

Company registration number: 603080

PFJ Properties Limited

Unaudited abridged financial statements

for the financial year ended 30 April 2025

PFJ Properties Limited

Contents

	Page
Directors and other information	1
Directors responsibilities statement	2
Accountant's report	3
Balance sheet	4 - 5
Notes to the financial statements	6 - 8

PFJ Properties Limited

Directors and other information

Directors	Trevor Poff Norman Poff Earl Poff
Secretary	Crystal Poff
Company number	603080
Registered office	25 St. James Gardens Killorglin Co Kerry
Business address	25 St. James Gardens Killorglin, co. Kerry
Accountant	Thomas Galvin & Co 22 Maple Rd., Ard na Greine Milltown Kerry
Bankers	Bank Of Ireland New Street Killarney Co. Kerry

PFJ Properties Limited

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, the financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

PFJ Properties Limited

**Accountants' Report to the board of directors
on the Unaudited abridged financial statements of PFJ Properties Limited**

In accordance with the engagement letter dated , and in order to assist you to fulfil your duties under the Companies Act 2014, I have compiled the financial statements which comprise the profit and loss account, balance sheet and related notes from the accounting records and information and explanations you have given to me.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. My work has been undertaken so that I might compile the financial statements that I have been engaged to compile, report to the company's board of directors that I have done so, and state those matters that I have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the company's board of directors for my work or for this report.

I have carried out this engagement in accordance with guidance issued by the Chartered Certified Accountants and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 30 April 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

I have not been instructed to carry out an audit of the financial statements. For this reason, I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the financial statements.

Thomas Galvin & Co
Chartered Certified Accountants

22 Maple Rd.,
Ard na Greine
Milltown
Kerry

10 December 2025

PFJ Properties Limited

**Balance sheet
As at 30 April 2025**

	2025	2024
	€	€
Fixed assets	4,011,691	4,544,554
Current assets	154,057	155,246
Creditors: amounts falling due within one year	(1,707,186)	(1,644,539)
Net current liabilities	(1,553,129)	(1,489,293)
Total assets less current liabilities	2,458,562	3,055,261
Creditors: amounts falling due after more than one year	(2,768,021)	(2,934,502)
Accruals and deferred income	(2,585)	-
Net (liabilities)/assets	(312,044)	120,759
Capital and reserves	(312,044)	120,759

We, as directors of PFJ Properties 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 of the Companies Act 2014 are satisfied;
- (c) the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- (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 micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

PFJ Properties Limited

Balance sheet (continued)

As at 30 April 2025

These abridged financial statements were approved by the board of directors on 10 December 2025 and signed on behalf of the board by:

Trevor Poff
Director

Crystal Poff
Secretary

PFJ Properties Limited

Notes to the abridged financial statements Financial year ended 30 April 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 25 St. James Gardens, Killorglin, Co Kerry.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis.

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Accommodation Recognition Payment (ARP)(Licence)

The Company owns property and licences it to an individual (Director) who then hosts refugees under the ARP scheme , the ARP payment goes to the individual host , not the company.

Taxation

Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Tax is recognised on taxable profit for the current and past periods. Tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Research and development

Research and development expenditure is written off in the financial year in which it is incurred.

PFJ Properties Limited

Notes to the abridged financial statements (continued) Financial year ended 30 April 2025

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Tangible assets are measured initially at cost, and are subsequently stated at cost less accumulated depreciation and impairment losses.

Correction of Prior Period Error- Depreciation on Freehold Property

During the current financial year, the directors identified a material error in the financial statements of prior periods relating to the accounting for freehold property. Historically, the freehold buildings, which have a finite useful life, were not depreciated, which is contrary to the requirements FRS 102 Section 17. This oversight led to the overstatement of the carrying amount of property, the understatement of depreciation expense and accumulated losses (or overstatement of retained earnings) in those periods.

The company has corrected this material error retrospectively, this has been restated to reflect the systematic allocation of the building's depreciable amount over its estimated useful life of 50 years. The residual value of the building has been estimated to be nil, for the purpose of this calculation.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

PFJ Properties Limited

Notes to the abridged financial statements (continued) Financial year ended 30 April 2025

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Financial instruments are initially recognised at cost, which is the transaction price.

Investments in shares, subsidiaries or participating interests are subsequently measured at cost less impairment.

Derivatives are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss less any impairment losses recognised to date. This is allocated to profit or loss over the term of the contract on a straight-line basis, unless another systematic basis of allocation is more appropriate.

Other financial instruments are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss, plus accumulated interest income or expense recognised to date, less all repayments of principal or interest to date, less impairment.

Financial assets are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately.

Share-based payments

Cash-settled share-based payment transactions are recognised when the goods or services are received, at which point a corresponding liability is recognised.

If grant conditions specify a period of service, the liability is increased throughout the vesting period as those services are rendered.

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	149,589	143,391
Loss for the financial year	(461,753)	(22,752)
At the end of the financial year	<u>(312,164)</u>	<u>120,639</u>