

Company Number: 578348

JK Accommodation Ltd
Abridged Unaudited Financial Statements
for the financial year ended 28 February 2025

JK Accommodation Ltd
CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Accountants' Report	5
Balance Sheet	6
Notes to the Financial Statements	7 - 13

JK Accommodation Ltd
DIRECTORS AND OTHER INFORMATION

Directors	Keith Kennedy James McCaghy
Company Secretary	James McCaghy
Company Number	578348
Registered Office	Building 1 Swift Square Northwood Santry Dublin 9 Ireland
Business Address	Stradane House Ballymadun Ashbourne Co Meath Ireland
Accountants	Xeinadin Building 1 Swift Square Northwood Park Northwood Dublin D09 A0E4 Ireland
Bankers	Bank of Ireland Main Street Abbeyleix Co Laois Ireland

JK Accommodation Ltd
DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 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" 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 Xeinadin, 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 28 February 2025."

Signed on behalf of the board

Keith Kennedy
Director

20 November 2025

James McCaghy
Director

20 November 2025

JK Accommodation Ltd
ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial
statements of JK Accommodation Ltd
for the financial year ended 28 February 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 28 February 2025 as set out on pages 6 to 13 which comprise the Balance Sheet and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of JK Accommodation Ltd, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 28 February 2025 your duty to ensure that JK Accommodation Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of JK Accommodation Ltd. You consider that JK Accommodation Ltd is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of JK Accommodation Ltd. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

XEINADIN
Building 1
Swift Square
Northwood Park
Northwood
Dublin
D09 A0E4
Ireland

20 November 2025

JK Accommodation Ltd

BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	1,371,214	1,349,585
Investments	9	51	51
Fixed Assets		<u>1,371,265</u>	<u>1,349,636</u>
Current Assets			
Debtors	10	269,027	251,514
Cash and cash equivalents		1,203,460	135,333
		<u>1,472,487</u>	<u>386,847</u>
Creditors: amounts falling due within one year	11	<u>(54,286)</u>	<u>(107,260)</u>
Net Current Assets		<u>1,418,201</u>	<u>279,587</u>
Total Assets less Current Liabilities		<u>2,789,466</u>	<u>1,629,223</u>
Creditors: amounts falling due after more than one year	12	<u>(373,155)</u>	<u>(57,748)</u>
Net Assets		<u><u>2,416,311</u></u>	<u><u>1,571,475</u></u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		2,416,211	1,571,375
Equity attributable to owners of the company		<u><u>2,416,311</u></u>	<u><u>1,571,475</u></u>

We as Directors of JK Accommodation Ltd, 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,

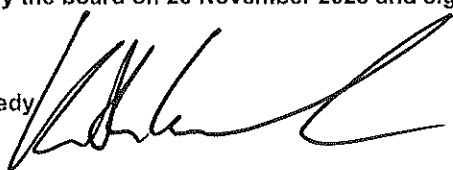
(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(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 November 2025 and signed on its behalf by:

Keith Kennedy
Director



James McCaghy
Director



JK Accommodation Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

1. General Information

JK Accommodation Ltd is a company limited by shares incorporated in Ireland. Building 1, Swift Square, Northwood, Santry, Dublin 9, Ireland is the registered office. The principal place of business of the company is Stradane House, Ballymadun, Ashbourne, Co. Meath. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

These financial statements are for this individual entity, the company does not have a parent or any subsidiaries.

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 28 February 2025 have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council, as promulgated by Chartered Accountants Ireland.

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" 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.

Cash flow statement

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

Turnover

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

Tangible assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Cost includes legal fees, stamp duty and other non-refundable purchase taxes, and also any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management, which can include the costs of site preparation, initial delivery and handling, installation and assembly, and testing of functionality.

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:

Land and buildings freehold	-	2% Straight line
Fixtures, fittings and equipment	-	20% Straight line
Motor vehicles	-	20% 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. Where such indicators are present, a review will be carried out of the residual value, depreciation method and useful lives, and these will be amended if necessary. Changes in depreciation rates arising from this review are accounted for prospectively over the remaining useful lives of the assets.

JK Accommodation Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the year in which it is receivable.

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

Borrowing costs

All 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.

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

Capital grants received and receivable are treated as deferred income and amortised to the Profit and Loss Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Profit and Loss Account when received.

Ordinary share capital

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

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(a) Going Concern

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the

JK Accommodation Ltd**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 28 February 2025

company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

(b) Establishing useful economic lives for depreciation purposes of tangible fixed assets

Long-lived assets, consisting primarily of tangible fixed assets, comprise a significant portion of the total assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The directors regularly review these asset useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation and amortisation charges for the period. Detail of the useful economic lives is included in the accounting policies.

(c) Providing for doubtful debts

The company makes an estimate of the recoverable value of trade and other debtors. The company uses estimates based on historical experience in determining the level of debts, which the company believes, will not be collected. These estimates include such factors as the current credit rating of the debtor, the ageing profile of debtors and historical experience. Any significant reduction in the level of customers that default on payments or other significant improvements that resulted in a reduction in the level of bad debt provision would have a positive impact on the operating results. The level of provision required is reviewed on an ongoing basis and has been disclosed in the notes to the financial statements.

4. Operating profit	2025	2024
	€	€
Operating profit is stated after charging/(crediting):		
Depreciation of tangible assets	42,642	32,134
(Profit)/loss on disposal of tangible assets	-	700
Government grants received	(9,800)	(172)
	<u> </u>	<u> </u>
5. Interest payable and similar expenses	2025	2024
	€	€
Interest	2,977	13,064
	<u> </u>	<u> </u>

6. Employees

The average monthly number of employees, including directors, during the financial year was 5, (2024 - 5).

	2025	2024
	Number	Number
Average Monthly Employees	3	3
Director	2	2
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

JK Accommodation Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

7. Tax on profit

	2025 €	2024 €
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 12.50% (2024 - 12.50%) (Note 7 (b))	<u>123,144</u>	<u>123,505</u>
(b) Factors affecting tax charge for the financial year		
The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 12.50% (2024 - 12.50%). The differences are explained below:		
	2025 €	2024 €
Profit taxable at 12.50%	967,980	939,578
Profit taxable at 25%	-	10,600
Profit before tax	<u>967,980</u>	<u>950,178</u>
Profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 12.50% (2024 - 12.50%)	120,998	117,447
Profit before tax multiplied by 25%	-	2,650
	<u>120,998</u>	<u>120,097</u>
Effects of:		
Expenses not deductible for tax purposes	521	1,006
Depreciation in excess of capital allowances for period	1,625	1,119
Close company surcharge	-	1,404
Adjustment for capital allowances on income @ 25%	-	(121)
Total tax charge for the financial year (Note 7 (a))	<u>123,144</u>	<u>123,505</u>

8. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
Cost				
At 1 March 2024	1,286,200	158,594	20,690	1,465,484
Additions	-	64,271	-	64,271
At 28 February 2025	<u>1,286,200</u>	<u>222,865</u>	<u>20,690</u>	<u>1,529,755</u>
Depreciation				
At 1 March 2024	40,281	67,686	7,932	115,899
Charge for the financial year	11,126	29,421	2,095	42,642
At 28 February 2025	<u>51,407</u>	<u>97,107</u>	<u>10,027</u>	<u>158,541</u>
Net book value				
At 28 February 2025	<u>1,234,793</u>	<u>125,758</u>	<u>10,663</u>	<u>1,371,214</u>
At 29 February 2024	<u>1,245,919</u>	<u>90,908</u>	<u>12,758</u>	<u>1,349,585</u>

JK Accommodation Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

9. Investments	Participating interests/ joint ventures shares €	Total €
Investments		
Cost		
At 28 February 2025	51	51
Net book value		
At 28 February 2025	51	51
At 29 February 2024	51	51
10. Debtors	2025	2024
	€	€
Trade debtors	93,275	-
Amounts owed by connected parties (Note 17)	149,003	124,225
Other debtors	23,148	123,362
Taxation	1,135	1,625
Prepayments	2,466	2,302
	<u>269,027</u>	<u>251,514</u>
11. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	-	11,126
Trade creditors	25,931	19,462
Taxation	14,012	35,731
Directors' current accounts (Note 16)	1,820	1,820
Other creditors	(1,735)	(3,009)
Accruals	14,258	42,130
	<u>54,286</u>	<u>107,260</u>
12. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Amounts owed to credit institutions	<u>373,155</u>	<u>57,748</u>
Loans		
Repayable in one year or less, or on demand	-	11,126
Repayable between one and two years	70,717	11,126
Repayable between two and five years	302,438	46,622
	<u>373,155</u>	<u>68,874</u>
13. Details of creditors		
Security given in respect of creditors		
Capitalflow DAC held a charge over all that and those the property known as Apartment 2, 37 North Lotts Road, Dublin 1. This charge (CHG-578348-1) was satisfied on 04/04/2024.		

JK Accommodation Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

14. Income Statement

	2025 €	2024 €
At 1 March 2024	1,571,375	744,702
Profit for the financial year	<u>844,836</u>	<u>826,673</u>
At 28 February 2025	<u><u>2,416,211</u></u>	<u><u>1,571,375</u></u>

15. Capital commitments

The company had no material capital commitments at the financial year-ended 28 February 2025.

16. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	<u>133,819</u>	<u>98,353</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Keith Kennedy	<u>1,820</u>	<u>1,820</u>

The directors loan balance owed to Keith Kennedy is interest free, unsecured and repayable on demand.

Key Management Compensation

The remuneration disclosed in the directors' remuneration note above represents the total compensation paid to key management personnel and connected family members.

Ultimate Controlling Party

The company is controlled by Keith Kennedy and James Mc Caghy.

17. Related party transactions

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025 €	Movement in year €	Balance 2024 €	Maximum in year €
Hollyash Guesthouse Limited	1,225	-	1,225	1,225
Corks Bistro Ash Limited	147,778	24,778	123,000	<u>115,000</u>
	<u>149,003</u>	<u>24,778</u>	<u>124,225</u>	

During the year JK Accommodation Limited had transactions with Hollyash Guesthouse Limited, a company in which JK Accommodation Limited holds a 50% shareholding. The companies are also connected by way of a Golden Share. JK Accommodation Limited loaned money to Hollyash Guesthouse Limited by way of an intercompany loan.

At the balance sheet date an amount of €1,225 was owed. JK Accommodation Limited also provided maintenance services to Hollyash Guesthouse Limited in the amount of €NIL (2024 - NIL). There was no year end balance owed in relation to these.

During the year JK Accommodation Limited had transactions with Corks Bistro Ash Limited, a company in which JK Accommodation Limited holds a Golden Share. JK Accommodation Limited loaned money to Corks Bistro Ash Limited by way of an intercompany loan.

JK Accommodation Ltd**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 28 February 2025

An amount of €24,778 was advanced during the year and at the balance sheet date an amount of €147,778 was owed.

18. Post-Balance Sheet Events

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

19. Charge created

There was 2 charges created during the year. One charge was satisfied during the year whereas the other is still outstanding and listed below:

1. A Charge with CHG-578348-48635 and charge type description: " Fixed and floating debenture" was created on 18/06/2024 and the charge party was The Governor & Company of the Bank of Ireland.

Particulars of Property: Fixed and floating debenture incorporating a charge over the property at Watergate, Rath Lane, Swords, Co. Dublin and being all of Folios DN120052F and DN98453F together with a charge over the company's Undertaking, Property and Assets. the Company as beneficial owner hereby charges in favour of the Bank all its undertaking, property and assets, whatsoever and wheresoever both present and future including the goodwill and its uncalled capital for the time being with the payment of all monies hereby secured including interest.

20. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 20 November 2025.