

Company Number: 656161

**Roseview Lodgings Limited**

**Abridged Unaudited Financial Statements**

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

**Roseview Lodgings Limited**  
**CONTENTS**

	<b>Page</b>
Statement of Financial Position	3 - 4
Notes to the Financial Statements	5 - 9

**Roseview Lodgings Limited**  
**STATEMENT OF FINANCIAL POSITION**  
as at 31 October 2025

	Notes	2025 €	2024 €
<b>Non-Current Assets</b>			
Property, plant and equipment	6	4,191,041	3,698,487
Financial assets	7	1,085,750	1,085,750
<b>Non-Current Assets</b>		<u>5,276,791</u>	<u>4,784,237</u>
<b>Current Assets</b>			
Receivables	8	2,874,418	5,002,296
Cash and cash equivalents		270,193	63,242
		<u>3,144,611</u>	<u>5,065,538</u>
<b>Payables: amounts falling due within one year</b>	9	<u>(655,342)</u>	<u>(418,197)</u>
<b>Net Current Assets</b>		<u>2,489,269</u>	<u>4,647,341</u>
<b>Total Assets less Current Liabilities</b>		<u>7,766,060</u>	<u>9,431,578</u>
<b>Payables:</b>			
amounts falling due after more than one year	10	(2,038,274)	(2,172,010)
<b>Net Assets</b>		<u>5,727,786</u>	<u>7,259,568</u>
<b>Equity</b>			
Called up share capital presented as equity		100	100
Retained earnings		5,727,686	7,259,468
<b>Equity attributable to owners of the company</b>		<u>5,727,786</u>	<u>7,259,568</u>

# Roseview Lodgings Limited

## STATEMENT OF FINANCIAL POSITION

as at 31 October 2025

The 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", applying Section 1A of that Standard.

We as Directors of Roseview Lodgings 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,

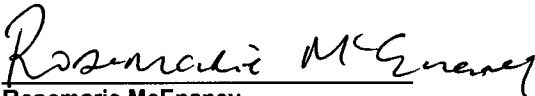
(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

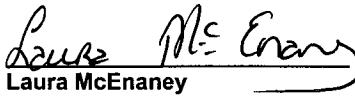
(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(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 the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company 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 Companies Act 2014 and the small companies' regime.

Approved by the board on 20 January 2026 and signed on its behalf by:

  
Rosemarie McEnaney  
Director

  
Laura McEnaney  
Director

# Roseview Lodgings Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### 1. General Information

Roseview Lodgings Limited is a company limited by shares incorporated and registered in Ireland. The registered office of the company is Corvalley, Carrickmacross, Co Monaghan which is also the principal place of business of the company. The principal activity of the company is the provision of emergency accommodation and accommodation for asylum seekers. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 31 October 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Revenue

Revenue comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Land and buildings freehold	-	NIL
Fixtures, fittings and equipment	-	15% Straight line
Motor vehicles	-	20% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### Financial assets

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Income Statement in the financial year in which it is receivable.

#### Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

#### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## Roseview Lodgings Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### Trade and other payables

Trade and other payables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

### Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

### Ordinary share capital

The ordinary share capital of the company is presented as equity.

<b>3. Operating (loss)/profit</b>	<b>2025</b>	2024
	€	€
<b>Operating (loss)/profit is stated after charging:</b>		
Depreciation of property, plant and equipment	<u>70,659</u>	<u>82,229</u>
<b>4. Finance costs</b>	<b>2025</b>	2024
	€	€
Interest	<u>185,874</u>	<u>236,267</u>
<b>5. Employees</b>		

The average monthly number of employees, including directors, during the financial year was 16, (2024 - 16).

**Roseview Lodgings Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

**6. Property, plant and equipment**

	Land and buildings freehold €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost</b>				
At 1 November 2024	3,579,925	471,057	57,850	4,108,832
Additions	563,213	-	-	563,213
	<u>4,143,138</u>	<u>471,057</u>	<u>57,850</u>	<u>4,672,045</u>
At 31 October 2025	4,143,138	471,057	57,850	4,672,045
<b>Depreciation</b>				
At 1 November 2024	-	352,495	57,850	410,345
Charge for the financial year	-	70,659	-	70,659
	<u>-</u>	<u>423,154</u>	<u>57,850</u>	<u>481,004</u>
At 31 October 2025	-	423,154	57,850	481,004
<b>Carrying amount</b>				
At 31 October 2025	<u><b>4,143,138</b></u>	<u><b>47,903</b></u>	<u>-</u>	<u><b>4,191,041</b></u>
At 31 October 2024	<u>3,579,925</u>	<u>118,562</u>	<u>-</u>	<u>3,698,487</u>

**7. Financial fixed assets**

	Subsidiary undertakings shares	Total
<b>Investments</b>	€	€
<b>Cost</b>		
At 31 October 2025	1,085,750	1,085,750
<b>Carrying amount</b>		
At 31 October 2025	<u><b>1,085,750</b></u>	<u><b>1,085,750</b></u>
At 31 October 2024	<u>1,085,750</u>	<u>1,085,750</u>

**8. Receivables**

	2025 €	2024 €
Trade receivables	<b>173,375</b>	173,375
Amounts owed by connected parties (Note 13)	<b>2,514,102</b>	4,822,054
Other debtors	<b>2,100</b>	-
Taxation	<b>177,778</b>	-
Prepayments	<b>7,063</b>	6,867
	<u><b>2,874,418</b></u>	<u>5,002,296</u>

## Roseview Lodgings Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

9. Payables	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	190,085	182,814
Trade payables	65,580	130
Amounts owed to connected parties (Note 13)	21,344	10,750
Taxation	190,297	34,284
Accruals	16,845	16,844
Deferred Income	171,191	173,375
	<u>655,342</u>	<u>418,197</u>

The loan is secured by way of a debenture incorporating a first ranking fixed and floating charge over the assets of the company and personal guarantees totalling €250,000.

10. Payables	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	<u>2,038,274</u>	<u>2,172,010</u>
<b>Loans</b>		
Repayable in one year or less, or on demand	190,085	182,814
Repayable between one and two years	190,085	182,814
Repayable between two and five years	570,256	548,441
Repayable in five years or more	1,277,933	1,440,755
	<u>2,228,359</u>	<u>2,354,824</u>

11. Income Statement	2025	2024
	€	€
At 1 November 2024	7,259,468	6,692,229
(Loss)/profit for the financial year	(1,531,782)	567,239
At 31 October 2025	<u>5,727,686</u>	<u>7,259,468</u>

12. Directors' remuneration	2025	2024
	€	€
Remuneration	385,637	112,902
Pension contributions	2,000,000	-
	<u>2,385,637</u>	<u>112,902</u>

## Roseview Lodgings Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### 13. Related party transactions

The company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025 €	Movement in year €	Balance 2024 €	Maximum in year €
Trenthall Limited	2,097,414	(39,640)	2,137,054	2,137,054
Chillpal Unlimited	-	(825,000)	825,000	825,000
Chillpal McEnaney Limited Partnership	-	(1,530,000)	1,530,000	1,530,000
Brimwood Unlimited Company	416,688	86,688	330,000	416,688
	<u>2,514,102</u>	<u>(2,307,952)</u>	<u>4,822,054</u>	

The following amounts are due to other connected parties:

	2025 €	2024 €
Corduff JG Enterprises Limited	10,750	10,750
Oakgate Limited	10,594	-
	<u>21,344</u>	<u>10,750</u>

Net balances with other connected parties:

	2025 €	2024 €
Trenthall Limited	2,097,414	2,137,054
Chillpal Unlimited	-	825,000
Chillpal McEnaney Limited Partnership	-	1,530,000
Brimwood Unlimited Company	416,688	330,000
Corduff JG Enterprises Limited	(10,750)	(10,750)
Oakgate Limited	(10,594)	-
	<u>2,492,758</u>	<u>4,811,304</u>