

Company registration number: 294102

**Kelly's Row Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Unaudited financial statements
for the financial year ended 31 December 2025**

Kelly's Row Management CLG
(A Company Limited by Guarantee and not having Share Capital)

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Kelly's Row Management CLG
Company limited by guarantee

Directors and other information

Directors

Allison Leece
Peter Cooney

Secretary

Allison Leece

Company number

294102

Registered office

65 Dorset Square
Gardiner Street Upper
Dublin 1

Accountants

FLH Professional Accountant Ltd
80 Ranelagh Road
Ranelagh
Dublin 6

Bankers

Bank of Ireland
Ballsbridge
Dublin 4

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Directors report

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 31 December 2025.

Directors

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

Allison Leece
Peter Cooney

Principal activities

The principal activity of the company is the management of common area of apartment blocks at Kelly's Row, Dorset Square, Dublin.

Business review

Dividends

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

Financial instruments

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 .

This report was approved by the board of directors on 20 February 2026 and signed on behalf of the board by:



Allison Leece
Director



Peter Cooney
Director

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Directors responsibilities statement

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

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. The directors are also responsible for preparing a directors report that complies with the requirements of the Companies Act 2014.

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Accountants' Report to the board of directors
on the Unaudited financial statements of Kelly's Row Management CLG

In accordance with the engagement letter dated 1 February 2026, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, balance sheet and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, 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 board of directors 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 board of directors for our work or for this report.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 December 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the 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.

FLH Professional Accountant Ltd
Chartered Accountant

80 Ranelagh Road
Ranelagh
Dublin 6

20 February 2026

Kelly's Row Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Profit and loss account
Financial year ended 31 December 2025

	2025	2024
	€	€
Turnover	124,425	114,778
Other expenses	(171,172)	(112,185)
(Loss)/profit	<u>(46,747)</u>	<u>2,593</u>

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Balance sheet
As at 31 December 2025

	2025	2024
	€	€
Current assets	79,004	125,691
Creditors: amounts falling due within one year	-	(1,262)
Net current assets	<u>79,004</u>	<u>124,429</u>
Total assets less current liabilities	79,004	124,429
Accruals and deferred income	(49,052)	(47,730)
Net assets	<u><u>29,952</u></u>	<u><u>76,699</u></u>
Capital and reserves	<u><u>29,952</u></u>	<u><u>76,699</u></u>

We, as directors of Kelly's Row Management CLG 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 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);
- (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.

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

These financial statements were approved by the board of directors on 20 February 2026 and signed on behalf of the board by:


Allison Leece
 Director


Peter Cooney
 Director

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Notes to the financial statements
Financial year ended 31 December 2025

1. General information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is 65 Dorset Square, Gardiner Street Upper, Dublin 1.

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 have been prepared on the historical cost basis.

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.

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Notes to the financial statements (continued)
Financial year ended 31 December 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.

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.

Derivatives are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss less any impairment losses recognised to date. This is allocated to profit or loss over the term of the contract on a straight-line basis, unless another systematic basis of allocation is more appropriate.

Other financial instruments are subsequently measured at the cost plus any transaction costs not immediately recognised in profit or loss, plus accumulated interest income or expense recognised to date, less all repayments of principal or interest to date, less impairment.

Financial assets 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.

Any reversals of impairment are recognised in profit or loss immediately.

4. Limited by guarantee

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	76,699	74,106
(Loss)/profit for the financial year	(46,747)	2,593
At the end of the financial year	<u>29,952</u>	<u>76,699</u>

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The following pages do not form part of the statutory accounts.

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Detailed income statement
Financial year ended 31 December 2025

	2025	2024
	€	€
Turnover		
Service charges	107,258	97,323
Car park charges	13,365	13,365
Rental income	3,802	4,090
	<u>124,425</u>	<u>114,778</u>
Other expenses		
Insurance	(39,754)	(38,039)
Light and heat	(13,362)	(13,471)
Cleaning	(9,597)	(9,504)
Repairs and maintenance	(9,945)	(2,634)
Caretaking Facility paid to RS Maintenance	(36,000)	(36,000)
Fire Alarm Maintenance	(52,647)	(2,681)
Telephone	(890)	(723)
Accountancy fees	(2,603)	(2,603)
Bank charges	(433)	(250)
Waste disposal	(4,007)	(1,770)
General expenses	(1,934)	(4,510)
	<u>(171,172)</u>	<u>(112,185)</u>