

Kavanagh Estates Ltd
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

Kavanagh Estates Ltd

CONTENTS

	Page
Director's Responsibilities Statement	3
Balance Sheet	4 - 5
Statement of Changes in Equity	6
Notes to the Financial Statements	7 - 11

Kavanagh Estates Ltd
DIRECTOR'S RESPONSIBILITIES STATEMENT
for the financial year ended 30 June 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

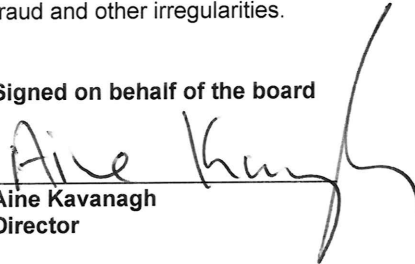
Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless they is 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 director is 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 director is 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 Director's Report comply with the Companies Act 2014. They is 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.

Signed on behalf of the board


Aine Kavanagh
Director

19 December 2025

Kavanagh Estates Ltd**BALANCE SHEET**

as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Intangible assets	6	6,750	-
Tangible assets	7	158,573	132,128
Fixed Assets		<u>165,323</u>	<u>132,128</u>
Current Assets			
Debtors	8	24,567	18,224
Cash and cash equivalents		237,548	199,711
		<u>262,115</u>	<u>217,935</u>
Creditors: amounts falling due within one year	9	<u>(90,443)</u>	<u>(32,561)</u>
Net Current Assets		<u>171,672</u>	<u>185,374</u>
Total Assets less Current Liabilities		336,995	317,502
Creditors:			
amounts falling due after more than one year	10	<u>(23,190)</u>	<u>(14,348)</u>
Net Assets		<u><u>313,805</u></u>	<u><u>303,154</u></u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		313,705	303,054
Equity attributable to owners of the company		<u><u>313,805</u></u>	<u><u>303,154</u></u>

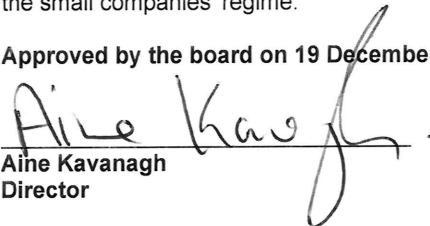
Kavanagh Estates Ltd
BALANCE SHEET
as at 30 June 2025

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.

I as Director of Kavanagh Estates 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) I 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 19 December 2025 and signed on its behalf by:


Aine Kavanagh
Director

Kavanagh Estates Ltd
STATEMENT OF CHANGES IN EQUITY
as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
At 1 July 2023	-	265,710	265,710
Profit for the financial year	-	37,344	37,344
At 30 June 2024	100	303,054	303,154
Profit for the financial year	-	11,401	11,401
Goodwill written off	-	(750)	(750)
At 30 June 2025	100	313,705	313,805

Kavanagh Estates Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Kavanagh Estates Ltd is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 460436. The registered office of the company is Rosc House, John Street, Gorey, Wexford., Y25 H6F2 which is also the principal place of business of the company. Real estate agency The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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 financial year ended 30 June 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 supplied by the company, exclusive of trade discounts and value added tax.

Goodwill

Purchased goodwill arising on the acquisition of a business represents the excess of the acquisition cost over the fair value of the identifiable net assets including other intangible fixed assets when they were acquired. Purchased goodwill is capitalised in the Balance Sheet and amortised on a straight line basis over its economic useful life of 10 years, which is estimated to be the period during which benefits are expected to arise. On disposal of a business any goodwill not yet amortised is included in determining the profit or loss on sale of the business.

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:

Land and buildings freehold	-	0% Straight line
Long leasehold property	-	12.5% Straight line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	12.5% 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.

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.

Kavanagh Estates Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 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 operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

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.

Ordinary share capital

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

3.	Operating profit	2025	2024
		€	€
	Operating profit is stated after charging:		
	Depreciation of tangible assets	8,509	10,514
	Loss/(profit) on disposal of tangible assets	13,655	-
		<u> </u>	<u> </u>
4.	Interest payable and similar expenses	2025	2024
		€	€
	Interest	2,278	803
		<u> </u>	<u> </u>

Kavanagh Estates Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

5. Employees

The average monthly number of employees, including director, during the financial year was 3, (2024 - 3).

	2025 Number	2024 Number
Director	1	1
Employees	2	2
	<u>3</u>	<u>3</u>

6. Intangible assets

	Goodwill €	Total €
Cost		
At 1 July 2024	-	-
Additions	7,500	7,500
Written off against reserves	(750)	(750)
	<u>6,750</u>	<u>6,750</u>
At 30 June 2025	6,750	6,750
	<u>6,750</u>	<u>6,750</u>
Net book value		
At 30 June 2025	<u>6,750</u>	<u>6,750</u>

7. Tangible assets

	Land and buildings freehold €	Long leasehold property €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
Cost					
At 1 July 2024	100,750	11,330	11,075	50,009	173,164
Additions	-	-	13,464	51,495	64,959
Disposals	-	-	-	(50,009)	(50,009)
	<u>100,750</u>	<u>11,330</u>	<u>24,539</u>	<u>51,495</u>	<u>188,114</u>
At 30 June 2025	100,750	11,330	24,539	51,495	188,114
Depreciation					
At 1 July 2024	-	11,330	9,702	20,004	41,036
Charge for the financial year	-	-	2,072	6,437	8,509
On disposals	-	-	-	(20,004)	(20,004)
	<u>-</u>	<u>11,330</u>	<u>11,774</u>	<u>6,437</u>	<u>29,541</u>
At 30 June 2025	-	11,330	11,774	6,437	29,541
Net book value					
At 30 June 2025	<u>100,750</u>	<u>-</u>	<u>12,765</u>	<u>45,058</u>	<u>158,573</u>
At 30 June 2024	<u>100,750</u>	<u>-</u>	<u>1,373</u>	<u>30,005</u>	<u>132,128</u>

8. Debtors

	2025 €	2024 €
Trade debtors	11,567	-
Other debtors	13,000	13,000
Director's current account (Note 13)	-	5,224
	<u>24,567</u>	<u>18,224</u>

Kavanagh Estates Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

9. Creditors	2025	2024
Amounts falling due within one year	€	€
Client creditor balances	53,681	4,345
Net obligations under finance leases and hire purchase contracts	5,902	6,864
Trade creditors	2,266	-
Taxation	23,188	14,091
Director's current account (Note 13)	138	-
Other creditors	-	872
Accruals	5,268	6,389
	<u>90,443</u>	<u>32,561</u>
10. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Finance leases and hire purchase contracts	23,190	14,348
	<u>23,190</u>	<u>14,348</u>
Net obligations under finance leases and hire purchase contracts		
Repayable within one year	5,902	6,864
Repayable between one and five years	23,190	14,348
	<u>29,092</u>	<u>21,212</u>
11. Profit and loss account		
	2025	2024
	€	€
At 1 July 2024	303,054	265,710
Goodwill written-off	(750)	-
Profit for the financial year	11,401	37,344
	<u>313,705</u>	<u>303,054</u>
At 30 June 2025	<u>313,705</u>	<u>303,054</u>
12. Capital commitments		
The company had no material capital commitments at the financial year-ended 30 June 2025.		
13. Director's remuneration and transactions	2025	2024
	€	€
Director's remuneration		
Remuneration	41,909	32,256
Pension contributions	3,550	1,800
	<u>45,459</u>	<u>34,056</u>
The following amounts are repayable to the director:		
	2025	2024
	€	€
Aine Kavanagh	138	-
	<u>138</u>	<u>-</u>

Kavanagh Estates Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

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 on 19 December 2025.