

**Company registration number: 637590**

**Future Home Builder Limited  
Trading as Future Home Builder Limited**

**Unaudited abridged financial statements**

**for the financial year ended 31 December 2025**

# Future Home Builder Limited

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## **Future Home Builder Limited**

### **Director's 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 Director's Responsibilities Statement accompanying those financial statements.

The director is responsible for preparing the director's report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under the law, the director has 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. Under company law, the director must not approve the financial statements unless is 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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 director is 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 to ensure that the financial statements and director's report comply with the Companies Act 2014. is 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.

**Future Home Builder Limited**

**Balance sheet  
As at 31 December 2025**

	Note	2025 €	€	2024 €	€
<b>Fixed assets</b>					
Tangible assets	5	25,315		31,776	
			25,315		31,776
<b>Current assets</b>					
Debtors	6	1,663		1,003	
Cash at bank and in hand		10,816		723	
		12,479		1,726	
<b>Creditors: amounts falling due within one year</b>	7	(5,964)		(2,793)	
<b>Net current assets/(liabilities)</b>			6,515		(1,067)
<b>Total assets less current liabilities</b>			31,830		30,709
<b>Creditors: amounts falling due after more than one year</b>	8		(18,437)		(17,437)
<b>Net assets</b>			13,393		13,272
<b>Capital and reserves</b>					
Profit and loss account			13,393		13,272
<b>Shareholders funds</b>			13,393		13,272

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

The notes on pages 4 to 7 form part of these abridged financial statements.

## **Future Home Builder Limited**

### **Balance sheet (continued)**

**As at 31 December 2025**

I, as director of Future Home Builder Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- 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;
- 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);
- I 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
- 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.

These abridged financial statements were approved by the director of the company on 10 February 2026 and signed by:

Mr. Conor Rohan  
Director

**The notes on pages 4 to 7 form part of these abridged financial statements.**

## Future Home Builder Limited

### Notes to the abridged financial statements Financial year ended 31 December 2025

#### 1. Accounting policies and measurement bases

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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.

##### **Operating leases**

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

##### **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.

##### **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.

## Future Home Builder Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### **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.

#### **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.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost 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.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**Future Home Builder Limited**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31 December 2025**

**2. Staff costs**

The average number of persons employed by the company during the financial year, including the directors was 1 (2024: 1).

The aggregate payroll costs incurred during the financial year were:

	<b>2025</b>	2024
	€	€
Wages and salaries	<u>52,000</u>	<u>54,542</u>

**3. Directors remuneration**

The director's aggregate remuneration was as follows:

	<b>2025</b>	2024
	€	€
Emoluments in respect of qualifying services	<u>52,000</u>	<u>54,542</u>

**4. Appropriations of profit and loss account**

	<b>2025</b>	2024
	€	€
At the start of the financial year	13,272	14,819
Profit/(loss) for the financial year	121	(1,547)
<b>At the end of the financial year</b>	<u>13,393</u>	<u>13,272</u>

**5. Tangible assets**

	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	<b>Total</b>
	€	€	€	€
<b>Cost</b>				
<b>At 1 January 2025 and 31 December 2025</b>	<u>6,610</u>	<u>2,631</u>	<u>42,451</u>	<u>51,692</u>
<b>Depreciation</b>				
At 1 January 2025	3,011	987	15,918	19,916
Charge for the financial year	826	329	5,306	6,461
<b>At 31 December 2025</b>	<u>3,837</u>	<u>1,316</u>	<u>21,224</u>	<u>26,377</u>
<b>Carrying amount</b>				
<b>At 31 December 2025</b>	<u>2,773</u>	<u>1,315</u>	<u>21,227</u>	<u>25,315</u>
At 31 December 2024	<u>3,599</u>	<u>1,644</u>	<u>26,533</u>	<u>31,776</u>

**Future Home Builder Limited**

**Notes to the abridged financial statements (continued)  
Financial year ended 31 December 2025**

<b>6. Debtors</b>	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
Trade debtors	1,206	505
Other debtors	457	498
	<u>1,663</u>	<u>1,003</u>

<b>7. Creditors: amounts falling due within one year</b>	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
Trade creditors	-	113
Other creditors including tax and social insurance	2,764	980
Accruals	3,200	1,700
	<u>5,964</u>	<u>2,793</u>

<b>8. Creditors: amounts falling due after more than one year</b>	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
Amounts owed to credit institutions	8,000	-
Other creditors including tax and social insurance	10,437	17,437
	<u>18,437</u>	<u>17,437</u>

**9. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 10 February 2026.