

**Arch Inn Properties**

**Abridged Financial Statements**

**for the year ended 31 March 2025**

## **Arch Inn Properties**

### **Company Information**

|                          |  |
|--------------------------|--|
| <b>Directors</b>         | Mark Gill  |
| <b>Secretary</b>         | Eileen Cunningham  |
| <b>Company Number</b>    | 737479   |
| <b>Registered Office</b> | 1 Gleann Dara Court<br>Glencely<br>Co Donegal                        |
| <b>Accountants</b>       | Crowe Mc Loughlin & Co.<br>Chapel Street<br>Carndonagh<br>Co Donegal |
| <b>Business Address</b>  | 1 Gleann Dara Court<br>Glencely<br>Co Donegal                        |
| <b>Bankers</b>           | Bank of Ireland<br>Carndonagh<br>Co Donegal                          |

## Arch Inn Properties

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## Arch Inn Properties

### Abridged Balance Sheet as at 31 March 2025

|   |       | 2025      |           | 2024      |           |
|---|-------|-----------|-----------|-----------|-----------|
|   | Notes | €         | €         | €         | €         |
| <b>Fixed Assets</b>                                   |       |           |           |           |           |
| Tangible assets                                       | 8     |           | 316,931   |           | 302,190   |
| <b>Current Assets</b>                                 |       |           |           |           |           |
| Stocks  | 9     | 4,000     |           | 10,500    |           |
| Debtors   | 10    | -         |           | 2,007     |           |
| Cash at bank and in hand                              |       | 3,664     |           | 3,772     |           |
|   |       | 7,664     |           | 16,279    |           |
| <b>Creditors: amounts falling due within one year</b> | 11    | (350,824) |           | (323,936) |           |
| <b>Net Current Liabilities</b>                        |       |           | (343,160) |           | (307,657) |
| <b>Total Assets Less Current Liabilities</b>          |       |           | (26,229)  |           | (5,467)   |
| <b>Capital and Reserves</b>                           |       |           |           |           |           |
| Called up share capital                               | 12    |           | 100       |           | 100       |
| Profit and loss account                               |       |           | (26,329)  |           | (5,567)   |
| <b>Equity Shareholders' Funds</b>                     |       |           | (26,229)  |           | (5,467)   |

These financial statements have been prepared in accordance with the specified provisions relating to companies subject to the small companies regime within the Companies Act 2014 and in accordance with the provisions of FRS 102 Section 1A, Small entities.

We, as directors of Arch Inn Properties, 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 the 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 of the 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 of the Companies Act 2014.

The financial statements were approved by the Board on 5 February 2026 and signed on its behalf by

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**Mark Gill**  
**Director**

## Arch Inn Properties

### Statement of Changes in Equity as at 31 March 2025

|  | Retained<br>earnings<br>€ | Total<br>equity<br>€ |
|--|---------------------------|----------------------|
| Balance as at 1 April 2024                     | (5,567)                   | (5,567)              |
| Profit/(Loss) for the year                     | (20,762)                  | (20,762)             |
| Other comprehensive income for the year        | -                         | -                    |
| <b>Total comprehensive income for the year</b> | <u>(20,762)</u>           | <u>(20,762)</u>      |
| Balance as at 31 March 2025                    | <u>(26,329)</u>           | <u>(26,329)</u>      |

### *In respect of the prior year:*

### Statement of Changes in Equity as at 31 March 2024

|  | Retained<br>earnings<br>€ | Total<br>equity<br>€ |
|--|---------------------------|----------------------|
| Balance as at 27 March 2023                      | -                         | -                    |
| Profit/(Loss) for the period                     | (5,567)                   | (5,567)              |
| Other comprehensive income for the period        | -                         | -                    |
| <b>Total comprehensive income for the period</b> | <u>(5,567)</u>            | <u>(5,567)</u>       |
| Balance as at 31 March 2024                      | <u>(5,567)</u>            | <u>(5,567)</u>       |

## Arch Inn Properties Limited

### Notes to the Abridged Financial Statements for the year ended 31 March 2025

#### 1. Company Information

Arch Inn Properties is a private limited company incorporated in the Republic of Ireland (Registered number 737479). The Registered Office is 1 Gleann Dara Court, Glencely, Co Donegal.

The significant accounting policies adopted by the Company and applied consistently are as follows:

##### 1.1. Basis of preparation

The financial statements have been prepared in accordance with Section 1A of Financial Reporting Standard "(FRS 102)" the Financial Reporting Standard applicable in the UK and Republic of Ireland and Irish statute comprising the Companies Act 2014.

The financial statements have been prepared on the going concern basis, under the historical cost convention.

The company qualifies as a small company as defined by Section 280A of the Act, in respect of the financial year and has applied the rules of the 'small companies regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

##### 1.2. Foreign currencies

###### *Functional and presentation currency*

Items included in the financial statements of the company are measured using the currency of its 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 "€".

###### *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 are measured using the exchange rate when fair value was determined.

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

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

..... continued

**1.3. Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable excluding discounts, rebates, VAT and other sales taxes or duty. The following criteria must also be met before revenue is recognised:

**Sale of goods**

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, the amount of revenue 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.

**Rendering of Services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably, and;
- the costs incurred and the costs to complete the contract can be measured reliably.

**1.4. Government grants**

Government grants are recognised at their fair value in profit or loss where there is a reasonable assurance that the grant will be received and the company has complied with all attached conditions.

Capital grants are initially recognised as deferred income on the balance sheet and credited to the profit and loss by instalments on a basis consistent with the depreciation policy of the relevant asset, as adjusted for any impairment.

Revenue grants are credited to income so as to match them with the expenditure to which they relate. Government grants received are included in 'other income' in profit or loss.

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

..... continued

**1.5. Taxation**

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.

**Current tax**

Current tax is recognised for the amount of corporation tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

**Deferred tax**

Deferred tax arises from timing 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 the 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) 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.

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.

**1.6. Tangible fixed assets and depreciation**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date, fixed assets are reviewed to determine whether there is any indication that those assets have suffered impairment in the recoverable amount. If there is an indication of possible impairment, the recoverable amount of the asset is estimated and compared with its carrying amount. If estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss. If an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in previous years. A reversal of an impairment loss is recognised immediately in profit or loss.

Depreciation is calculated in order to write off the cost of tangible fixed assets over their estimated useful lives as follows:

|                                 |   |                     |
|---------------------------------|---|---------------------|
| Land and buildings              | - | 2% straight line    |
| Fixtures fittings and equipment | - | 12.5% straight line |

An amount equal to the excess of the annual depreciation charged on revalued assets over the notional historical cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

## Arch Inn Properties Limited

### Notes to the Abridged Financial Statements for the year ended 31 March 2025

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#### 1.7. Stock

Stocks are stated at the lower of cost and net realisable value. Cost is determined on the first-in, first-out (FIFO) method. Cost includes the purchase price, including taxes and duties and transport and other costs directly attributable to bringing the inventory to its present location and condition. At the end of each reporting period stocks are assessed for impairment. If an item of inventory is impaired, the inventory concerned is reduced to its selling price less costs to complete and sell and the related impairment cost is recognised in the profit and loss account. Where a reversal of the impairment occurs, the impairment charge is reversed and recognised in the profit and loss account.

#### 1.8. Trade and other debtors

Trade and other debtors 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 debtors 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 the provision required are recognised in the profit and loss.

#### 1.9. 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.

#### 1.10. Creditors and accruals

Creditors and accruals 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 rate.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on the 8 May 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

#### 1.11. Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued as at the 31 March 2025.

#### 1.12. Going Concern

After reviewing the company's forecasts, plans and financial projections, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

..... continued

**2. Significant judgements and estimates**

Preparation of the financial statements requires management to make significant judgements and estimates in arriving at the figures in the financial statements. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant are disclosed below:

**Useful lives of depreciable assets**

The annual depreciation charge depends primarily on the estimated lives of each type and component of asset and, in certain circumstances, estimates of fair values and residual values. The directors annually review these asset lives and adjust them as necessary to reflect current thinking on remaining lives in light of technological change, prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have significant impact on depreciation charges for the period. It is not practical to quantify the impact of changes in asset lives on an overall basis, as asset lives are individually determined, and there are a significant number of asset lives in use. The impact of any change would vary significantly depending on the individual changes in assets and the classes of assets impacted.

**3. Turnover**

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in Ireland.

| <b>Class of business</b> | <b>Turnover</b> |             |
|--------------------------|-----------------|-------------|
|                          | <b>2025</b>     | <b>2024</b> |
|                          | €               | €           |
| Public House             | 175,535         | 230,530     |
| Air BNB                  | 33,568          | -           |
|                          | 209,103         | 230,530     |

**4. Operating (loss)/profit**

**Operating (loss)/profit is stated after charging:**

|                                 | <b>2025</b> | <b>2024</b> |
|---------------------------------|-------------|-------------|
|                                 | €           | €           |
| Depreciation of tangible assets | 8,274       | 6,744       |
|                                 | 7,191       | -           |

**and after crediting:**

|                   |       |   |
|-------------------|-------|---|
| Government grants | 7,191 | - |
|                   | 7,191 | - |

**5. Interest payable and similar expenses**

|                                       | <b>2025</b> | <b>2024</b> |
|---------------------------------------|-------------|-------------|
|                                       | €           | €           |
| On loans repayable in 5 years or more | 6,084       | 6,084       |
|                                       | 6,084       | 6,084       |

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

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**6. Number of Employees**

**Number of employees**

The average monthly numbers of employees (including part time staff) during the year were:

|                | <b>2025</b>   | <b>2024</b>   |
|----------------|---------------|---------------|
|                | <b>Number</b> | <b>Number</b> |
| Manager        | 1             | 1             |
| Bar operatives | 3             | 3             |
|                | 4             | 4             |
|                | 4             | 4             |

**Employment costs**

|                      | <b>2025</b> | <b>2024</b> |
|----------------------|-------------|-------------|
|                      | <b>€</b>    | <b>€</b>    |
| Wages and salaries   | 28,039      | 44,764      |
| Social welfare costs | 1,953       | 4,302       |
|                      | 29,992      | 49,066      |
|                      | 29,992      | 49,066      |

**7. Directors' remuneration and transactions**

|                                   | <b>2025</b> | <b>2024</b> |
|-----------------------------------|-------------|-------------|
|                                   | <b>€</b>    | <b>€</b>    |
| Remuneration and other emoluments | 31,800      | 32,642      |
|                                   | 31,800      | 32,642      |
|                                   | 31,800      | 32,642      |

|                             | <b>Mr M Gill</b> | <b>Total</b> |
|-----------------------------|------------------|--------------|
|                             | <b>€</b>         | <b>€</b>     |
| Balance as at 1 April 2024  | 3,268            | 3,268        |
| Balance as at 31 March 2025 | 5,924            | 5,924        |

The loan to the company is repayable on demand and is non interest bearing.

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

..... continued

**8. Tangible assets**

|                        | Buildings<br>freehold | Land   | Fxtures<br>Fittings<br>& equipment | Total   |
|------------------------|-----------------------|--------|------------------------------------|---------|
|                        | €                     | €      | €                                  | €       |
| <b>Cost</b>            |                       |        |                                    |         |
| At 1 April 2024        | 299,011               | -      | 9,923                              | 308,934 |
| Additions              |                       | 14,587 | 8,428                              | 23,015  |
| At 31 March 2025       | 299,011               | 14,587 | 18,351                             | 331,949 |
| <b>Depreciation</b>    |                       |        |                                    |         |
| At 1 April 2024        | 5,381                 | -      | 1,363                              | 6,744   |
| Charge for the year    | 5,980                 | -      | 2,294                              | 8,274   |
| At 31 March 2025       | 11,361                | -      | 3,657                              | 15,018  |
| <b>Net book values</b> |                       |        |                                    |         |
| At 31 March 2025       | 287,650               | 14,587 | 14,694                             | 316,931 |
| At 31 March 2024       | 293,630               | -      | 8,560                              | 302,190 |

**9. Stocks**

|                           | 2025<br>€ | 2024<br>€ |
|---------------------------|-----------|-----------|
| Stock of goods for resale | 4,000     | 10,500    |

**10. Debtors**

|               | 2025<br>€ | 2024<br>€ |
|---------------|-----------|-----------|
| Other debtors | -         | 2,007     |

**Arch Inn Properties Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31 March 2025**

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| <b>11. Creditors: amounts falling due within one year</b> | <b>2025</b>       | <b>2024</b>       |
|---|-------------------|-------------------|
|   | <b>€</b>          | <b>€</b>          |
| Trade creditors   | 24,509            | 30,087            |
| Amounts owed to group undertaking                         | 10,000            | -                 |
| Amounts owed to connected companies                       | 294,024           | 287,940           |
| Other taxes and social security costs                     | 10,567            | 641               |
| Directors' accounts                                       | 5,924             | 3,268             |
| Accruals  | 5,800             | 2,000             |
|   | <u>350,824</u>    | <u>323,936</u>    |
|   | <u>          </u> | <u>          </u> |
| <br><b>12. Share capital</b>                              | <br><b>2025</b>   | <br><b>2024</b>   |
|   | <b>€</b>          | <b>€</b>          |
| <br><b>Allotted, called up and fully paid equity</b>      |                   |                   |
| 100 Ordinary shares of €1 each                            | <u>100</u>        | <u>100</u>        |
|   | <u>          </u> | <u>          </u> |

**13. Ultimate Controlling Party**

Director Mark Gill is the ultimate controlling party as he holds 100% of the share capital.

**14. Approval of financial statements**

The financial statements were approved by the Board on 5 February 2026 and signed on its behalf by

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**Mark Gill**  
**Director**