING POLICIES**

Nolan and Fahy Estate Agents Ltd is a company carrying out estate agent services to include the sale of properties and the rental of properties and auctioneering services. The company's registered office is Unit 1a Donabate Shopping Centre, Donabate, Co Dublin. The company is a limited liability company incorporated in the Republic of Ireland and its company registration number is 279880.

### **Statement of compliance**

These financial statements are prepared by the company in accordance with the provisions available to small companies under "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102 Section 1A").

The significant accounting policies adopted by the company and applied consistently in the preparation of these financial statements are as follows:

#### **(a) Basis of Preparation**

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 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 Companies Act 2014.

The financial statements are prepared in Euro which is the functional currency of the company.

#### **(b) Currency**

##### *(i) Functional and presentation currency*

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in Euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

##### *(ii) Transactions and balances*

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value using the exchange rate when fair value was determined.

Foreign exchange gains and losses that relate to borrowing's and cash and cash equivalents are presented in the profit and loss account within 'finance (expense)/income'. All other foreign exchange gains and losses are presented in the profit and loss account within 'Other operating (losses)/gains'.

**ACCOUNTING POLICIES (continued)**

**(c) Turnover**

Turnover is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Turnover comprises the fair value of consideration received and receivable exclusive of value added tax and after discounts and rebates.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on dispatch of the goods, the amount of turnover can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Turnover from the provision of services is recognised in the accounting period in which the services are rendered and the outcome of the contract can be estimated reliably. The company uses the percentage of completion method based on the actual service performed as a percentage of the total services to be provided.

**(d) Taxation**

The company is managed and controlled in the Republic of Ireland and, consequently, is tax resident in Ireland. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

*(i) Current tax*

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

*(ii) Deferred tax*

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled.

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled. Deferred tax is recognised in the profit and loss account or other comprehensive income depending on where the revaluation was initially posted.

**ACCOUNTING POLICIES (continued)**

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Current or deferred taxation assets and liabilities are not discounted.

**(e) Tangible fixed assets**

*(i) Cost*

Tangible fixed assets are recorded at historical cost or deemed cost, less accumulated depreciation and impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Equipment and fixtures and fittings are stated at cost less accumulated depreciation and accumulated impairment losses.

*(ii) Depreciation*

Depreciation is provided on tangible fixed assets, on a straight line basis, so as to write off their cost less residual amounts over their estimated economic lives.

The estimated economic lives assigned to property, plant and equipment are as follows:

Fixtures and fittings	12.5% straight line on cost
Motor Vehicles	12.5% straight line on cost

The company's policy is to review the remaining useful economic lives and residual values of tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property, plant & equipment and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the profit and loss account.

*(iii) Impairment*

Assets not carried at fair value are also reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use is defined as the present value of the future pre-tax and interest cash flows obtainable as a result of the asset's continued use. The pre-tax and interest cash flows are discounted using a pre-tax discount rate that represents the current market risk free rate and the risks inherent in the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

**ACCOUNTING POLICIES (continued)**

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the profit and loss account, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in profit or loss.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the profit and loss account.

**(f) Stocks**

Stocks comprise work in progress and consumable stores. Stocks are stated at the lower of cost and selling price less costs to complete and sell. Cost is calculated on a first in, first out basis and includes invoice price, import duties and transportation costs. Selling price less costs to complete and sell comprises the actual or estimated selling price less all further costs to completion or to be incurred in marketing, selling and distribution.

At the end of each reporting period stocks are assessed for impairment. If an item of stock is impaired, the identified inventory is reduced to its selling price less costs to complete and sell and an impairment charge is recognised in the profit and loss account. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the profit and loss account.

**(g) Trade and other debtors**

Trade and other debtors including amounts owed by group companies are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade receivables 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 present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of provision required are recognised in the profit and loss.

**(h) 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.

**(i) Trade and other creditors**

Trade and other creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

**ACCOUNTING POLICIES (continued)**

**(j) Provisions**

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

**(k) Contingencies**

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

**(l) Employee benefits**

The company provides a range of benefits to employees including annual bonus arrangements and paid holiday arrangements.

*(i) Short term benefits*

Short term benefits, including holiday pay and other similar non-monetary benefits are recognised as an expense in the period in which the service is received.

*(ii) Annual bonus plans*

The company recognises a provision and an expense for bonuses where the company has a legal or constructive obligation as a result of past events and a reliable estimate can be made.

**(m) Share capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**(n) Related party transactions**

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

**ACCOUNTING POLICIES (continued)**

**(o) Cash flow statement**

The company has availed of exemptions available in paragraph 1.12 of FRS102 from the requirements to prepare a statement of cashflows on the basis that a consolidated statement of cashflows is included in the consolidated financial statements of the company and these are publicly available.

**2. DIRECTORS REMUNERATION AND TRANSACTIONS**

	<u>2025</u>	<u>2024</u>
	€	€
Salary	42,878	42,878

**DIRECTORS LOANS**

	<b>Sean Nolan</b>	<b>Sean Nolan</b>
Opening balance	4,048	34
Advances from directors	-	4,014
Repayments to directors	(3,119)	-
Closing balance	929	4,048

**3. CREDITORS (amounts falling due within one year)**

	<u>2025</u>	<u>2024</u>
	€	€
Trade creditors and accruals	5,075	5,075
PAYE/PRSI	967	2,402
VAT	6,185	5,490
Client account balances	24,550	32,863
Other loans	100	100
Directors' loan account	929	4,048
	<u>37,806</u>	<u>49,978</u>

**NOLAN AND FAHY ESTATE AGENTS LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 28 FEBRUARY 2025**

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**4. MOVEMENT ON PROFIT AND LOSS RESERVES**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Profit and loss reserves brought forward at 1 March	(17,117)	(29,012)
Profit for the financial year	3,913	11,894
Profit and loss reserve at 28 February	<u>(13,204)</u>	<u>(17,118)</u>