Company registration number: 629476

Agha Dev Bond Street Limited

Trading as Abode Guesthouse

Unaudited abridged financial statements

for the financial year ended 30 April 2025

Agha Dev Bond Street Limited

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Agha Dev Bond Street 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.

On behalf of the board

Mr Derek Twiss
Director

Ms Evelyn Twiss
Director

Agha Dev Bond Street Limited

Balance sheet
As at 30 April 2025

	Note	2025 €	2025 €	2024 €	2024 €
Fixed assets					
Tangible assets	10	3,701,995		3,702,293	
			3,701,995		3,702,293
Current assets					
Debtors	11	2,808,741		1,872,819	
Cash at bank and in hand		14,113		175,064	
		2,822,854		2,047,883	
Creditors: amounts falling due within one year	12	(3,361,394)		(3,376,325)	
Net current liabilities			(538,540)		(1,328,442)
Total assets less current liabilities			3,163,455		2,373,851
Creditors: amounts falling due after more than one year	13		(4,271)		(102,004)
Provisions for liabilities	14		(414,605)		(414,605)
Net assets			2,744,579		1,857,242
Capital and reserves					
Called up share capital presented as equity	15		1		1
Profit and loss account			2,744,578		1,857,241
Shareholder funds			2,744,579		1,857,242

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'.

The notes on pages 4 to 12 form part of these abridged financial statements.

Balance sheet (continued)
As at 30 April 2025

We, as directors of Agha Dev Bond Street 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 shareholder 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.

These abridged financial statements were approved by the board of directors on 2 March 2026 and signed on behalf of the board by:

Mr Derek Twiss
Director

Ms Evelyn Twiss
Director

Company registration number: 629476

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

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Agha Dev Bond Street Limited, Aghadoe, Killarney, Kerry, V93KXF1. The company operates as a property owner and manager providing accomodation services from it's location at the Abode Guesthouse, Aghadoe, Killarney Co Kerry.

2. 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 as promulgated by the Certified Public of Accountants in Ireland and the Companies Act 2014. The financial statements are prepared in Euro, which is the functional currency of the entity

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.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

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

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

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:

Fittings fixtures and equipment	-	12.5%	straight line

The directors following a review have deemed it appropriate not to apply depreciation on the freehold property in this financial year.

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.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the balance sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

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 or 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. Turnover

The whole of the turnover is derived from Ireland. An analysis of turnover by business operation is given below:

	2025	2024
	€	€
Rent Receiveable	-	21,863
Accomodation Sales	1,861,515	1,935,940
	1,861,515	1,957,803

4. Operating profit

Operating profit is stated after charging/(crediting):

	2025	2024
	€	€
Depreciation of tangible assets	298	87
Cost of stocks recognised as an expense	5,523	48,442
Directors remuneration	48,200	25,800

5. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 3 (2024: 3).

The aggregate payroll costs incurred during the financial year were:

	2025	2024
	€	€
Wages and salaries	66,400	48,066
Social insurance costs	1,612	2,253
	68,012	50,319

6. Directors remuneration

The directors aggregate remuneration was as follows:

	2025	2024
	€	€
Emoluments in respect of qualifying services	48,200	25,800

7. Profit before tax

Profit is stated after charging/(crediting):

	2025	2024
	€	€
Depreciation of tangible assets	298	87
Fair value gains and losses on investment properties	-	(1,256,380)
Interest payable to group undertakings	60,481	218,327

8. Tax on profit

Major components of tax expense

	2025	2024
	€	€
Current tax:		
Irish current tax expense	90,252	104,523
Deferred tax:		
Deferred tax charge in the year	-	414,605
Tax on profit	90,252	519,128

9. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	1,857,241	302,640
Profit for the financial year	887,337	1,554,601
At the end of the financial year	2,744,578	1,857,241

Agha Dev Bond Street Limited

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

10. Tangible assets

	Freehold Property	Fixtures, fittings and equipment	**Total**
	€	€	**€**
Cost or valuation			
At 30 April 2025	3,700,000	2,380	3,702,380
At 1 May 2024 and 30 April 2025	3,700,000	2,380	3,702,380
Depreciation			
At 1 May 2024	-	87	87
Charge for the financial year	-	298	298
At 30 April 2025	-	385	385
Carrying amount			
At 30 April 2025	3,700,000	1,995	3,701,995
At 30 April 2024	3,700,000	2,293	3,702,293

Tangible assets held at valuation

In respect of tangible assets held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

	Freehold property	Fixtures, fittings and equipment
	€	€
At 30 April 2025		
Aggregate cost	3,700,000	2,380
Aggregate depreciation	-	(385)
Carrying amount	3,700,000	1,995
At 30 April 2024		
Aggregate cost	3,700,000	2,380
Aggregate depreciation	-	(87)
Carrying amount	3,700,000	2,293

11. Debtors

	2025	2024
	€	€
Trade debtors	6,390	6,390
Amounts owed by group undertakings	2,795,099	1,863,429
Other debtors	3,000	3,000
Prepayments	4,252	-
	2,808,741	1,872,819

12. Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	101,750	131,576
Trade creditors	13,549	22,079
Amounts owed to group undertakings	1,444,737	2,037,981
Other creditors including tax and social insurance	114,027	147,736
Accruals	1,687,331	1,036,953
	3,361,394	3,376,325

13. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Amounts owed to credit institutions	4,271	102,004

14. Provisions

	2025	2024
	€	€
Deferred tax	414,605	414,605

15. Share capital

Authorised share capital

	2025		2024	
	Number	**€**	Number	€
Ordinary Share Capital shares of € 1.00 each	100,000	100,000	100,000	100,000

Issued, called up and fully paid

	2025		2024	
	Number	**€**	Number	€
Amounts presented in equity:				
Ordinary Share Capital shares of € 1.00 each	1	1	1	1

16. Capital commitments

The company confirms that no capital commitments existed as at the balance sheet date.

17. Directors transactions

During the financial year the company entered into the following arrangements relating to loans, quasi-loans and credit transactions:

	2025	2024
	€	€
At the start of the financial year	229	-
Advances made during the financial year	20,447	21,392
Amounts repaid during the financial year	-	(21,163)
At the end of the financial year	20,676	229

Disclosure for each director or other person is as follows:

Derek & Evelyn Twiss
Directors loan

	2025	2024
	€	€
At the start of the financial year	229	-
Advances made during the financial year	20,447	21,392
Amounts repaid during the financial year	-	(21,163)
At the end of the financial year	20,676	229

Amounts owed to directors are unsecured, interest free and repayable when funds permit.

18. Going concern

The directors after reviewing all available financial, operating and trading information deem it appropriate to prepare these financial statements on a going concern basis.

19. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 2 March 2026.