

Company Number: 402031

**Kilcaven Property Developments Limited**

**Abridged Financial Statements**

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

# Kilcaven Property Developments Limited

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# Kilcaven Property Developments Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 May 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 Finbarr Gahan & Co, (Accountants), 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 May 2025."

**Signed on behalf of the board**

**Peter Sinnott**  
Director

**Date: 20 February 2026**

**Garry Sinnott**  
Director

**Date: 20 February 2026**

**Kilcaven Property Developments Limited**  
**BALANCE SHEET**  
as at 31 May 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	<u>138,864</u>	<u>109,568</u>
<b>Current Assets</b>			
Stocks	7	130,988	742,660
Debtors	8	588,972	171,772
Cash and cash equivalents		<u>7,456</u>	<u>167,728</u>
		<u>727,416</u>	<u>1,082,160</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(403,793)</u>	<u>(251,930)</u>
<b>Net Current Assets</b>		<u>323,623</u>	<u>830,230</u>
<b>Total Assets less Current Liabilities</b>		<b>462,487</b>	939,798
<b>Creditors:</b>			
amounts falling due after more than one year	10	<u>(194,091)</u>	<u>(192,311)</u>
<b>Net Assets</b>		<u><u>268,396</u></u>	<u><u>747,487</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		2	2
Retained earnings		<u>268,394</u>	<u>747,485</u>
<b>Shareholders' Funds</b>		<u><u>268,396</u></u>	<u><u>747,487</u></u>

## **Kilcaven Property Developments Limited**

### **BALANCE SHEET**

as at 31 May 2025

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 Kilcaven Property Developments 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 20 February 2026 and signed on its behalf by:**

**Peter Sinnott**  
Director

**Garry Sinnott**  
Director

# Kilcaven Property Developments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 1. General Information

Kilcaven Property Developments Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Ballingly Enterprise Centre, Ballingly, Wellingtonbridge, Wexford which is also the principal place of business of the company. The principal activity of the company is that of building contractors. The financial statements have been presented in Euro (€) which is also the functional currency of the company. It's registered number is 402031.

### 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 year ended 31 May 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 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.

#### Turnover

Turnover comprises the invoice value of goods and services 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:

Plant and machinery	- 10% Reducing Balance
Fixtures, fittings and equipment	- 10% Reducing Balance
Motor vehicles	- 20% Reducing Balance

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.

#### Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

#### Leasing

Rentals payable under operating leases are dealt with in the Profit and Loss Account as incurred over the period of the rental agreement.

#### Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

# Kilcaven Property Developments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 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.

### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### 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.

### Employee benefits

The company provides a range of benefits to employees, including paid holiday arrangements and defined contribution pension plans.

#### Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

#### Defined contribution pension plans

The company pays contributions to privately administered pension plans on a contractual or voluntary basis. The company has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due.

### 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.

<b>3. Operating (loss)/profit</b>	<b>2025</b>	2024
	€	€
<b>Operating (loss)/profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>22,484</b>	11,034
(Profit) on disposal of tangible assets	-	(2,644)
	<u>          </u>	<u>          </u>
<b>4. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€
Interest	<b>3,436</b>	2,134
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including directors, during the financial year was 10, (2024 - 7).

# Kilcaven Property Developments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

6. Tangible assets	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€
<b>Cost</b>				
At 1 June 2024	103,303	7,708	57,890	168,901
Additions	6,000	10,980	33,300	50,280
At 31 May 2025	<u>109,303</u>	<u>18,688</u>	<u>91,190</u>	<u>219,181</u>
<b>Depreciation</b>				
At 1 June 2024	42,233	3,877	11,723	57,833
Charge for the financial year	6,459	1,106	14,919	22,484
At 31 May 2025	<u>48,692</u>	<u>4,983</u>	<u>26,642</u>	<u>80,317</u>
<b>Net book value</b>				
At 31 May 2025	<u><b>60,611</b></u>	<u><b>13,705</b></u>	<u><b>64,548</b></u>	<u><b>138,864</b></u>
At 31 May 2024	<u>61,070</u>	<u>3,831</u>	<u>46,167</u>	<u>111,068</u>
<b>7. Stocks</b>			<b>2025</b>	2024
			€	€
Finished goods and goods for resale			<u><b>130,988</b></u>	<u>742,660</u>
<b>8. Debtors</b>			<b>2025</b>	2024
			€	€
Trade debtors			<b>556,097</b>	162,947
Directors' current accounts (Note 14)			<b>8,825</b>	8,825
Taxation			<b>24,050</b>	-
			<u><b>588,972</b></u>	<u>171,772</u>
<b>9. Creditors</b>			<b>2025</b>	2024
<b>Amounts falling due within one year</b>			€	€
Net obligations under finance leases and hire purchase contracts			<b>(6,233)</b>	(6,452)
Trade creditors			<b>382,005</b>	227,446
Taxation			<b>14,161</b>	19,201
Directors' current accounts (Note 14)			<b>8,500</b>	8,500
Other creditors			<b>1,558</b>	-
Pension accrual			<b>567</b>	-
Accruals			<b>3,235</b>	3,235
			<u><b>403,793</b></u>	<u>251,930</u>
Trade creditors are due for payment within one month.				
<b>10. Creditors</b>			<b>2025</b>	2024
<b>Amounts falling due after more than one year</b>			€	€
Loan to associated company			<b>134,000</b>	134,000
Finance leases and hire purchase contracts			<b>60,091</b>	58,311
			<u><b>194,091</b></u>	<u>192,311</u>

**Kilcaven Property Developments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 May 2025

**11. Income Statement**

	<b>2025</b>	2024
	€	€
At 1 June 2024	<b>747,485</b>	461,289
(Loss)/profit for the financial year	<b>(479,091)</b>	286,196
At 31 May 2025	<b>268,394</b>	747,485

**12. Capital commitments**

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

**13. Directors' remuneration and transactions**

	<b>2025</b>	2024
	€	€
<b>Directors' remuneration</b>		
Fees	<b>26,671</b>	13,935
Remuneration	<b>79,891</b>	71,951
Pension contributions	<b>10,638</b>	10,131
	<b>117,200</b>	96,017

The following amounts are repayable to the directors:

	<b>2025</b>	2024
	€	€
Peter Sinnott	<b>8,500</b>	8,500

Net balances due (to) the directors:

	<b>2025</b>	2024
	€	€
Peter Sinnott	<b>(8,500)</b>	(8,500)
Garry Sinnott	<b>8,825</b>	8,825
	<b>325</b>	325

**14. Post-Balance Sheet Events**

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

**15. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 20 February 2026.



