

Company registration number: 681151

Fossa Dev Bond St Limited

Trading as Fossa Dev Bond St

Unaudited abridged financial statements

for the financial year ended 30 April 2025

Fossa Dev Bond St Limited

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Fossa Dev Bond St Limited

Directors and other information

Directors	Mr Derek Twiss Ms Evelyn Twiss
Secretary	Mr Derek Twiss
Company number	681151
Registered office	Fossa Dev Bond St Limited Aghadoe Killarney Kerry V93KXF1
Business address	Aghadoe Killarney Kerry V93KXF1
Accountants	Castledrum Management Solutions Limited t/a Sean Kavanagh & Co Keel Castlemaine Kerry
Bankers	Bank of Ireland New Street Killarney Kerry
Solicitors	Gordon Judge Solicitors 123 Baggot Street Lower, Dublin 2

Fossa Dev Bond St Limited

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-entities regime" 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 and then apply them consistently;
- make judgments 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.

On behalf of the board

Mr Derek Twiss
Director

Ms Evelyn Twiss
Director

Fossa Dev Bond St Limited

**Accountants' Report to the board of directors
on the Unaudited abridged financial statements of Fossa Dev Bond St Limited**

In accordance with the engagement letter dated 19 August 2025, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, balance sheet and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, 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 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 the company's board of directors for our work or for this report.

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

You have acknowledged on the balance sheet for the financial year ended 30 April 2025 your duty under the Companies Act 2014 to ensure that the company has kept 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the 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 financial statements.

Castledrum Management Solutions Limited t/a Sean Kavanagh & Co
Chartered Accountants

Keel
Castlemaine
Kerry

2 March 2026

Fossa Dev Bond St Limited

**Balance sheet
As at 30 April 2025**

	2025	2024
	€	€
Fixed assets	332,706	332,706
Current assets	3,392,888	3,608,844
Creditors: amounts falling due within one year	(220,400)	(375,832)
Net current assets	<u>3,172,488</u>	<u>3,233,012</u>
Total assets less current liabilities	3,505,194	3,565,718
Creditors: amounts falling due after more than one year	(600,000)	(600,000)
Accruals and deferred income	(3,057,643)	(3,057,643)
Net liabilities	<u>(152,449)</u>	<u>(91,925)</u>
Capital and reserves	<u>(152,449)</u>	<u>(91,925)</u>

We, as directors of Fossa Dev Bond St 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 of the Companies Act 2014 are satisfied;
- (c) the shareholder of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- (e) the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

Fossa Dev Bond St Limited

Balance sheet (continued)
As at 30 April 2025

These abridged financial statements were approved by the board of directors on 2 March 2026 and signed on behalf of the board by:

Mr Derek Twiss
Director

Ms Evelyn Twiss
Director

Fossa Dev Bond St Limited

Notes to the abridged financial statements Financial year ended 30 April 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Fossa Dev Bond St Limited, Aghadoe, Killarney, Kerry, V93KXF1.

The Company's main activities are commercial and residential property development and construction in Ireland.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

3. Accounting policies and measurement bases

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 as promulgated by the Certified Public Accountants in Ireland and the Companies Act 2014.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Tangible assets

Tangible assets are measured initially at cost, and are subsequently stated at cost less accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - 12.5% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

Fossa Dev Bond St Limited

Notes to the abridged financial statements (continued) Financial year ended 30 April 2025

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Financial instruments are initially recognised at cost, which is the transaction price.

Investments in shares, subsidiaries or participating interests are subsequently measured at cost less impairment.

Derivatives are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss less any impairment losses recognised to date. This is allocated to profit or loss over the term of the contract on a straight-line basis, unless another systematic basis of allocation is more appropriate.

Other financial instruments are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss, plus accumulated interest income or expense recognised to date, less all repayments of principal or interest to date, less impairment.

Financial assets are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately.

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	(91,926)	(12,796)
Loss for the financial year	(60,524)	(79,130)
At the end of the financial year	<u>(152,450)</u>	<u>(91,926)</u>

5. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Other creditors	<u>600,000</u>	<u>600,000</u>

6. Capital commitments

The company confirms that no capital commitments existed as at the balance sheet date.

7. Events after the end of the reporting period

The directors confirm that no significant adjusting or non adjusting post balance sheet events have occurred in the period to the signature of these financial statements.

Fossa Dev Bond St Limited

Notes to the abridged financial statements (continued)
Financial year ended 30 April 2025

8. Controlling party

The ultimate controlling party is the holding company registered as Bond Street Dev Limited, this company holds a 100% shareholding

9. Going Concern

The directors after reviewing all available current financial, operating and trading information deem it appropriate to prepare these financial statements on a going concern basis.

10. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 2 March 2026.