

Company registration number: 675732

Sanibel Property Limited

Abridged Unaudited Financial Statements
for the financial year ended 31 December 2024

Prepared by:

Cillian Sheanon Accounting & Advisory Limited
Chartered Accountants

Sanibel Property Limited

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Sanibel Property Limited
DIRECTOR'S RESPONSIBILITIES STATEMENT
for the financial year ended 31 December 2024

The director made the following statement in respect of the unaudited financial statements:

General responsibilities

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 that 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 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 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 for the company financial statements and then apply them consistently;
- make judgements 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 them to ensure that the financial statements and Director's 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.

Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The director approves these financial statements and confirms that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The director confirms that they have made available to Cillian Sheanon Accounting & Advisory Limited, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 December 2024.

Signed on behalf of the board

Mr Aaron O'Flaherty

Director

30 March 2026

Aaron O'Flaherty

Aaron O'Flaherty (Mar 31, 2026 09:47:26 GMT+1)

Sanibel Property Limited

BALANCE SHEET

as at 31 December 2024

The notes on pages 6 to 9 form part of the abridged financial statements

	Notes	2024 €	2023 €
Fixed Assets			
Tangible assets	3	1,419,442	1,001,802
Current Assets			
Debtors	4	(18,447)	4,892
Cash and cash equivalents		13,262	63,075
		(5,185)	67,967
Creditors: amounts falling due within one year	5	(73,893)	(67,253)
Net Current (Liabilities)/Assets		(79,078)	714
Total Assets less Current Liabilities		1,340,364	1,002,516
Creditors: amounts falling due after more than one year	6	(1,866,112)	(933,558)
Net (Liabilities)/Assets		(525,749)	68,957
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		(525,849)	68,857
Equity attributable to owners of the company		(525,749)	68,957

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

I as Director of Sanibel Property 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 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) 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 the 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. 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 and the small companies' regime.

Approved by the board on 30 March 2026 and signed on its behalf by:

Mr Aaron O'Flaherty

Director

30 March 2026

Aaron O'Flaherty

Aaron O'Flaherty (Mar 31, 2026 09:47:26 GMT+1)

Sanibel Property Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2024

	Called up share capital €	Retained earnings €	Total €
At 1 January 2023	100	(11,564)	(11,464)
Profit for the financial year	-	80,422	80,422
At 31 December 2023	100	68,857	68,957
Loss for the financial year	-	(594,706)	(594,706)
At 31 December 2024	100	(525,849)	(525,749)

Sanibel Property Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2024

1. General Information

Sanibel Property Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 675732. The registered office of the company is 7 Northumberland Avenue, Dun Laoghaire, Co Dublin, A96 X0K5, Ireland. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 December 2024 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Statement of Cash Flows because it is classified as a small company.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Motor vehicles – 25% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Investment properties

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business. Investment property is initially measured at cost and subsequently measured at fair value at each reporting date. Any gains or losses arising from changes in the fair value of investment property are recognised in the Profit and Loss Account.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Tangible Assets

	Investment properties €	Motor vehicles €	Total €
Cost or Valuation			
At 1 January 2024	965,000	36,802	1,001,802
Additions	425,000	-	425,000
At 31 December 2024	1,390,000	36,802	1,426,802
Depreciation			
At 1 January 2024	-	-	-
Charge for the financial year	-	7,360	7,360
At 31 December 2024	-	7,360	7,360
Net book value			
At 31 December 2024	1,390,000	29,442	1,419,442
At 31 December 2023	965,000	36,802	1,001,802

4. Debtors

	2024 €	2023 €
Trade debtors	12,012	4,892
Amounts owed by related parties	(30,459)	
	(18,447)	4,892

5. Creditors

Amounts falling due within one year

	2024 €	2023 €
Director's current account (Note 7)	69,208	62,568
Accruals	4,685	4,685
	73,893	67,253

6. Creditors

Amounts falling due after more than one year

	2024 €	2023 €
Bank loan	1,866,112	933,558

7. Director's Transactions

The following amounts are repayable to the director:

	2024 €	2023 €
Mr Aaron O'Flaherty	69,208	62,568

8. Capital Commitments

The company had no material capital commitments at the financial year ended 31 December 2024.

9. Post-Balance Sheet Events

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

10. Approval of Financial Statements

The financial statements were approved and authorised for issue by the board of directors on 30 March 2026.