

**Company registration number: 280485**

**Piacenza Properties Limited**  
**Unaudited abridged financial statements**  
**for the financial year ended 30 April 2025**

# Piacenza Properties Limited

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## **Piacenza Properties Limited**

### **Directors and other information**

<b>Directors</b>	Kenneth McGeever Fiona McGeever
<b>Secretary</b>	Kenneth McGeever
<b>Company number</b>	280485
<b>Registered office</b>	176 Sundrive Road Kimmage Dublin 12 D12 W2H0
<b>Business address</b>	176 Sundrive Road Kimmage Dublin 12 D12 W2H0
<b>Accountants</b>	Kinsella Mitchell and Associates Chartered Accountants Finance House 46 Prussia Street Dublin 7 D07 VW0Y
<b>Bankers</b>	PTSB Bank Main Street Dundrum Dublin 14

## Piacenza Properties 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.

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, the financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

  
Kenneth McGeever  
Director

  
Fiona McGeever  
Director

Date: 26 March 2026

## **Piacenza Properties Limited**

### **Accountants' Report to the board of directors on the Unaudited financial statements of Piacenza Properties Limited**

In accordance with the instructions given to us, we have compiled without carrying out an audit, the financial statements of Piacenza Properties Limited which comprise the Profit and Loss Account, the Balance Sheet and the related notes, including a summary of the significant accounting policies set out in note 1, from the accounting records and information and explanations you have given to us.

This report is made to the Company's director, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Director that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Director, as a body, for our work, or for this report.

#### **Respective responsibilities of directors and accountants**

The company's director are responsible for ensuring that the company maintains adequate accounting records and for preparing financial statements, which give a true and fair view of the assets, liabilities and financial position of the company as at 30/04/25 and its profit for the year then ended and have been properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of Piacenza Properties Limited from the accounting records, information and explanations supplied to us by the directors.

#### **Scope of work**

As a firm regulated by the Institute of Chartered Accountants in Ireland our work will be carried out in accordance with the Miscellaneous Technical Statement M14 Compiling and Reporting on Financial Statements of Entities not Subject to Audit and International Standard on Related Services 4410 (Revised) Compilation Engagements (ISRS4410). In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

You have acknowledged on the balance sheet for the year ended 30/04/25 your duty is to ensure that the company has kept adequate accounting records and to prepare financial statements that 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 year under the Companies Acts 2014. You consider that the company is exempt from the statutory requirement for an audit for the year.



**Kinsella Mitchell and Associates**  
**Chartered Accountants**  
**Finance House**  
**46 Prussia Street**  
**Dublin 7**

**Kinsella Mitchell and Associates**  
**Chartered Accountants**  
**Chartered Tax Advisers**  
Finance House  
46 Prussia Street, Dublin 7 D07 VW0Y

**Date: 26 March 2026**

## Piacenza Properties Limited

### Balance sheet As at 30/04/25

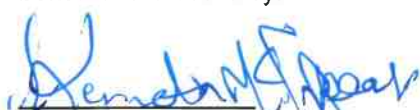
	2025 €	2024 €
Fixed assets	381	543
Current assets	75,152	67,901
Creditors: amounts falling due within one year	(23,941)	(32,426)
<b>Net current assets</b>	<b>51,211</b>	<b>35,475</b>
<b>Total assets less current liabilities</b>	<b>51,592</b>	<b>36,018</b>
Accruals and deferred income	(1,820)	(1,420)
<b>Net assets</b>	<b>49,772</b>	<b>34,598</b>
<b>Capital and reserves</b>	<b>49,772</b>	<b>34,598</b>

We, as directors of Piacenza Properties 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 of the Companies Act 2014 are satisfied;
- (c) 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);
- (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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- (e) 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 micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

These abridged financial statements were approved by the board of directors on 26/03/26 and signed on behalf of the board by:

  
**Kenneth McGeever**  
Director

  
**Fiona McGeever**  
Director

## Piacenza Properties Limited

### Notes to the abridged financial statements Financial year ended 30/04/25

#### 1. General information

The company is a private company limited by shares, registered in . The address of the registered office is 176 Sundrive Road, Kimmage, Dublin 12, D12 W2H0.

#### 2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council (and promulgated by Chartered Accountants Ireland) including the Financial reporting Standard applicable to the Micro-Entities Regime - "FRS 105" and the Companies Act 2014.

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

##### Judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Judgements and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial financial year are discussed below.

(a) Establishing lives for depreciation purposes of property, plant, equipment and motor vehicles: The annual depreciation charge depends primarily on the estimated lives of each type of asset and estimates to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have a significant impact on depreciation and amortisation charges for the period. Detail of useful lives is included in the accounting policies.

(b) Stock and WIP provision

The company is involved the construction industry and are engaged in a number of contracts at the financial year end. As a result, it is necessary to consider the recoverability of the cost of inventory and the associated provisioning required. When calculating the provision, management considers the stage of completion, the estimated realisable value and the estimated costs to completion. The level of provision required is reviewed on an ongoing basis.

(c) Accrued expenses

Accrued expenses are expenses which has been incurred but not yet paid. Expense must be recorded in the accounting period in which it is incurred. Therefore, accrued expense must be recognised in the accounting period in which it occurs rather than in the following period in which it will be paid.

## Piacenza Properties Limited

### Notes to the abridged financial statements (continued) Financial year ended 30/04/25

#### Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

#### Tangible assets

Tangible assets are measured initially at cost, and are subsequently stated at cost less accumulated depreciation and impairment losses.

#### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery	- 12.5%	straight line
Fittings fixtures and equipment	- 12.5%	straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### 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.

Financial instruments are initially recognised at cost, which is the transaction price.

Investments in shares, subsidiaries or participating interests are subsequently measured at cost less impairment.

Piacenza Properties Limited

Notes to the abridged financial statements (continued)  
Financial year ended 30/04/25

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	34,471	20,540
Profit for the financial year	15,174	13,931
<b>At the end of the financial year</b>	<u>49,645</u>	<u>34,471</u>