

**Company registration number: 255523**

**Newcourt Apartments Management Company CLG  
(A Company Limited by Guarantee and not having Share Capital)**

**Unaudited abridged financial statements**

**for the financial year ended 31 May 2025**

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Contents**

	<b>Page</b>
Directors responsibilities statement	<b>1</b>
Balance sheet	<b>2 - 3</b>
Notes to the abridged financial statements	<b>4 - 8</b>

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**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, and promulgated by the Institute of Certified Public Accountants in Ireland. 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 surplus or deficit 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.

**Padraic Rudden**  
**Director**

**Linda Johnston**  
**Director**

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Balance sheet**  
**As at 31/05/25**

		2025		2024	
	Note	€	€	€	€
<b>Current assets</b>					
Debtors	8	55,300		46,074	
Cash at bank and in hand		10,898		551	
		66,198		46,625	
<b>Creditors: amounts falling due within one year</b>					
	9	(26,212)		(10,037)	
<b>Net current assets</b>			39,986		36,588
<b>Total assets less current liabilities</b>			39,986		36,588
<b>Net assets</b>			39,986		36,588
<b>Capital and reserves</b>					
Reserves			39,986		36,588
<b>Members funds</b>			39,986		36,588

These 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'.

We, as directors of Newcourt Apartments Management Company CLG 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 members 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 4 to 8 form part of these abridged financial statements.**

**Newcourt Apartments Management Company CLG  
(A Company Limited by Guarantee and not having Share Capital)**

**Balance sheet (continued)  
As at 31/05/25**

These abridged financial statements were approved by the board of directors on 13/02/26 and signed on behalf of the board by:

**Padraic Rudden  
Director**

**Linda Johnston  
Director**

**The notes on pages 4 to 8 form part of these abridged financial statements.**

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements**  
**Financial year ended 31/05/25**

**1. General information**

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is Newcourt Apartments Management Company, Apartment 10, Newcourt Centre, Cavan.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**3. 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 surplus or deficit.

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

**Disclosure exemptions**

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**Turnover**

In accordance with Generally Accepted Accounting Practice in Ireland, revenue from property management services is recognised as contract activity progresses and the resultant income is recognised to reflect the service providers partial or complete performance of the contract.

**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 surplus or deficit. 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 surplus or deficit.

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31/05/25**

**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

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.

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31/05/25**

**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 surplus or deficit. 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 surplus or deficit, 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 deficit is recognised in surplus or deficit 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 surplus or deficit 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.

**4. Limited by guarantee**

The company is one limited by guarantee not having a share capital. The liability of each member, in the event of the company being wound up is €1.

**5. Staff costs**

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

**Newcourt Apartments Management Company CLG**  
**(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31/05/25**

**6. Appropriations of member funds**

	<b>2025</b>	2024
	€	€
At the start of the financial year	36,588	78,154
Deficit for the financial year	(20,355)	(41,566)
Sinking fund reserve	23,753	-
<b>At the end of the financial year</b>	<u>39,986</u>	<u>36,588</u>

**7. Tangible assets**

	<b>Fixtures, fittings and equipment</b>	Total
	€	€
<b>Cost</b>		
<b>At 01/06/24 and 31/05/25</b>	<u>19,301</u>	<u>19,301</u>
<b>Depreciation</b>		
<b>At 01/06/24 and 31/05/25</b>	<u>19,301</u>	<u>19,301</u>
<b>Carrying amount</b>		
<b>At 31/05/25</b>	<u>-</u>	<u>-</u>
At 31/05/24	<u>-</u>	<u>-</u>

**8. Debtors**

	<b>2025</b>	2024
	€	€
Trade debtors	41,925	46,074
Prepayments	13,375	-
	<u>55,300</u>	<u>46,074</u>

**9. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	€	€
Payments received on account	879	-
Trade creditors	38	7,184
Accruals	25,295	2,853
	<u>26,212</u>	<u>10,037</u>

**Newcourt Apartments Management Company CLG  
(A Company Limited by Guarantee and not having Share Capital)**

**Notes to the abridged financial statements (continued)  
Financial year ended 31/05/25**

**10. Events after the end of the reporting period**

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

**11. Approval of financial statements**

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