

**KILOWIN INNS LIMITED**  
**ABRIDGED UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 AUGUST 2025**

# KILOWIN INNS LIMITED

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**KILOWIN INNS LIMITED  
DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Caoimhe Hoyne Carmel Hoyne
<b>Company Secretary</b>	Caoimhe Hoyne
<b>Company Number</b>	347045
<b>Registered Office and Business Address</b>	Main Street Rathcoole Dublin 24
<b>Accountants</b>	NKC Business & Taxation Consultants Limited Unit 9, 4075 Kingswood Road Citywest Business Campus Dublin 24
<b>Bankers</b>	Allied Irish Banks, p.l.c. 40/42 Ranelagh Dublin 6

# **KILOWIN INNS LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

### **FOR THE FINANCIAL YEAR ENDED 31 AUGUST 2025**

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

#### **"General responsibilities**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors 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 directors are 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 directors are 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 Directors' 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.

#### **Directors' declaration on unaudited financial statements**

In relation to the financial statements which comprise the Balance Sheet and the related notes:

The directors approve these financial statements and confirm 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 directors confirm that they have made available to NKC Business & Taxation Consultants Limited, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm 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 August 2025."

#### **Signed on behalf of the board**

**Carmel Hoyne**  
**Director**

**Date: 19/02/2026**

**Caoimhe Hoyne**  
**Director**

**Date: 19/02/2026**

**KILOWIN INNS LIMITED  
BALANCE SHEET  
AS AT 31 AUGUST 2025**

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	<u>1,899,995</u>	<u>1,819,995</u>
<b>Current Assets</b>			
Stocks	8	19,045	13,237
Debtors	9	17,995	74,121
Cash and cash equivalents		<u>294,537</u>	<u>229,979</u>
		<u>331,577</u>	<u>317,337</u>
<b>Creditors: amounts falling due within one year</b>	10	<u>(290,507)</u>	<u>(333,233)</u>
<b>Net Current Assets/(Liabilities)</b>		<u>41,070</u>	<u>(15,896)</u>
<b>Total Assets less Current Liabilities</b>		<u>1,941,065</u>	<u>1,804,099</u>
<b>Creditors:</b>			
amounts falling due after more than one year	11	(584,903)	(610,687)
<b>Provisions for liabilities</b>	13	<u>(3,118)</u>	<u>(7,232)</u>
<b>Net Assets</b>		<u><u>1,353,044</u></u>	<u><u>1,186,180</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		1	1
Statement of income and retained earnings	14	<u>1,353,043</u>	<u>1,186,179</u>
<b>Shareholders' Funds</b>		<u><u>1,353,044</u></u>	<u><u>1,186,180</u></u>

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.

We as Directors of Kilowin Inns 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) 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 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 19/02/2026 and signed on its behalf by:**

**Carmel Hoyne  
Director**

**Caoimhe Hoyne  
Director**

# KILOWIN INNS LIMITED

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

### FOR THE FINANCIAL YEAR ENDED 31 AUGUST 2025

#### 1. General Information

Kilowin Inns Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Main Street, Rathcoole, Dublin 24 which is also the principal place of business of the company. The principal activity of the company consists of the operation of a public house. 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 financial statements.

##### Statement of compliance

The financial statements of the company for the year ended 31 August 2025 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. 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.

##### Turnover

Turnover represents the total value, excluding value added tax, of sales made during the year.

##### 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:

Freehold property	-	2% Straight Line on cost less any impairments
Fixtures, fittings and equipment	-	10%/12.5%/20% Straight Line
Motor vehicles	-	15% 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.

##### Stocks

Stocks are valued at the lower of cost and net realisable value. Cost is based on normal levels of cost and comprises cost of purchase (i.e. suppliers invoice price), with the addition of charges such as freight or duty, where appropriate. Net realisable value comprises the actual or estimated selling price (net of trade discount).

##### Trade and other debtors

Basic financial assets, including trade and other receivables, cash and cash balances, are recognised at undiscounted amount of cash receivable less any impairment.

##### Trade and other creditors

Basic financial liabilities, including trade and other payables, are measured at invoice price, unless payment is deferred beyond normal business terms.

**KILOWIN INNS LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 AUGUST 2025**

**Taxation and deferred 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

**Government grants**

Revenue grants are credited to the Statement of Income and Retained Earnings when received.

**Ordinary share capital**

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

**Exceptional item**

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>36,123</b>	35,238
Government grants received	<b>(4,000)</b>	(10,000)
	<u><u>          </u></u>	<u><u>          </u></u>
<b>4. Exceptional items</b>	<b>2025</b>	2024
	€	€
Reversal of Impairment on premises	<b>109,063</b>	43,092
	<u><u>          </u></u>	<u><u>          </u></u>
<b>5. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€
Interest	<b>42,618</b>	55,756
	<u><u>          </u></u>	<u><u>          </u></u>
<b>6. Employees</b>		
The average monthly number of employees, including directors, during the financial year was 18, (2024 - 18).		
	<b>2025</b>	2024
	<b>Number</b>	Number
Bar Staff	<b>16</b>	16
Management	<b>2</b>	2
	<u><u>          </u></u>	<u><u>          </u></u>
	<b>18</b>	18
	<u><u>          </u></u>	<u><u>          </u></u>

**KILOWIN INNS LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
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**7. Tangible assets**

	Freehold property €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost</b>				
At 1 September 2024	3,405,094	138,227	8,943	3,552,264
Additions	-	7,060	-	7,060
At 31 August 2025	<u>3,405,094</u>	<u>145,287</u>	<u>8,943</u>	<u>3,559,324</u>
<b>Depreciation and impairments</b>				
At 1 September 2024	1,606,404	116,923	8,942	1,732,269
Charge for the financial year	(81,521)	8,581	-	(72,940)
At 31 August 2025	<u>1,524,883</u>	<u>125,504</u>	<u>8,942</u>	<u>1,659,329</u>
<b>Net book value</b>				
At 31 August 2025	<u><u>1,880,211</u></u>	<u><u>19,783</u></u>	<u><u>1</u></u>	<u><u>1,899,995</u></u>
At 31 August 2024	<u><u>1,798,690</u></u>	<u><u>21,304</u></u>	<u><u>1</u></u>	<u><u>1,819,995</u></u>

The Freehold Property relates to the premises "The Rathcoole Inn" at Main Street, Rathcoole, Co. Dublin. The Freehold Property was valued on the 31 August 2025 on a current open market value basis by Mr John P. Young FRICS, FSCSL, Auctioneer & Valuation Surveyor.

<b>8. Stocks</b>	<b>2025</b>	2024
	€	€
Stock of food and drink	<u><u>19,045</u></u>	<u><u>13,237</u></u>
<b>9. Debtors</b>	<b>2025</b>	2024
	€	€
Trade debtors	<b>9,490</b>	9,490
Other debtors	<b>20</b>	30,780
Directors' current accounts (Note 16)	-	17,826
Taxation	-	7,541
Prepayments	<b>8,485</b>	8,484
	<u><u>17,995</u></u>	<u><u>74,121</u></u>
<b>10. Creditors</b>	<b>2025</b>	2024
<b>Amounts falling due within one year</b>	€	€
Bank loan	<b>71,209</b>	71,209
Trade creditors	<b>57,753</b>	66,802
Taxation	<b>30,964</b>	34,853
Directors' current accounts (Note 16)	<b>86,511</b>	-
Accruals	<b>40,903</b>	132,602
Deferred Income	<b>3,167</b>	27,767
	<u><u>290,507</u></u>	<u><u>333,233</u></u>

**KILOWIN INNS LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
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<b>11. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due after more than one year</b>	<b>€</b>	<b>€</b>
Bank loan	<b>584,903</b>	610,687
<b>Loans and bank overdraft</b>		
Repayable in one year or less, or on demand	<b>71,209</b>	71,209
Repayable between one and two years	<b>71,209</b>	71,209
Repayable between two and five years	<b>513,694</b>	539,478
	<b>656,112</b>	681,896

**12. Details of creditors**

**Security given in respect of creditors**

Allied Irish Banks, p.l.c. hold the following security:

- Mortgage Debentures over The Rathcoole Inn, Rathcoole.

**13. Provisions for liabilities**

The amounts provided for deferred taxation are analysed below:

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
At financial year start	7,232	3,923
Charged to profit and loss	3,118	3,309
Utilised during the financial year	(7,232)	-
At financial year end	<b>3,118</b>	7,232

**14. Income Statement**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
At 1 September 2024	<b>1,186,179</b>	1,153,029
Profit for the financial year	<b>166,864</b>	33,150
At 31 August 2025	<b>1,353,043</b>	1,186,179

**15. Capital commitments**

The company had no material capital commitments at the financial year-ended 31 August 2025.

**KILOWIN INNS LIMITED**  
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<b>16. Directors' remuneration and transactions</b>	<b>2025</b>	2024
	€	€
<b>Directors' remuneration</b>		
Remuneration	<u><b>125,504</b></u>	<u>173,279</u>

Other than as shown above, any further required disclosures in sections 305 and 306 of the Company Act 2014 are nil for both financial year.

The following amounts are repayable to the directors:

	<b>2025</b>	2024
	€	€
Carmel Hoyne	<u><b>86,511</b></u>	<u>-</u>

**17. Controlling interest**

The Estate of Mr Kevin Hoyne owns 100% of the share capital of the company.

**18. Post-Balance Sheet Events**

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

**19. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 19/12/2026.