

Company registration number 641823 (Republic of Ireland)

**FLEXVILLE LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2025**

# FLEXVILLE LIMITED

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# FLEXVILLE LIMITED

## DIRECTOR'S RESPONSIBILITIES STATEMENT

***FOR THE YEAR ENDED 30 APRIL 2025***

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The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 (Generally accepted Accounting Practice in Ireland) issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless he is 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 that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and 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 director is 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 Director's Report comply with the Companies Act 2014. He is 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.

By order of the board

Ryan Lenaghan  
**Secretary**

Connor Lenaghan  
**Director**

22 August 2025

# FLEXVILLE LIMITED

## BALANCE SHEET

AS AT 30 APRIL 2025

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		2025		2024	
	Notes	€	€	€	€
<b>Fixed assets</b>					
Tangible assets	4		3,786,208		3,786,208
<b>Current assets</b>					
Debtors	5	13,535		102	
Cash at bank and in hand		34,554		8,095	
		48,089		8,197	
<b>Creditors: amounts falling due within one year</b>	6	(15,000)		2,328	
<b>Net current assets</b>			33,089		10,525
<b>Total assets less current liabilities</b>			3,819,297		3,796,733
<b>Creditors: amounts falling due after more than one year</b>	7	(3,686,680)		(3,673,286)	
<b>Net assets</b>			132,617		123,447
<b>Capital and reserves</b>					
Called up share capital presented as equity			102		102
Profit and loss reserves	8		132,515		123,345
<b>Total equity</b>			132,617		123,447

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# FLEXVILLE LIMITED

## BALANCE SHEET (CONTINUED)

**AS AT 30 APRIL 2025**

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I, as director of Flexville Limited, state that:

(a) The company is availing itself of the exemption from audit 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) The director acknowledges the obligations of the company, under the Companies Act 2014:

(i) 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 year; and

(ii) to otherwise comply with the provisions of this Act 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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 22 August 2025 and are signed on its behalf by:

Connor Lenaghan  
**Director**

# FLEXVILLE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 APRIL 2025**

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### **1 Accounting policies**

#### **Company information**

Flexville Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is The Bridge House Hotel, Tullamore, Co. Offaly and its company registration number is 641823.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### **1.4 Impairment of fixed assets**

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

#### **1.5 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### **1.6 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# FLEXVILLE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2025

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### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

### 1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

### 1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

### 1.9 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

# FLEXVILLE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2025

### 1 Accounting policies (Continued)

#### 1.10 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

### 2 Employees

There were no employees during the year other than directors who received no remuneration for their services.

### 3 Taxation

	2025	2024
	€	€
<b>Current tax</b>		
Corporation tax on profits for the current period	8,432	12,774
Adjustments in respect of prior periods	16,127	-
	<u>24,559</u>	<u>12,774</u>
Total current tax	<u>24,559</u>	<u>12,774</u>

### 4 Tangible fixed assets

	Freehold land and buildings
	€
<b>Cost</b>	
At 1 May 2024 and 30 April 2025	3,786,208
	<u>3,786,208</u>
<b>Depreciation and impairment</b>	
At 1 May 2024 and 30 April 2025	-
	<u>-</u>
<b>Carrying amount</b>	
At 30 April 2025	3,786,208
	<u>3,786,208</u>
At 30 April 2024	<u>3,786,208</u>

### 5 Debtors

	2025	2024
	€	€
<b>Amounts falling due within one year:</b>		
Corporation tax recoverable	13,433	-
Prepayments	102	102
	<u>13,535</u>	<u>102</u>

# FLEXVILLE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2025

### 6 Creditors: amounts falling due within one year

	2025 €	2024 €
Other creditors including tax and social insurance	-	(17,328)
Accruals	15,000	15,000
	<u>15,000</u>	<u>(2,328)</u>

### 7 Creditors: amounts falling due after more than one year

	2025 €	2024 €
Amounts owed to credit institutions	2,463,351	2,457,457
Other creditors including tax and social insurance	1,223,329	1,215,829
	<u>3,686,680</u>	<u>3,673,286</u>

The borrowings from Capital Flow are secured by way of a fixed charge over the company's property, 19-21 Main Street, Rathfarnham, Dublin 14 and by way of a floating charge over all the assets of the company. The borrowings are further secured by way of limited personal guarantees from Patrick Lenaghan.

### 8 Profit and loss reserves

	2025 €	2024 €
At the beginning of the year	123,345	85,023
Profit for the year	9,170	38,322
At the end of the year	<u>132,515</u>	<u>123,345</u>

### 9 Controlling party

The ultimate controlling party is Louise Lenaghan, Connor Lenaghan and Ryan Lenaghan who own 100% of the issued share capital of Flexville Limited.

### 10 Approval of financial statements

The director approved the financial statements on 22 August 2025.