

# **Corbally Homes Limited**

**Abridged Financial Statements**

**Year Ended**

**30th June 2025**

**Registered Number: 231695**

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# Corbally Homes Limited

## Directors' Report

The directors present their annual report together with the financial statements for the financial year ended 30th June 2025.

### Principal Activity and Review of Business

The principal activity of the company is housebuilding and construction work.

The company had a successful year and generated a profit of €72,315.

### Future Developments

The directors hope to increase the Company's profitability in the current year. The directors have no plans to change significantly the activities and operations of the company.

### Post Balance Sheet Events

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

### Directors and Secretary

The directors and secretary who served at any time during the financial year except as noted, were as follows:

Directors: David O'Reilly  
Eva O'Reilly

Secretary: David O'Reilly

### Directors and Secretary and Their Interests

The directors and secretary who held office at 30th June 2025 had no interests other than those shown below in the shares in the company:

Name	Description	Interest at end of Year	Interest at beginning of year
David O'Reilly (Director & Secretary)	Ordinary shares of €1.27 each	50	50

## **Corbally Homes Limited**

### **Directors' Report (continued)**

#### **Accounting Records**

The measures that the directors have taken to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of adequate accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at 45 South Main Street, Naas, Co. Kildare.

#### **Principal Risks and Uncertainties**

The principal risks and uncertainties facing the company are the future impact of Brexit and the increasing costs of operating.

Approved by the board of directors and signed on its behalf by:

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**David O'Reilly,  
Director.**

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**Eva O'Reilly,  
Director.**

**Date:** 12th January 2026

## **Corbally Homes Limited**

### **Directors' Responsibilities Statement**

The directors are responsible for preparing the directors' report and the financial statements in accordance with the Companies Act 2014 and the applicable 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 FRS 102 Section 1A the Financial Reporting Standard issued by the Financial Reporting Council and published by Chartered Accountants Ireland. 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 those financial statements, the directors are required to:

- \* select suitable accounting policies and then apply them consistently
- \* make judgements and estimates that are reasonable and prudent;
- \* state whether the financial statements have been prepared in accordance with the 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 and 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.

**Corbally Homes Limited**  
**Balance Sheet at 30th June 2025**

	Notes	€	2025 €	€	2024 €
<b>Fixed Assets</b>					
Tangible Assets			10,949		16,423
<b>Current Assets</b>					
Stock and Work in Progress		77,165		6,000	
Debtors and Prepayments	5	76,968		3,500	
Bank Account		51,971		49,855	
		<u>206,104</u>		<u>59,355</u>	
<b>Creditors</b>					
Amounts falling due within one year	3	<u>75,395</u>		<u>44,743</u>	
<b>Net Current Assets</b>			<u>130,709</u>		<u>14,612</u>
<b>Total Assets Less Current Liabilities</b>			<u>141,658</u>		<u>31,035</u>
<b>Creditors</b>					
Amounts falling due after one year	4		(621,072)		(582,764)
<b>Net Assets</b>			<u>(479,414)</u>		<u>(551,729)</u>
<b>Capital and Reserves</b>					
Called up share capital	2		127		127
Retained Surplus			(479,541)		(551,856)
<b>Shareholders' Funds</b>			<u>(479,414)</u>		<u>(551,729)</u>

We, as Directors of Corbally Homes 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 s.358 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.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 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,
- (e) the company has relied on specified exemption contained in s.352 Companies Act 2014; 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 s.353 Companies Act 2014.

On behalf of the board

\_\_\_\_\_  
**David O'Reilly,**  
**Director.**

**Dated:** 12th January 2026

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**Eva O'Reilly,**  
**Director.**

**Dated:** 12th January 2026

## **Corbally Homes Limited**

### **Statement of Accounting Policies for the Year Ended 30th June 2025**

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 the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 Section 1A the Financial Reporting Standards applicable in UK and Republic of Ireland issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland.

The functional currency of the company is considered to be Euro because that is the currency of the primary economic environment in which the company operates.

#### **Going Concern**

The company's business activities, together with the factors likely to affect its development, performance and position are set out in the director's report.

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statement and these 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.

#### **Tangible Assets**

All tangible fixed assets are initially recorded at historic cost. This includes legal fees, stamp duty or other non-refundable purchase taxes, and also any costs directly attributed 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 or functionality.

Freehold land and buildings (which are all non-specialised properties) are revalued on the basis of fair value determined from market-based evidence by appraisal undertaken by professional valuers. Revaluations are subsequently carried out with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the financial year.

Revaluation gains, are recognised in other comprehensive income and accumulated in equity unless the gain reverses a previous valuation loss on the same assets that was previously recognised in the profit and loss account, in which case the gain is also recognised in the profit and loss account.

Revaluation losses are recognised in other comprehensive income to the extent that they reverse previous gains recognised in equity in respect of the same asset. Revaluation losses in excess of accumulated gains in equity on individual assets are recognised in the profit and loss account.

## **Corbally Homes Limited**

### **Statement of Accounting Policies for the Year Ended 30th June 2025**

#### **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.

An amount equal to the excess of the annual depreciation charge on revalued assets over the notional historical cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

The residual value and useful lives of tangible assets are considered annually for indicators that these may have changed. 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.

#### **Stocks and Work in Progress**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell, 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.

#### **Taxation and Deferred Taxation**

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date. Deferred taxation is calculated on the differences between the company's taxable profits and the results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. The full deferred tax effect is recognised on differences between amounts funded and amounts charged to the profit and loss account in relation to pensions and other post retirement benefits. In calculating the amount of deferred tax, discounting is not used.

#### **Income**

Income represents net sales to customers and excludes Value Added Tax and similar taxes and derives from the provision of goods falling within the company's ordinary activities.

# Corbally Homes Limited

## Notes (forming part of the financial statements)

<b>1. Directors Remuneration</b>	<b>2025</b>	<b>2024</b>
	€	€
Directors Remuneration	36,896	37,127
Value of Contribution to Directors Pension	-	-
	<u>36,896</u>	<u>37,127</u>
<b>2. Called up Share Capital</b>	<b>2025</b>	<b>2024</b>
	€	€
Authorised 100,000 ordinary shares €1.27 each	<u>127,000</u>	<u>127,000</u>
Called up and fully paid 100 ordinary shares of €1.27 each	<u>127</u>	<u>127</u>
<b>3. Creditors</b>	<b>2025</b>	<b>2024</b>
	€	€
Amounts falling due within one year		
Trade Creditors	46,161	33,473
Other Creditors and Accruals	3,534	3,534
Corporation Tax	-	-
VAT	19,898	5,929
Paye/Prsi	1,298	1,407
RCT	4,504	400
	<u>75,395</u>	<u>44,743</u>
<b>4. Creditors</b>	<b>2025</b>	<b>2024</b>
	€	€
Amounts falling due after one year		
Due to David O'Reilly	248,459	210,151
Due to John O'Reilly	372,613	372,613
	<u>621,072</u>	<u>582,764</u>

## Corbally Homes Limited

### Notes (forming part of the financial statements)

5.	Debtors	2025 €	2024 €
	Trade Debtors	76,968	-
	Prepayments and Other Debtors	-	3,500
	VAT	-	-
	Corporation Tax	-	-
		<u>76,968</u>	<u>3,500</u>