

Company Number: 530244

Wineport Lodge Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Wineport Lodge Limited
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Wineport Lodge Limited
DIRECTORS AND OTHER INFORMATION

Directors	Ray Byrne Jane English
Company Secretary	Jane English
Company Number	530244
Registered Office and Business Address	Wineport Restaurant Glasson Athlone Co. Westmeath
Accountants	BCA Tax & Business Consultants Limited Chartered Accountants Clonminch Hi-Technology Park Tullamore Co. Offaly

Wineport Lodge Limited
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 31 December 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

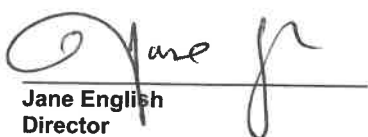
In relation to the financial statements which comprise the Balance Sheet and the related notes:

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.

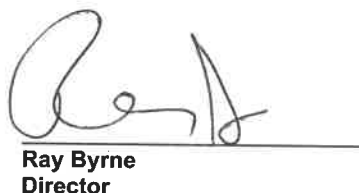
The directors confirm that they have made available to BCA Tax & Business Consultants Limited, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

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 31 December 2025."

Signed on behalf of the board


Jane English
Director

26 February 2026


Ray Byrne
Director

26 February 2026

Wineport Lodge Limited
BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	8,359,947	7,785,925
Current Assets			
Stocks	7	54,346	57,084
Debtors	8	452,906	306,865
Cash and cash equivalents		653,214	676,916
		<u>1,160,466</u>	<u>1,040,865</u>
Creditors: amounts falling due within one year	9	(2,188,769)	(2,234,575)
Net Current Liabilities		(1,028,303)	(1,193,710)
Total Assets less Current Liabilities		7,331,644	6,592,215
Creditors:			
amounts falling due after more than one year	10	(2,325,723)	(2,347,325)
Net Assets		5,005,921	4,244,890
Capital and Reserves			
Called up share capital presented as equity		2	2
Retained earnings	12	5,005,919	4,244,888
Shareholders' Funds		5,005,921	4,244,890

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 Wineport 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,

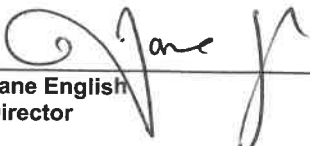
(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,


(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) 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 26 February 2026 and signed on its behalf by:


 Jane English
 Director


 Ray Byrne
 Director

Wineport Lodge Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Wineport Lodge Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 530244. The registered office of the company is Wineport Restaurant, Glasson, Athlone, Co. Westmeath which is also the principal place of business of the company. The principal activities of the company is the operation of a hotel and restaurant at Glasson, Athlone, Co. Westmeath. 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 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 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 goods 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:

Land and buildings freehold	-	Not being depreciated
Fixtures, fittings and equipment	-	12.5% Straight Line
Motor vehicles	-	12.5% 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.

Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

Wineport Lodge Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

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.

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.

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.

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.

Ordinary share capital

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

3. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	<u>221,818</u>	<u>210,583</u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>97,632</u>	<u>111,924</u>

Wineport Lodge Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

5. Employees

The average monthly number of employees, including directors, during the financial year was 46, (2024 - 47).

	2025 Number	2024 Number
Administration	2	2
General	44	45
	<u>46</u>	<u>47</u>

6. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
Cost				
At 1 January 2025	6,802,196	2,077,039	58,900	8,938,135
Additions	598,425	172,823	54,040	825,288
Disposals	-	-	(58,900)	(58,900)
At 31 December 2025	<u>7,400,621</u>	<u>2,249,862</u>	<u>54,040</u>	<u>9,704,523</u>
Depreciation				
At 1 January 2025	-	1,122,758	29,452	1,152,210
Charge for the financial year	-	215,063	6,755	221,818
On disposals	-	-	(29,452)	(29,452)
At 31 December 2025	<u>-</u>	<u>1,337,821</u>	<u>6,755</u>	<u>1,344,576</u>
Net book value				
At 31 December 2025	<u>7,400,621</u>	<u>912,041</u>	<u>47,285</u>	<u>8,359,947</u>
At 31 December 2024	<u>6,802,196</u>	<u>954,281</u>	<u>29,448</u>	<u>7,785,925</u>

6.1. Tangible assets continued

Included above are assets held under finance leases or hire purchase contracts as follows:

	2025 Net book value €	Depreciation charge €	2024 Net book value €	Depreciation charge €
Fixtures, fittings and equipment	8,561	2,854	11,415	2,854
Motor vehicles	47,285	6,755	29,450	7,363
	<u>55,846</u>	<u>9,609</u>	<u>40,865</u>	<u>10,217</u>

7. Stocks

	2025 €	2024 €
Finished goods and goods for resale	<u>54,346</u>	<u>57,084</u>

The replacement cost of stock did not differ significantly from the figures shown.

Wineport Lodge Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

continued

8. Debtors	2025 €	2024 €
Trade debtors	25,145	27,012
Other debtors	194,218	204,407
Prepayments	233,543	75,446
	<u>452,906</u>	<u>306,865</u>
9. Creditors Amounts falling due within one year	2025 €	2024 €
Amounts owed to credit institutions	489,857	458,018
Payments received on account	1,032,381	928,866
Net obligations under finance leases and hire purchase contracts	5,394	12,273
Trade creditors	339,533	405,604
Taxation	179,353	224,707
Directors' current accounts (Note 14)	66,244	144,503
Other creditors	40,906	33,917
Accruals	35,101	26,687
	<u>2,188,769</u>	<u>2,234,575</u>
10. Creditors Amounts falling due after more than one year	2025 €	2024 €
Bank loans	2,291,768	2,334,707
Finance leases and hire purchase contracts	33,955	12,618
	<u>2,325,723</u>	<u>2,347,325</u>
Loans		
Repayable in one year or less, or on demand	489,857	458,018
Repayable between one and two years	489,857	458,018
Repayable between two and five years	827,744	893,032
Repayable in five years or more	974,167	983,657
	<u>2,781,625</u>	<u>2,792,725</u>
Net obligations under finance leases and hire purchase contracts		
Repayable within one year	5,394	12,273
Repayable between one and five years	33,955	12,618
	<u>39,349</u>	<u>24,891</u>
11. Details of creditors		
Security given in respect of creditors		
Bank of Ireland holds the following as security over the bank overdraft and term loan facility:		
1. Personal guarantees from the directors for €700,000;		
2. Security over Life Policies for directors;		
3. A fixed and floating charge over the assets of the company.		

Wineport Lodge Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

12. Profit and loss account

	2025 €	2024 €
At 1 January 2025	4,244,888	3,685,252
Profit for the financial year	761,031	559,636
At 31 December 2025	<u>5,005,919</u>	<u>4,244,888</u>

13. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2025.

14. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	<u>400,000</u>	<u>400,000</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Jane English	<u>66,244</u>	<u>144,503</u>

15. Controlling interest

The directors own 100% of the issued share capital of the company between them, therefore the directors are the ultimate controlling parties.

16. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.