

**Cuan Alainn Property Developments Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 March 2025**

**Company Number: 697418**

**Cuan Alainn Property Developments Limited**  
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**Cuan Alainn Property Developments Limited**  
**STATEMENT OF FINANCIAL POSITION**

as at 31 March 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Stocks	4	1,583,000	690,000
Debtors	5	33,131	34,790
Cash at bank and in hand		100	100
		<u>1,616,231</u>	<u>724,890</u>
<b>Creditors: amounts falling due within one year</b>	6	<u>(1,600,171)</u>	<u>(720,275)</u>
<b>Net Current Assets</b>		<u>16,060</u>	<u>4,615</u>
<b>Total Assets less Current Liabilities</b>		<u>16,060</u>	<u>4,615</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		100	100
Retained earnings	7	15,960	4,515
<b>Shareholders' Funds</b>		<u>16,060</u>	<u>4,615</u>

We as Directors of Cuan Alainn Property Developments 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 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 micro companies' regime.

Approved by the board on 16 December 2025 and signed on its behalf by:

  
**Aristidis Georgakis**  
 Director

  
**Philip Georgakis**  
 Director

  
**Alexander Georgakis**  
 Director

# Cuan Alainn Property Developments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

### 1. General Information

Cuan Alainn Property Developments Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 697418. The registered office of the company is 8 Tailteann Court, Longford Road, Mullingar, Co Westmeath which is also the principal place of business of the company. 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 31 March 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### Basis of preparation

The financial statements have been prepared on the 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 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

#### 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.

#### 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

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 Statement of Financial Position date.

**Cuan Alainn Property Developments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 March 2025

**Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the financial year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the Income Statement.

**Ordinary share capital**

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

**3. Employees**

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

<b>4. Stocks</b>	<b>2025</b>	<b>2024</b>
	€	€
Work in progress	<u>1,583,000</u>	<u>690,000</u>

The replacement cost of stock did not differ significantly from the figures shown.

<b>5. Debtors</b>	<b>2025</b>	<b>2024</b>
	€	€
Taxation	<u>33,131</u>	<u>34,790</u>

<b>6. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	€	€
Trade creditors	32,483	24,780
Taxation	15,793	9,475
Directors' current accounts	1,550,145	684,800
Accruals	1,750	1,220
	<u>1,600,171</u>	<u>720,275</u>

**7. Income Statement**

	<b>2025</b>	<b>2024</b>
	€	€
At 1 April 2024	4,515	-
Profit for the financial year	<u>11,445</u>	<u>4,515</u>
At 31 March 2025	<u>15,960</u>	<u>4,515</u>

**8. Capital commitments**

The company had no material capital commitments at the financial year-ended 31 March 2025.

**9. Post-Balance Sheet Events**

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

**10. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 16 December 2025.