

Company Number: 717688

**BURKEEN DEVELOPMENTS LIMITED**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 April 2025**

# BURKEEN DEVELOPMENTS LIMITED

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# **BURKEEN DEVELOPMENTS LIMITED**

## **DIRECTOR'S RESPONSIBILITIES STATEMENT**

for the financial year ended 30 April 2025

The director made the following statement in respect of the unaudited financial statements:

### **"General responsibilities**

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 he 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He 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.

### **Director's declaration on unaudited financial statements**

In relation to the financial statements which comprise the Balance Sheet and the related notes:

The director approves these financial statements and confirms that he is responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The director confirms that he has made available to KCCA Limited, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of his knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

**Signed on behalf of the board**

**Christopher Dunne**  
**Director**

**20 January 2026**

# BURKEEN DEVELOPMENTS LIMITED

## BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	891,789	204,497
<b>Current Assets</b>			
Stocks	7	5,122,094	4,871,114
Debtors	8	831,254	504,099
Cash at bank and in hand		529,332	239,951
		6,482,680	5,615,164
<b>Creditors: amounts falling due within one year</b>	9	(6,007,737)	(4,930,416)
<b>Net Current Assets</b>		474,943	684,748
<b>Total Assets less Current Liabilities</b>		1,366,732	889,245
<b>Creditors:</b> amounts falling due after more than one year	10	(316,623)	(303,265)
<b>Net Assets</b>		1,050,109	585,980
<b>Capital and Reserves</b>			
Called up share capital presented as equity		100	100
Retained earnings	13	1,050,009	585,880
<b>Shareholders' Funds</b>		1,050,109	585,980

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 BURKEEN 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 359 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 20 January 2026 and signed on its behalf by:**

**Christopher Dunne**  
Director

# BURKEEN DEVELOPMENTS LIMITED

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

BURKEEN DEVELOPMENTS LIMITED is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 717688. The registered office of the company is The Willow, Rectory Field, Brickfield Lane, Wicklow, Ireland which is also the principal place of business of the company. The principal activity of the company is that of building contractors and developers. 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 financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 April 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.

#### 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:

Plant and machinery	- 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.

#### Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

#### 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.

# BURKEEN DEVELOPMENTS LIMITED

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### Stocks

Stocks are valued at the lower of cost and net realisable value. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. 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.

### 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. 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.

### 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.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

### Pensions

The company operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the company. Annual contributions payable to the company pension scheme are charged to the Profit and Loss Account in the period to which they relate.

### Ordinary share capital

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

# BURKEEN DEVELOPMENTS LIMITED

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>59,955</b>	29,986
(Profit) on disposal of tangible assets	<b>(14,400)</b>	-
	<u>          </u>	<u>          </u>
<b>4. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€
Interest	<b>392,625</b>	275,066
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including director, during the financial year was 012, (2024 - 010).

### 6. Tangible assets

	Investment properties	Plant and machinery	Motor vehicles	Total
	€	€	€	€
<b>Cost</b>				
At 1 May 2024	-	215,020	24,866	239,886
Additions	500,000	166,297	103,450	769,747
Disposals	-	(30,000)	-	(30,000)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2025	500,000	351,317	128,316	979,633
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Depreciation</b>				
At 1 May 2024	-	31,406	3,983	35,389
Charge for the financial year	-	43,915	16,040	59,955
On disposals	-	(7,500)	-	(7,500)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2025	-	67,821	20,023	87,844
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Net book value</b>				
At 30 April 2025	<b>500,000</b>	<b>283,496</b>	<b>108,293</b>	<b>891,789</b>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2024	-	183,614	20,883	204,497
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

#### 6.1. Tangible assets continued

Included above are assets held under finance leases or hire purchase contracts as follows:

	2025 Net book value €	Depreciation charge €	2024 Net book value €	Depreciation charge €
Plant and machinery	<b>256,156</b>	<b>39,594</b>	147,000	21,000
Motor vehicles	<b>103,919</b>	<b>15,165</b>	15,633	2,233
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
	<b>360,075</b>	<b>54,759</b>	162,633	23,233
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

### 7. Stocks

	<b>2025</b>	2024
	€	€
Work in progress	<b>5,122,094</b>	4,871,114
	<u>          </u>	<u>          </u>

Work in progress is valued at costs incurred less costs recognised as expenses.

## BURKEEN DEVELOPMENTS LIMITED

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

8. Debtors	2025	2024
	€	€
Trade debtors	35,110	6,586
Other debtors	559,367	430,097
Taxation	221,997	52,864
Prepayments	14,780	14,552
	<u>831,254</u>	<u>504,099</u>
	<u><u>831,254</u></u>	<u><u>504,099</u></u>
9. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	3,669,706	3,423,906
Net obligations under finance leases and hire purchase contracts	76,299	34,296
Trade creditors	399,816	486,122
Taxation	197,365	119,711
Other creditors	1,203,500	600,000
Pension accrual	1,191	1,724
Accruals	459,860	264,657
	<u>6,007,737</u>	<u>4,930,416</u>
	<u><u>6,007,737</u></u>	<u><u>4,930,416</u></u>
10. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Finance leases and hire purchase contracts	195,523	104,365
Amounts owed to group undertakings	121,100	198,900
	<u>316,623</u>	<u>303,265</u>
	<u><u>316,623</u></u>	<u><u>303,265</u></u>
<b>Net obligations under finance leases and hire purchase contracts</b>		
Repayable within one year	76,299	34,296
Repayable between one and five years	195,523	104,365
	<u>271,822</u>	<u>138,661</u>
	<u><u>271,822</u></u>	<u><u>138,661</u></u>

#### 11. Details of creditors

##### Security given in respect of creditors

The loan facilities are secured by a debenture incorporating fixed and floating charges over the assets of the company.

#### 12. Pension costs - defined contribution

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. Pension costs amounted to €15,102 (2024 - €12,039).

**BURKEEN DEVELOPMENTS LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 April 2025

**13. Profit and loss account**

	<b>2025</b>	2024
	€	€
At 1 May 2024	<b>585,880</b>	(11,004)
Profit for the financial year	<b>464,129</b>	596,884
	<hr/>	<hr/>
At 30 April 2025	<b>1,050,009</b>	585,880
	<hr/> <hr/>	<hr/> <hr/>

**14. Director's remuneration**

	<b>2025</b>	2024
	€	€
Remuneration	<b>113,795</b>	50,600
Pension contributions	<b>2,000</b>	-
	<hr/>	<hr/>
	<b>115,795</b>	50,600
	<hr/> <hr/>	<hr/> <hr/>

**15. Related party transactions**

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

**16. Parent company**

The company regards WILLOW ASSET HOLDINGS LIMITED as its parent company.

**17. Post-Balance Sheet Events**

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

**18. Approval of financial statements**

The financial statements were approved and authorised for issue by the board on 20 January 2026.