

HAYESBROOK PROPERTIES LIMITED
ABRIDGED FINANCIAL STATEMENTS
YEAR ENDED 31 MAY 2025

CONTENTS	PAGE
DIRECTORS AND OTHER INFORMATION	2
BALANCE SHEET	3
NOTES TO THE FINANCIAL STATEMENTS	4 - 6

DIRECTORS AND OTHER INFORMATION

BOARD OF DIRECTORS

Alan Cantwell

SECRETARY

Denise Cantwell

ACCOUNTANTS

McKenna Law Limited
The Archway
Malahide Marina Village
Malahide
Co. Dublin

BANKERS

AIB Bank
Howth Road
Raheny
Dublin 5

Investec Private Finance Ireland Limited
The Harcourt Building
Harcourt Street
Dublin 2

REGISTERED OFFICE

The Archway
Malahide Marina Village
Malahide
Co. Dublin

COMPANY OFFICE NUMBER

317714

ABRIDGED BALANCE SHEET
AS AT 31 MAY 2025

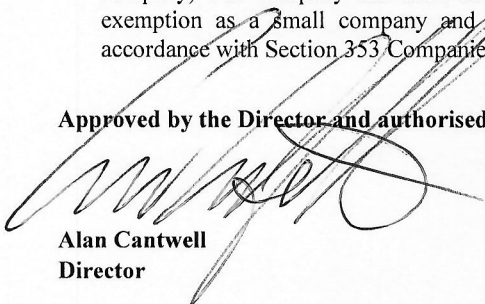
	2025 €	2024 €
Fixed assets	323,668	417,937
Current assets	4,997	1,934
Creditors: amounts falling due within one year	(270,113)	(507,073)
Net current (liabilities)	(265,116)	(505,139)
Total assets less current liabilities	58,552	(87,202)
Net (liabilities)	58,552	(87,202)
Capital and reserves	58,552	(87,202)

The financial statements have been prepared in accordance with the micro companies' regime and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime"

I, as director of Hayesbrook 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 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) 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 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 (as a micro company) 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 micro companies' regime.

Approved by the Director and authorised for issue on 13 February 2026:


Alan Cantwell
Director

1. ACCOUNTING POLICIES

Hayesbrook Properties Limited is primarily engaged in the short term rental of residential property. The company is a limited liability company incorporated in the Republic of Ireland and its company registration number is 317714.

The significant accounting policies adopted by the Company and applied consistently 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 'The Financial Reporting Standard applicable to the Micro-Entities Regime - 'FRS 105', 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 are measured using the exchange rate when fair value was determined.

(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.

(d) 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.

ACCOUNTING POLICIES (continued)

(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.

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) Investment properties

Investment properties are shown at historical cost less provision for impairment in value.

(f) 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.

(g) Cash at bank and on hand

Cash and 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 statement of financial position.

ACCOUNTING POLICIES (continued)

(h) 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 method.

(i) Borrowings

Borrowings are recognised initially at the transaction price (present value of cash payable to the bank, including transaction costs).

Borrowings are classified as current liabilities unless the Company has a right to defer settlement of the liability for at least 12 months after the reporting date.

(j) 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.

(k) 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.

2. MOVEMENT ON PROFIT AND LOSS RESERVES

	2025	2024
	€	€
Profit and loss reserves brought forward at 1 June	(87,302)	(109,435)
Profit for the financial year	145,754	22,133
Profit and loss reserve at 31 May	<u>58,452</u>	<u>(87,302)</u>