

Company Number: 698215

Monavilla Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Monavilla Properties Limited

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Monavilla Properties Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

The directors made the following statement in respect of the unaudited financial statements:

"General Responsibilities

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 that 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", applying Section 1A of that Standard, 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 for the company financial statements and then apply them consistently;
- make judgements 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.

Directors' Declaration on Unaudited Financial Statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Tabularius Limited T/a Niall Byrne & Company, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

Signed on Behalf of the Board

John Silke
Director

10 March 2026

Fiona O'Donnell
Director

10 March 2026

Monavilla Properties Limited
BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	<u>1,099,396</u>	<u>905,576</u>
Current Assets			
Debtors	9	-	128
Cash and cash equivalents		<u>38,890</u>	<u>14,666</u>
		<u>38,890</u>	<u>14,794</u>
Creditors: Amounts Falling Due within One Year	10	<u>(1,016,891)</u>	<u>(905,412)</u>
Net Current Liabilities		<u>(978,001)</u>	<u>(890,618)</u>
Total Assets Less Current Liabilities		121,395	14,958
Creditors:			
amounts falling due after more than one year	11	<u>(177,333)</u>	<u>(116,748)</u>
Net Liabilities		<u>(55,938)</u>	<u>(101,790)</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		<u>(56,038)</u>	<u>(101,890)</u>
Equity Attributable to Owners of the Company		<u>(55,938)</u>	<u>(101,790)</u>

Monavilla Properties Limited

BALANCE SHEET

as at 30 April 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 Monavilla Properties 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 359 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 10 March 2026 and Signed on Its Behalf by:

John Silke
Director

Fiona O'Donnell
Director

Monavilla Properties Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	100	(74,573)	(74,473)
Loss for the financial year	-	(27,317)	(27,317)
At 30 April 2024	100	(101,890)	(101,790)
Profit for the financial year	-	45,852	45,852
At 30 April 2025	100	(56,038)	(55,938)

Monavilla Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Monavilla Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 698215. The registered office of the company is 42 Castletown, Lexilip, Kildare, W23 E9N6, Ireland. Principal activity of the company is the Investment in properties. 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 30 April 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.

Turnover

Turnover comprises the invoice value of rental space supplied by the company, exclusive of trade discounts and value added tax.

Tangible Assets and Depreciation

Tangible assets 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 tangible assets, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	12.5% Straight line
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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.

Investment Properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Trade and Other Debtors

Trade and other debtors 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.

Monavilla Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

Trade and Other Creditors

Trade and other creditors 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 Balance Sheet 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 Balance Sheet date.

Foreign Currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet 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 Profit and Loss Account.

Financial Instruments

Financial Assets, Liabilities and Instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in full in respect of financial instruments.

Financial Assets

Basic financial assets, including trade and other receivables, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest rate method.

At the end of each reporting period financial assets measured at cost or amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the present value of the estimated cash flows discounted at the asset's original effective interest rate and its carrying value. The impairment loss is recognised in the profit and loss account.

If there is a decrease in an impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the profit and loss account.

Financial Liabilities

Basic financial liabilities, including trade and other payables are recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost using the effective interest method.

Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

Ordinary Share Capital

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

Monavilla Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

3. Significant accounting judgements and key sources of estimation uncertainty

Management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects it that period or in the period of the revision and future periods if the revision affects both current and future periods.

4. Going concern

The financial statements are prepared on a going concern basis.

5. Operating profit/(loss)	2025	2024
	€	€
Operating Profit/(Loss) Is Stated After Charging:		
Depreciation of tangible assets	7,180	5,493
	<u> </u>	<u> </u>
6. Interest payable and similar expenses	2025	2024
	€	€
Interest	11,207	7,828
	<u> </u>	<u> </u>

7. Employees

The average monthly number of employees, including directors, during the financial year was 2, (2024 - 2).

	2025	2024
	Number	Number
Directors	2	2
	<u> </u>	<u> </u>

8. Tangible assets

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 May 2024	940,782	43,946	984,728
Additions	187,500	13,500	201,000
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2025	1,128,282	57,446	1,185,728
	<u> </u>	<u> </u>	<u> </u>
Depreciation			
At 1 May 2024	65,854	13,298	79,152
Charge for the financial year	-	7,180	7,180
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2025	65,854	20,478	86,332
	<u> </u>	<u> </u>	<u> </u>
Net Book Value			
At 30 April 2025	1,062,428	36,968	1,099,396
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2024	874,928	30,648	905,576
	<u> </u>	<u> </u>	<u> </u>

9. Debtors	2025	2024
	€	€
Prepayments	-	128
	<u> </u>	<u> </u>

Monavilla Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

10. Creditors	2025	2024
Amounts Falling Due within One Year	€	€
Amounts owed to credit institutions	56,000	69,918
Amounts owed to group undertakings	852,132	813,335
Taxation	10,592	2,519
Directors' current accounts (Note 14)	81,727	1,727
Other creditors	8,000	8,000
Accruals	8,440	9,913
	<u>1,016,891</u>	<u>905,412</u>
11. Creditors	2025	2024
Amounts Falling Due After More Than One Year	€	€
User definable loan desc.	177,333	116,748
	<u>177,333</u>	<u>116,748</u>
Loans		
Repayable in one year or less, or on demand	56,000	69,918
Repayable between one and two years	56,000	64,540
Repayable between two and five years	121,333	52,208
	<u>233,333</u>	<u>186,666</u>
12. Income Statement	2025	2024
	€	€
At 1 May 2024	(101,890)	(74,573)
Profit/(loss) for the financial year	45,852	(27,317)
	<u>45,852</u>	<u>(27,317)</u>
At 30 April 2025	(56,038)	(101,890)
	<u>(56,038)</u>	<u>(101,890)</u>
13. Capital commitments		
The company had no material capital commitments at the financial year-ended 30 April 2025.		
14. Directors' transactions		
The following amounts are repayable to the directors:		
	2025	2024
	€	€
John Silke	81,727	1,727
	<u>81,727</u>	<u>1,727</u>
15. Related party transactions		
Transactions with group companies include the loan of monies to fund a property acquisition by the company.		
16. Parent company		
The company regards Silke Haulage Limited as its parent company.		
17. Post-Balance Sheet Events		
There have been no significant events affecting the company since the financial year-end.		

Monavilla Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 10 March 2026.