

Company registration number: 256914

**Avon Lodge Management (Dublin) Limited
Trading as Avon Lodge Management (Dublin) Limited**

Unaudited abridged financial statements

for the financial year ended 31 May 2025

**Casey & Company
Statutory Auditors & Accountants
15 Main Street
Raheny
Dublin 5**

Avon Lodge Management (Dublin) Limited

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Avon Lodge Management (Dublin) Limited

Directors and other information

Directors	Evelyn McCarthy Resigned 10/03/2025 James Tutty Nicole Scully Appointed 10/03/2025, Resigned 9/01/2026 Robert Quirke Appointed 09/01/2026
Secretary	James Tutty
Company number	256914
Registered office	Avon Lodge Management (Dublin) Limited 24 Roselawn Road Castleknock Dublin 15
Business address	24 Roselawn Road Castleknock Dublin 15
Accountants	Casey & Company 15 Main Street Raheny Dublin 5
Bankers	Permanent TSB Blanchardstown Centre Unit 134 - 135 The Red Mall Blanchardstown Dublin
Solicitors	Doyle Associates Orchard House Main Street Rathfarnham Dublin 14

Avon Lodge Management (Dublin) 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.

Avon Lodge Management (Dublin) Limited

**Accountants' Report to the board of directors
on the Unaudited abridged financial statements of Avon Lodge Management (Dublin) Limited**

In accordance with the engagement letter dated 18 March 2023, 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 May 2025 your duty under the Companies Act 2014 to ensure that the company has kept 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 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.

Casey & Company
Statutory Auditors & Accountants

15 Main Street
Raheny
Dublin 5

10 February 2026

Avon Lodge Management (Dublin) Limited

**Balance sheet
As at 31 May 2025**

	2025	€	2024	€
Current assets	14,055		13,259	
Prepayments and accrued income	3,553		3,297	
		17,608		16,556
Net current assets		<u>17,608</u>		<u>16,556</u>
Total assets less current liabilities		17,608		16,556
Accruals and deferred income		(8,349)		(6,950)
Net assets		<u>9,259</u>		<u>9,606</u>
Capital and reserves		<u>9,259</u>		<u>9,606</u>

We, as directors of Avon Lodge Management (Dublin) 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 10 February 2026 and signed on behalf of the board by:

Robert Quirke
Director

James Tutty
Director

Avon Lodge Management (Dublin) Limited

**Notes to the abridged financial statements
Financial year ended 31 May 2025**

1. General information

The company is a private company limited by shares, registered in Republic of Ireland. The address of the registered office is Avon Lodge Management (Dublin) Limited, 24 Roselawn Road, Castleknock, Dublin 15.

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.

Avon Lodge Management (Dublin) Limited

Notes to the abridged financial statements (continued) Financial year ended 31 May 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. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	7,603	14,754
Loss for the financial year	(367)	(7,151)
At the end of the financial year	<u>7,236</u>	<u>7,603</u>

5. Sinking fund

The company has established a separate sinking fund reserve in accordance with section 19 of the Multi-Unit Development Act 2011. Each year the fund is reviewed to establish its adequacy for the purpose of financing the refurbishment, improvement or expenditure on maintenance of a non-recurring nature. At 31 May 2023, the sinking fund reserve reflects the amount held in the deposit account at the same time.

6. Related party Transactions

The directors have identified the following transactions which are required to be disclosed under section 17.2 9(1) of the multi-unit development act 2011. Service charges were levied on the directors and secretary of the company for units in the complex which they own on an arms length basis in common with all owners in the complex.