

Company Number: 237480

**Barkisland (Developments) Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 May 2025**

# **Barkisland (Developments) Limited**

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# **Barkisland (Developments) Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 May 2025

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 that law, the directors have 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 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 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 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.

**Signed on behalf of the board**

**Mark Dunne**  
Director

**Dearbhla Brennan**  
Director

**6 February 2026**

**Barkisland (Developments) Limited****BALANCE SHEET**

as at 31 May 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	2,768,084	3,060,011
Investments	8	4,700,131	4,700,131
<b>Fixed Assets</b>		<u>7,468,215</u>	<u>7,760,142</u>
<b>Current Assets</b>			
Stocks	9	5,920	3,786
Debtors	10	1,309,354	1,356,467
Cash and cash equivalents		195,535	348,447
		<u>1,510,809</u>	<u>1,708,700</u>
<b>Creditors: amounts falling due within one year</b>	11	<u>(6,302,011)</u>	<u>(6,752,343)</u>
<b>Net Current Liabilities</b>		<u>(4,791,202)</u>	<u>(5,043,643)</u>
<b>Total Assets less Current Liabilities</b>		<u>2,677,013</u>	<u>2,716,499</u>
<b>Creditors:</b> amounts falling due after more than one year	12	<u>(60,686)</u>	<u>(61,275)</u>
<b>Net Assets</b>		<u>2,616,327</u>	<u>2,655,224</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		3	3
Retained earnings	14	2,616,324	2,655,221
<b>Equity attributable to owners of the company</b>		<u>2,616,327</u>	<u>2,655,224</u>

## **Barkisland (Developments) Limited**

### **BALANCE SHEET**

as at 31 May 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.

We as Directors of Barkisland (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) 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 small companies' regime.

**Approved by the board on 6 February 2026 and signed on its behalf by:**

**Mark Dunne**  
**Director**

**Dearbhla Brennan**  
**Director**

# Barkisland (Developments) Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 1. General Information

Barkisland (Developments) Limited is a company limited by shares incorporated in Ireland. Westpoint Suite 1, Blanchardstown Centre, Dublin 15 is the registered office, which is also the principal place of business of the company. The company provides management services to its subsidiary & connected companies which run the Ben Dunne Gyms.

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 year ended 31 May 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 280B 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.

#### Consolidated accounts

The company is entitled to the exemption provided for in section 293 (1A) of the Companies Act 2014 from the obligation to prepare group accounts because it qualifies as a small company in accordance with the small companies' regime.

#### Turnover

Turnover represents the total invoice value, excluding value added tax, of services rendered made during the year and derives from the provision of services falling within the company's ordinary activities.

#### Tangible assets and depreciation

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

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, as follows:

Land and buildings freehold	- 2% Straight Line
Plant and machinery	- 20% Straight Line
Fixtures, fittings and equipment	- 12.5% Straight Line
Motor vehicles	- 20% Straight Line

At the end of each reporting period, the company assesses whether there is any indication that the recoverable amount of an asset is less than its carrying amount. If any such indication exists, the carrying amount of the asset is reduced to its recoverable amount, resulting in an impairment loss. Impairment losses are recognised immediately in the profit and loss account.

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.

# Barkisland (Developments) Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 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.

### Investments

The company holds investments in unlisted group companies. It is considered by the directors that the fair value of these shares cannot be measured reliably. These investments are measured at cost less impairment.

### 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. 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 provides benefits to employees, including paid holiday arrangements. Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

### 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.

### Financial Instruments

#### Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

#### Other financial assets

Other financial assets including trade debtors are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal

## Barkisland (Developments) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortized cost less impairment, where there is objective evidence of impairment.

### Loans and borrowings

All loans made by the company are initially recorded at the amount of cash advanced plus transaction costs incurred, unless the arrangement constitutes, in effect, a financing transaction, in which case it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument. Subsequently loans made by the company are stated at amortised cost using the effective interest rate method less impairment, where there is objective evidence of impairment.

All borrowings by the company, with the exception of loans from directors who are natural persons and shareholders in the company (or close members of the family of such persons), are initially recorded at the amount of cash received less separately incurred transaction costs, unless the arrangement constitutes, in effect, a financing transaction, in which case it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, borrowings are stated at amortised cost using the effective interest rate method.

The computation of amortised cost includes any issue costs, transaction costs and fees, and any discount or premium on settlement, and the effect of this is to amortise these amounts over the expected borrowing period. Loans with no stated interest rate and repayable within one year or on demand are not amortised. Loans and borrowings are classified as current assets or liabilities unless the borrower has an unconditional right to defer settlement of the liability for at least twelve months after the financial year end date.

### Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

### Impairment of financial assets

At the end of each reporting period, the company assesses whether there is objective evidence of impairment of any financial assets that are measured at cost or amortised cost, including unlisted investments, loans, trade debtors and cash. If there is objective evidence of impairment, impairment losses are recognised in the Profit and Loss account in that financial year.

### Ordinary share capital

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

## 3. Critical Accounting Judgements and Estimates

The directors consider the accounting estimates and assumptions below to be its critical accounting judgements and estimates:

### Going Concern

The directors consider it appropriate to prepare the financial statements on a going concern basis.

### Useful Lives of Tangible Fixed Assets

Long-lived assets comprising primarily of property and plant & machinery represent a significant portion of total assets. The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of residual values. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation charge for the financial year. The net book value of tangible fixed assets subject to depreciation at the financial year end date was €2,768,084 (2024: €3,060,011).

### Impairment of amounts owed by group companies

The company has loans & amounts owed by group companies totaling €5,884,294 (2024: €5,894,063). The company estimates the recoverable amounts of these loans based on current information and expected future performance of these companies in determining the level of debts for which an impairment charge is required. There is no impairment provision considered necessary at the year end.

## Barkisland (Developments) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

<b>4. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>132,673</b>	218,573
(Profit)/loss on disposal of tangible assets	<b>(20,748)</b>	15,200
	<u>          </u>	<u>          </u>
<b>5. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€
Interest	<b>11,702</b>	11,328
	<u>          </u>	<u>          </u>

## 6. Employees

The average monthly number of employees, including directors, during the financial year was 7 (2024- 8)

	<b>2025</b>	2024
	Number	Number
Administration	<b>4</b>	5
Directors	<b>3</b>	3
	<u>          </u>	<u>          </u>
	<b>7</b>	8
	<u>          </u>	<u>          </u>

## 7. Tangible assets

	Land and buildings freehold €	Plant and machinery €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost</b>					
At 1 June 2024	5,404,982	3,703,864	1,132,680	189,631	10,431,157
Additions	-	-	-	35,256	35,256
Disposals	-	(3,703,864)	(1,132,680)	(23,750)	(4,860,294)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2025	5,404,982	-	-	201,137	5,606,119
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Depreciation</b>					
At 1 June 2024	2,633,925	3,545,482	1,096,552	95,187	7,371,146
Charge for the financial year	94,640	-	-	38,033	132,673
On disposals	-	(3,545,482)	(1,096,552)	(23,750)	(4,665,784)
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2025	2,728,565	-	-	109,470	2,838,035
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Net book value</b>					
At 31 May 2025	<b>2,676,417</b>	-	-	<b>91,667</b>	<b>2,768,084</b>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2024	2,771,057	158,382	36,128	94,444	3,060,011
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Included within land & buildings freehold is land with a carrying value of €672,961 (2024: €672,961), which is not depreciated.

**Barkisland (Developments) Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 May 2025

**8. Investments**

	Subsidiary undertakings shares	Group loans	Total
Investments Cost	€	€	€
At 31 May 2025	131	4,700,000	4,700,131
<b>Net book value</b> At 31 May 2025	<b>131</b>	<b>4,700,000</b>	<b>4,700,131</b>
At 31 May 2024	131	4,700,000	4,700,131

**8.1. Holdings in related undertakings**

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
<b>Subsidiary undertaking</b>				
Westpoint Fitness & Health Centre Ltd		Fitness Centre	Ordinary	99%
Carlisle Health & Fitness Club Ltd	Ireland	Fitness Centre	Ordinary	100%
Santry Health & Fitness Club Ltd	Ireland	Fitness Centre	Ordinary	100%

**9. Stocks**

	2025 €	2024 €
Finished goods and goods for resale	<b>5,920</b>	3,786

There is no material difference between the replacement value of stock and the balance sheet.

**10. Debtors**

	2025 €	2024 €
Trade debtors	<b>6,028</b>	5,914
Amounts owed by group undertakings	<b>1,202,695</b>	1,194,063
Amounts owed by connected parties (Note 17)	<b>91,566</b>	131,367
Other debtors	<b>6,649</b>	7,118
Prepayments	<b>2,416</b>	18,005
	<b>1,309,354</b>	1,356,467

All debtors are due within one year.

## Barkisland (Developments) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

11. Creditors	2025	2024
Amounts falling due within one year	€	€
Net obligations under finance leases and hire purchase contracts	29,599	25,629
Trade creditors	42,153	10,771
Amounts owed to group undertakings	735,057	1,056,458
Taxation	121,973	65,881
Directors' current accounts (Note 15)	5,344,706	5,552,671
Other creditors	6,573	8,453
Accruals	21,950	32,480
	<u>6,302,011</u>	<u>6,752,343</u>

Trade creditors include amounts owing to suppliers of approximately €11,352 (2024: €17,800), who purport to include reservation of title clauses in their conditions of sale.

Amounts owed to group companies are interest free. The group companies have confirmed that they will not seek repayment of these loans until such time that the company is in a position to repay.

On the 9th October 2025 the directors current account was converted to a a loan account repayable with interest over a 15 year period.

12. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Finance leases and hire purchase contracts	<u>60,686</u>	<u>61,275</u>
<b>Net obligations under finance leases and hire purchase contracts</b>		
Repayable within one year	29,599	25,629
Repayable between one and five years	60,686	61,275
	<u>90,285</u>	<u>86,904</u>

### 13. Financial Instruments

The company has chosen to apply the provisions of Section 11 of FRS 102 to account for all of its financial instruments.

	2025	2024
	€	€
<b>Financial assets that are debt instruments measured at amortised cost</b>		
Amounts owed by group companies	1,184,295	1,194,063
Amounts owed by connected companies	<u>85,216</u>	<u>131,367</u>
<b>Cash at bank &amp; in hand</b>		
	<u>195,535</u>	<u>348,447</u>

### 14. Income Statement

	2025	2024
	€	€
At 1 June 2024	2,655,221	2,591,317
(Loss)/profit for the financial year	<u>(38,897)</u>	<u>63,904</u>
At 31 May 2025	<u>2,616,324</u>	<u>2,655,221</u>

## Barkisland (Developments) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

<b>15. Directors' remuneration and transactions</b>	<b>2025</b>	2024
	€	€
Remuneration	<b>12,919</b>	80,858
Compensation for loss of office from company	<b>30,870</b>	87,190
	<u><b>43,789</b></u>	<u>168,048</u>
Social welfare costs	<b>1,165</b>	-
	<u><b>44,954</b></u>	<u>168,048</u>

The following amounts are repayable to the directors:

	<b>2025</b>	2024
	€	€
Mark Dunne	<b>5,344,706</b>	5,552,671
Mary Dunne	<b>5,344,706</b>	5,552,671
	<u><b>10,689,412</b></u>	<u>11,105,342</u>

The directors loan account is interest free. The net amount repaid during the year was €207,965.

## 16. Transactions with Connected Companies

The company received management fees and other income from the following connected parties during the year.

	<b>2025</b>	2024
	€	€
Ben Dunne Fitness (Ireland) Ltd	<b>15,000</b>	15,000
Ben Dunne Gyms Cherrywood Ltd	<b>30,300</b>	25,000
Ben Dunne Gyms Portlaoise Ltd	<b>23,700</b>	21,000
Ben Dunne Supplements Ltd	-	18,600
	<u><b>69,000</b></u>	<u>79,600</u>

## 17. 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.

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	<b>Balance</b>	Balance
	<b>2025</b>	2024
	€	€
Ben Dunne Fitness Ltd	<b>16,518</b>	19,108
Jervis St Health & Fitness Club Ltd	-	144
Ben Dunne Gyms Sandyford Ltd	-	230
Ben Dunne Gyms Cherrywood Ltd	<b>59,462</b>	66,272
Ben Dunne Supplements Ltd	<b>45</b>	20,663
Ben Dunne Gyms Portlaoise Ltd	<b>15,541</b>	24,950
	<u><b>91,566</b></u>	<u>131,367</u>

Transactions with connected companies are as set out in note 16 of the accounts. The parties are connected by virtue of common directors.

**Barkisland (Developments) Limited**  
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In the opinion of the directors these amounts arise in the ordinary course of business and the terms of the amounts due are in accordance with the terms ordinarily offered by the company.

**18. Controlling interest**

The company was controlled by Mary Dunne a director of the company. On the 10th November 2025 Mary Dunne disposed of her shareholding to Mark Dunne a director of the company.

**19. Post-Balance Sheet Events**

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

**20. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 6 February 2026.