

Company Number: 774858

Killashee Eco Lodge Limited

**Date of Incorporation
31 October 2024**

**Abridged Unaudited Financial Statements
for the financial period ended 31 December 2025**

Killashee Eco Lodge Limited

CONTENTS

	Page
Director's Responsibilities Statement	3
Accountants' Report	4
Balance Sheet	5
Reconciliation of Shareholders' Funds	6
Notes to the Financial Statements	7 - 9

Killashee Eco Lodge Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial period ended 31 December 2025

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 period. 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", applying Section 1A of that Standard, 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 period end date and of the profit or loss of the company for the financial period 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 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 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 him 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.

Signed on behalf of the board

Mr Eoin Bailey
Director

15 January 2026

Killashee Eco Lodge Limited
CHARTERED ACCOUNTANTS REPORT
to the Director on the Compilation of the unaudited Abridged financial statements
of Killashee Eco Lodge Limited
for the financial period ended 31 December 2025

In accordance with the engagement letter dated 6 January 2026 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 period ended 31 December 2025 as set out on pages 5 to 9 which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member firm 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 director of Killashee Eco Lodge Limited, 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 Director 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 director 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 Balance Sheet for the period ended 31 December 2025 your duty to ensure that Killashee Eco Lodge 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 loss of Killashee Eco Lodge Limited. You consider that Killashee Eco Lodge Limited is exempt from the statutory audit requirement for the financial period.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Killashee Eco Lodge 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.

O'BOYLE & CO
Chartered Accountants
Church Street
Longford

15 January 2026

Killashee Eco Lodge Limited

BALANCE SHEET

as at 31 December 2025

	Notes	Dec 25 €
Fixed Assets		
Tangible assets	6	<u>10,950</u>
Current Assets		
Cash and cash equivalents		17,660
Creditors: amounts falling due within one year	7	<u>(32,523)</u>
Net Current Liabilities		<u>(14,863)</u>
Total Assets less Current Liabilities		<u><u>(3,913)</u></u>
Equity		
Called up share capital presented as equity		100
Retained earnings		<u>(4,013)</u>
Equity attributable to owners of the company		<u><u>(3,913)</u></u>

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.

I as Director of Killashee Eco Lodge 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) I 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 period and of its profit or loss for such a financial period 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 15 January 2026 and signed on its behalf by:

Mr Eoin Bailey
Director

Killashee Eco Lodge Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
Loss for the financial period	-	(4,013)	(4,013)
Net proceeds of equity Ordinary share issue	100	-	100
At 31 December 2025	100	(4,013)	(3,913)

Killashee Eco Lodge Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

1. General Information

Killashee Eco Lodge Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 774858. The registered office of the company is Aghnaskea, Killashee, Longford which is also the principal place of business of the company. The nature of the company's operations and its principal activities are provision of self contained accommodation. 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 period ended 31 December 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 modified to include certain items at fair value. 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 period, 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.

Administrative expenses

All administrative expenses are recognised in the Profit and Loss Account on the accruals basis.

Employee benefits

Short term employee benefits

Short term employee benefits, including holiday pay, are recognised as an expense in the period in which employees have become entitled as a result of service rendered to the company.

Financial Instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. Cost comprises purchase price and other directly attributable costs. Freehold land is stated at cost and is not depreciated. 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:

Land and buildings freehold	-	0% 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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

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.

Killashee Eco Lodge Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

Taxation

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

Ordinary share capital

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

3. Significant accounting judgements and key sources of estimation uncertainty

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgements:

Going Concern

The directors have assessed the company's financial position for a period of at least twelve months from the date of the approval of the financial statements and, based on their assessment, there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

4. Period of financial statements

The financial statements are for the 14 month period ended 31 December 2025.

Date company was incorporated:

31 October 2024

5. Statement on previous periods

The company did not present financial statements for previous periods.

6. Tangible assets

	Land and buildings freehold €	Total €
Cost		
At 1 November 2024	-	-
Additions	10,950	10,950
	<hr/>	<hr/>
At 31 December 2025	10,950	10,950
	<hr/>	<hr/>
Depreciation		
At 1 November 2024	-	-
	<hr/>	<hr/>
At 31 December 2025	-	-
	<hr/>	<hr/>
Net book value		
At 31 December 2025	10,950	10,950
	<hr/> <hr/>	<hr/> <hr/>

Killashee Eco Lodge Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

7. Creditors	Dec 25
Amounts falling due within one year	€
Director's current account (Note 10)	31,523
Accruals	1,000
	<u>32,523</u>
8. Income Statement	Dec 25
	€
At 1 November 2024	-
Loss for the financial period	(4,013)
	<u>(4,013)</u>
At 31 December 2025	<u>(4,013)</u>
9. Capital commitments	
The company had no material capital commitments at the financial period-ended 31 December 2025.	
10. Director's remuneration and transactions	
The company has no employees and the directors' received no remuneration during the current or prior financial years. Any further required disclosures under the section 305 and 306 of the Companies Act 2014 were nil for both the current and preceding financial years.	
The following amounts are repayable to the director:	
	Dec 25
	€
Mr Eoin Bailey	31,523
	<u>31,523</u>
11. Controlling interest	
The company is controlled by the Eoin Bailey & Orla O'Neill who each hold 50% of the issued share capital.	
12. Post-Balance Sheet Events	
There have been no significant events affecting the company since the financial period-end.	
13. Capital Grant	
During the period a grant of €9,711 was received from the EU Just Transition Fund. This grant relates to the development of the Eco Lodges and is capitalised in the Accounts.	
14. Profit and Loss Account	
The company is a holding company. It is non-trading. There was no appropriation of the profit and loss account in the current financial year or in the comparable financial year.	
15. Approval of financial statements	
The financial statements were approved and authorised for issue by the board on 15 January 2026.	