

Company Number: 131527

**White Lodge Construction (Ireland) Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 June 2025**

# White Lodge Construction (Ireland) Limited

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# White Lodge Construction (Ireland) Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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 Statement of Financial Position, 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 HLB Ireland Unlimited Company, 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 June 2025."

### Signed on behalf of the board

**Faron Coyne**  
Director

19 February 2026

**James Coyne**  
Director

19 February 2026

## **White Lodge Construction (Ireland) Limited**

### **ACCOUNTANTS REPORT**

#### **to the Board of Directors on the Compilation of the unaudited Abridged financial statements of White Lodge Construction (Ireland) Limited for the financial year ended 30 June 2025**

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 30 June 2025 as set out on pages 5 to 10 which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of White Lodge Construction (Ireland) Limited, 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 its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Statement of Financial Position for the year ended 30 June 2025 your duty to ensure that White Lodge Construction (Ireland) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of White Lodge Construction (Ireland) Limited. You consider that White Lodge Construction (Ireland) Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of White Lodge Construction (Ireland) Limited. For this reason, we have not verified the adequacy, 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 statutory abridged financial statements.

#### **HLB IRELAND UNLIMITED COMPANY**

Suite 7  
The Courtyard  
Carmanhall Road  
Sandyford  
Dublin 18

**19 February 2026**

# White Lodge Construction (Ireland) Limited

## STATEMENT OF FINANCIAL POSITION

as at 30 June 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	5	513,884	510,192
<b>Current Assets</b>			
Debtors	6	5,423	5,635
Cash and cash equivalents		73,000	109,875
		78,423	115,510
<b>Creditors: amounts falling due within one year</b>	7	(33,643)	(35,417)
<b>Net Current Assets</b>		44,780	80,093
<b>Total Assets less Current Liabilities</b>		558,664	590,285
<b>Provisions for liabilities</b>	8	(58,686)	(58,673)
<b>Net Assets</b>		499,978	531,612
<b>Capital and Reserves</b>			
Called up share capital presented as equity		127	127
Revaluation reserve	9	134,238	134,238
Retained earnings	9	365,613	397,247
<b>Equity attributable to owners of the company</b>		499,978	531,612

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 White Lodge Construction (Ireland) 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 19 February 2026 and signed on its behalf by:**

**Faron Coyne**  
Director

**James Coyne**  
Director

**White Lodge Construction (Ireland) Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 June 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Total €
<b>At 1 July 2023</b>	127	134,238	369,236	503,601
Profit for the financial year	-	-	28,011	28,011
<b>At 30 June 2024</b>	127	134,238	397,247	531,612
Profit for the financial year	-	-	28,366	28,366
Payment of dividends	-	-	(60,000)	(60,000)
<b>At 30 June 2025</b>	<b>127</b>	<b>134,238</b>	<b>365,613</b>	<b>499,978</b>

# White Lodge Construction (Ireland) Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 1. General Information

White Lodge Construction (Ireland) Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 131527. The registered office of the company is 24 Simmonstown Manor, Celbridge, Co.Kildare.

#### Currency

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 year ended 30 June 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 financial instruments that are measured at fair value, 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 of the fair value of rental income of the company, received and receivable during the year.

#### 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	-	10% 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. Investment property is subsequently valued at its fair value at each reporting date, with the assistance of professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Income Statement as a fair value gain or loss. 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 Income Statement.

#### 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.

## White Lodge Construction (Ireland) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

### 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 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 balance sheet date.

### Dividends

Dividends to the company's ordinary shareholders are recognised as a liability of the company in the period in which the dividends are approved by the company's shareholders.

### Ordinary share capital

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

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging:</b>		
Depreciation of tangible assets	<b>1,129</b>	646
	<u>          </u>	<u>          </u>
<b>4. Employees</b>		

The company had no employees in either the current or comparative year, except for the directors, who acted on a voluntary basis and received no remuneration for their services.

## White Lodge Construction (Ireland) Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 5. Tangible assets

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
<b>Cost or Valuation</b>			
At 1 July 2024	505,000	18,779	523,779
Additions	-	4,821	4,821
At 30 June 2025	<u>505,000</u>	<u>23,600</u>	<u>528,600</u>
<b>Depreciation</b>			
At 1 July 2024	-	13,587	13,587
Charge for the financial year	-	1,129	1,129
At 30 June 2025	<u>-</u>	<u>14,716</u>	<u>14,716</u>
<b>Net book value</b>			
At 30 June 2025	<u><b>505,000</b></u>	<u><b>8,884</b></u>	<u><b>513,884</b></u>
At 30 June 2024	<u>505,000</u>	<u>5,192</u>	<u>510,192</u>

The investment properties were valued at their fair value of €505,000 by the directors at the 30 June 2025. The directors' have a good knowledge of the property market and use the services of professional third party valuers when required to support assumptions made. The directors are acutely aware that the property market remains volatile and that there may be a degree of estimation uncertainty regarding the fair value at the year-end due in the main to the economic factors as outlined in note 3 above.

### 6. Debtors

	2025	2024
	€	€
Other debtors	3,838	3,838
Prepayments	1,585	1,797
	<u>5,423</u>	<u>5,635</u>

### 7. Creditors

Amounts falling due within one year	2025	2024
	€	€
Trade creditors	-	8,944
Amounts owed to connected parties (Note 10)	12,204	12,204
Taxation	4,650	4,875
Other creditors	4,800	4,800
Accruals	11,989	4,594
	<u>33,643</u>	<u>35,417</u>

### 8. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Other differences	Property revaluations	Total	Total
	€	€	2025	2024
			€	€
At financial year start	5,919	52,754	58,673	52,754
Charged to profit and loss	13	-	13	5,919
At financial year end	<u>5,932</u>	<u>52,754</u>	<u>58,686</u>	<u>58,673</u>

**White Lodge Construction (Ireland) Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 June 2025

**9. Income Statement**

	Revaluation reserve	Income statement	Total
	€	€	€
At 1 July 2024	134,238	397,247	531,485
Profit for the financial year	-	28,366	28,366
Payment of dividends	-	(60,000)	(60,000)
At 30 June 2025	<u>134,238</u>	<u>365,613</u>	<u>499,851</u>

**10. Related party transactions**

The following amounts are due to other connected parties:

	2025 €	2024 €
Mary Coyne	<u>12,204</u>	<u>12,204</u>

As at 30 June 2025 Mary Coyne was owed €12,204 from the company. She was a former director of the company having resigned on 1 August 2023.

The amounts owed to her are short term and repayable on demand.

**11. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 19 February 2026.