

**CDR Property Limited**

**ABRIDGED UNAUDITED FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31st August 2025**

**Registered number: 609676**

**CDR Property Limited**

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**FINANCIAL STATEMENTS**

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**CDR Property Limited**

**DIRECTORS AND OTHER INFORMATION AT DATE OF APPROVAL OF FINANCIAL STATEMENTS**

Directors	Colm Ryan
Secretary	Patrick Ryan
Accountants	Sandra Roberts FCA Ballymacus Kinsale Co. Cork
Bankers	Allied Irish Banks Pearse St Kinsale
Registered Office	56 Haven Hill Summercove Kinsale Co Cork P17D798
Company Registered Number	609676

**CDR Property Limited**

**Balance Sheet as at 31 August 2025**

	Notes	2025	2024
Fixed Assets		-	-
<b><u>Current Assets</u></b>		<u>-</u>	<u>-</u>
Current assets			
Prepayments and accrued Income		441	786
Creditors: amount falling due within one year			
Net current assets	4	<u>500</u>	<u>18,536</u>
		<u>- 59</u>	<u>- 17,750</u>
<b>Total assets less current liabilities</b>		- 59	- 17,750
Creditors: amount falling due after one year	4		0
Provision for liabilities			
Accruals and deferred income			
Net Assets		<u>- 59</u>	<u>- 17,750</u>
Capital and reserves		<u>- 59</u>	<u>- 17,750</u>

These financial statements have been prepared in accordance with the Micro Companies Regime

I, as Director of CDR Property Limited, state that:

- the company is availing itself of audit exemption- the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
  - the the company is availing itself of the exemption on the grounds that section 358 is complied with;
  - no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the company; and
  - The director acknowledges the obligations of the company, under the companies Act 2014 to keep adequate accounting records and to prepare financial statements which give a true and fair view of the assest, liabilites and financial position of the company at the end of its financial year and of its profit and loss for that financial year, and otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company.
- In preparing these abridged financial sttatemets, the directors have relied on the exemption contained in section 352 of the Companies act 2014 on the ground that the company is a small company and qualifies for the micro companies regime and is entitled to the benefit of that exemption. These abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014

Approved by the board and signed on its behalf by

  
Colm Ryan  
Director

**CDR Property Limited**  
**Notes to the financial statements for the year ended 31st August 2025**

**1. General Information**

The financial statements comprising the Profit and Loss Account, the Balance Sheet and the related notes constitute the individual financial statements of CDP Property Limited for the financial year ended 31st August 2022

CDR Property Limited is a private company limited by shares (registered under part 2 of the Companies Act 2014), incorporated and registered in the Republic of Ireland (434966). The registered Office is Marina House, Kinsale, Co. Cork, which is The principal place of business of the company is main St Kinsale.

**Currency**

The financial statements have been prepared in the Euro currency (€) without rounding.

**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

**Basis of Preparation**

The financial statements have been prepared on a going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and *FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime* issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland. The Company qualifies as a micro company for the period, as defined by section 280D of the Act, in respect of the financial year and has applied the rules of the Micro Companies Regime in accordance with section 280E of the Act and FRS 105

**Intangible Assets**

**Other Intangible Assets**

Intangible assets acquired separately from a business, such as licences, are capitalised at cost including any direct attributable cost of preparing the assets for their intended use. They are amortised using the straight-line basis over their useful lives.

**Tangible fixed assets**

All tangible fixed assets are initially recorded at historic cost. This 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.

**Depreciation**

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost or valuation, less estimated residual value of each asset systematically over its expected useful life, on a straight line basis, as follows:

Office Equipment	- 12.5% Straight Line
Fixtures & Fittings	- 12.5% Straight Line

Where factors indicate that the residual values or useful lives of tangible assets may have changed, a review will be carried out of the residual values, depreciation methods 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

## **CDR Property Limited**

### **Notes to the financial statements for the year ended 31st August 2025**

#### **Stocks and work in progress**

Stocks are stated at the lower of cost and net realisable value using the first in first out method. In the case of finished goods and work in progress, cost is defined as the aggregate cost of raw material, direct labour and the attributable proportion of direct production overheads based on a normal level of capacity. Net realisable value is based on normal selling price, less further costs expected to be incurred to completion and disposal. At the end of each reporting period, stocks and work in progress are assessed for impairment. If an item (or group of items) is impaired, an impairment loss is recognised.

#### **Impairments of assets, other than financial instruments, stocks and work in progress**

At the end of each reporting period, the company assesses whether there is any indication that the recoverable amount of an asset is less than its carrying amount. If any such indication exists, the carrying amount of the asset is reduced to its recoverable amount, resulting in an impairment loss. Impairment losses are recognised immediately in the profit and loss account. Where the circumstances causing an impairment of an asset, other than goodwill, no longer apply, then the impairment is reversed through the profit and loss account. An impairment loss recognised for goodwill is not reversed in subsequent periods. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value from that asset. This is determined by reference to the present value of the future cash flows of the company which is considered by the directors to be a single cash generating unit.

#### **Turnover**

The company did not trade during this period .

#### **Government grants**

Grants are recognised at fair value when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. Grants towards capital expenditure are credited to deferred income and are released to the profit and loss over the expected useful life of related assets, by equal instalments. Grants towards revenue expenditure are released to the profit and loss account as the related expenditure is incurred.

#### **Dividends**

Dividends to the company's equity shareholders are recognised as a liability of the company when approved by the company's shareholders.

#### **Retirement benefit costs**

The company operates a defined contribution scheme. Retirement benefit contributions in respect of the scheme for employees are charged to the profit and loss account as they become payable in accordance with the rules of the scheme. The assets are held separately from those of the company in an independently administered fund. Differences between the amounts charged in the profit and loss account and payments made to the retirement benefit scheme are treated as assets or liabilities.

Once-off termination payments that are not required by contract, legislation, or other obligations or commitments, are recognised in the financial year in which they become payable.

**Notes to the financial statements for the year ended 31st August 2025**

**Short term employee benefits**

Short term benefits, including holiday pay, are recognised as an expense in the period in which employees have become entitled to the benefits as a result of service rendered to the company.

**Leasing and hire purchase commitments**

Assets held under finance leases and hire purchase contracts are recognised in the balance sheet and are depreciated over their useful lives with the corresponding lease or hire purchase obligation being recognised as a liability. The interest element of the finance lease rentals are charged to the profit and loss account over the period of the lease and represent a constant periodic rate of interest on the balance of capital repayments outstanding.

Operating lease rentals are charged to the profit and loss account on a straight-line basis over the lease term.

**Taxation**

The charge for taxation is based on the profit for the financial year and is calculated with reference to the tax rates applying at the financial year end date in the jurisdiction where the tax is applied. Deferred taxation is not recognised.

**Foreign currencies**

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the financial year end date. Non-monetary items that are measured at historical cost are translated at the foreign exchange rate ruling at the date of the transaction. All foreign exchange differences are taken to the profit and loss account.

**Financial Instruments**

**Ordinary Share Capital**

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

**Cash and cash equivalents**

Cash consists of cash on hand and demand deposits.

**Other financial assets**

Other financial assets, including trade debtors for goods sold to customers on short-term credit, are initially measured at the transaction price including transaction costs, and are subsequently measured at the transaction price plus transaction costs not yet recognised, cumulative interest income less repayments and impairment, where there is evidence of impairment.

**Loans and borrowings**

All loans made by the company are initially recorded at the amount loaned plus transaction costs. Subsequently, loans made by the company are stated at the transaction price plus transaction costs not yet recognised and cumulative interest income earned minus repayments and any reduction for impairment or uncollectability, where there is evidence of impairment.

All borrowings by the company are initially recorded at the amount borrowed less transaction costs. Subsequently, borrowings are stated at the transaction price minus transaction costs not yet recognised and repayments plus cumulative interest expenses incurred.

Loans and borrowings are classified as current assets or liabilities unless the borrower has an unconditional right to defer settlement of the liability for at least twelve months after the financial year end date.

## CDR Property Limited

### Notes to the financial statements for the year ended 31st August 2025

#### Other financial liabilities

Other financial liabilities, including trade creditors, are initially measured at transaction price less transaction costs, and are subsequently measured at the transaction price less transaction costs not yet recognised in profit or loss and repayments plus cumulative interest expenses incurred.

#### Impairment of financial assets

At the end of each reporting period, the company assesses whether there is evidence of impairment of any financial assets, including investments, loans, trade debtors and cash. If there is evidence of impairment, impairment losses are recognised in the Profit and Loss account in that financial year.

### 3. Directors' transactions

#### Loans from directors

As permitted by the Companies Act 2014, the following loans was made from directors. It is interest free, unsecured and repayable on demand. It is included in 'Current Liabilities'.

Colm Ryan	2025	2024
Opening balance	18,136	18,136
Write off	- 15,636	
Repayments	2,500	
Closing Balance	<u>-</u>	<u>18,136</u>

The directors loan was written off in full as the company will be wound up as soon as is feasible

### 4. Creditors

#### Security given in respect of creditors

The aggregate amount of debts included within creditors at the year-end in respect of which security has been given is €0(2025 - €0).

	2025	2024
Accruals	500	400

### 5. Guarantees and other financial commitments

#### Capital commitments

At the financial year end date the company had no financial commitments.

#### Finance leases and hire purchase contracts

In addition to the capital commitments set out above, the company has entered into contracts whose inception occurs after the financial year end date amounting to:

2025	2024
-	-

**CDR Property Limited**

**Notes to the financial statements for the year ended 31st August 2025**

**6. Contingent liability**

There were no contingent liabilities at the year end.

**7. Appropriation of Profit and Loss Account**

	<b>2025</b>	<b>2024</b>
Loss brought forward at the beginning of the financial year	17,850	- 16,989
Profit/Loss for the financial year	14,944	- 861
Corporation tax refund	2,747	
Dividends liable to be paid		
Loss carried forward at the end of the financial year	<u>- 159</u>	<u>- 17,850</u>