

Company registration number: 745113

John Kavanagh Developments Limited
Unaudited abridged financial statements
for the financial year ended 30 June 2025

John Kavanagh Developments Limited

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John Kavanagh Developments Limited

Directors and other information

| | |
|--------------------------|---|
| Directors | Mr John Kavanagh Ms Martina Kavanagh |
| Secretary | Mr John Kavanagh |
| Company number | 745113 |
| Registered office | John Kavanagh Developments Limited Ballymartin Borris Carlow |
| Business address | Ballymartin Borris Carlow |
| Accountants | FDC Accountants Tax Consultants Midland Region Limited Church Road Graiguecullen Carlow Ireland |
| Bankers | AIB Bank 36/37 Tullow Street Carlow |

John Kavanagh Developments Limited

Directors report

The directors present their annual report and the unaudited abridged financial statements of the company for the financial year ended 30 June 2025.

Directors

The names of the persons who at any time during the financial year were directors of the company are as follows:

Mr John Kavanagh
Ms Martina Kavanagh

Principal activities

Building and sale of residential property.

Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Directors and secretary and their interests

The directors John and Martina Kavanagh each owns 50% of the shares of John Kavanagh Heating and Plumbing Holdings Limited. John Kavanagh Heating and Plumbing Holdings Limited owns 100% of the shares of John Kavanagh Developments Limited.

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of 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 Ballymartin Borris Co Carlow..

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

This report was approved by the board of directors on 13 March 2026 and signed on behalf of the board by:

Mr John Kavanagh
Director

Ms Martina Kavanagh
Director



John Kavanagh Developments Limited

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the 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" 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 and then apply them consistently;
- make judgments 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.

John Kavanagh Developments Limited

**Balance sheet
As at 30 June 2025**

| | Note | 2025 € | € | 2024 € | € |
|---|------|--------------------|-----------------------|------------------|---------------------|
| Current assets | | | | | |
| Stocks | 4 | 1,758,362 | | 260,000 | |
| Debtors | 5 | 15,100 | | 100 | |
| Cash at bank and in hand | | 85,636 | | 200,000 | |
| | | <u>1,859,098</u> | | <u>460,100</u> | |
| Creditors: amounts falling due within one year | | | | | |
| | 6 | <u>(1,861,037)</u> | | <u>(461,000)</u> | |
| Net current liabilities | | | <u>(1,939)</u> | | <u>(900)</u> |
| Total assets less current liabilities | | | <u>(1,939)</u> | | <u>(900)</u> |
| Net liabilities | | | <u><u>(1,939)</u></u> | | <u><u>(900)</u></u> |
| Capital and reserves | | | | | |
| Called up share capital presented as equity | | | 100 | | 100 |
| Profit and loss account | | | <u>(2,039)</u> | | <u>(1,000)</u> |
| Shareholders deficit | | | <u><u>(1,939)</u></u> | | <u><u>(900)</u></u> |

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of John Kavanagh Developments Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

The notes on pages 6 to 8 form part of these abridged financial statements.

John Kavanagh Developments Limited

**Balance sheet (continued)
As at 30 June 2025**

These abridged financial statements were approved by the board of directors on 13 March 2026 and signed on behalf of the board by:

Mr John Kavanagh
Director



Ms Martina Kavanagh
Director



The notes on pages 6 to 8 form part of these abridged financial statements.

John Kavanagh Developments Limited

Notes to the abridged financial statements Financial year ended 30 June 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is John Kavanagh Developments Limited, Ballymartin, Borris, Carlow.

2. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

John Kavanagh Developments Limited

Notes to the abridged financial statements (continued) Financial year ended 30 June 2025

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Appropriations of profit and loss account

| | 2025 | 2024 |
|---|----------------|----------------|
| | € | € |
| At the start of the financial year | (1,000) | - |
| Loss for the financial year | (1,039) | (1,000) |
| At the end of the financial year | <u>(2,039)</u> | <u>(1,000)</u> |

John Kavanagh Developments Limited

Notes to the abridged financial statements (continued)
Financial year ended 30 June 2025

4. Stocks

| | 2025 | 2024 |
|-------------------------------------|-------------|---------|
| | € | € |
| Work in progress | 1,758,362 | - |
| Finished goods and goods for resale | - | 260,000 |
| | 1,758,362 | 260,000 |
| | 1,758,362 | 260,000 |

5. Debtors

| | 2025 | 2024 |
|---------------|-------------|------|
| | € | € |
| Other debtors | 100 | 100 |
| Prepayments | 15,000 | - |
| | 15,100 | 100 |
| | 15,100 | 100 |

6. Creditors: amounts falling due within one year

| | 2025 | 2024 |
|------------------------------------|-------------|---------|
| | € | € |
| Amounts owed to group undertakings | 1,860,000 | 460,000 |
| Accruals | 1,037 | 1,000 |
| | 1,861,037 | 461,000 |
| | 1,861,037 | 461,000 |

7. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 13 March 2026.