

Registered no. SC052543

FLAMINGO LAND LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2018



WHITE & HOGGARD
1 WHEELGATE
MALTON
NORTH YORKSHIRE
YO17 7HT

FLAMINGO LAND LTD

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FLAMINGO LAND LTD

STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2018

The directors present their report and the audited financial statements of the company for the year ended 31st March 2018.

Review of Business and Key Performance Indicators

The statutory Profit and Loss account (Statement of Comprehensive Income) shows a profit before tax of £1,766,850 (2017 - £1,335,504).

Turnover has increased by 4.75% from £27.8m to £29.1m in the year ended 31st March 2018. The directors attribute this primarily to further improvements in general park admissions and the success of the holiday village area.

The company invested a further amount of £3.72m (net of sales) in tangible fixed assets during the year. Major items include investing in researching planning opportunities for an area of land in Scotland that had been acquired in the year ended 31st March 2017 and which it is envisaged may present an opportunity to develop the company's leisure activities further (the cost of this asset at 31st March 2018 including the cost of the site amounted to £1.4m). This project is still in a very early stage and no contracts have been entered into and no planning permissions have been sought. Various projects around the theme park have been completed in the year including "The Hub" entertainment centre where a further sum of £1.08m was spent finalising the 300m self-drive Kart racing circuit, and £328k on the Atrium. There has been focus on updating the various restaurants and cafes around the site which has incurred a total capital cost of £729k. The Peter Rabbit themed area of the park was completed at a cost of £531k this year. As usual more improvements have been made to the holiday village (£332k) and a significant numbers of caravans have been replaced in the hire fleet, and £247k has been invested in keeping the arcade machines current and relevant to public expectation.

Operating profit has again increased (from £1.34m to £1.77m). Turnover has also increased. It is pleasing to note that overhead costs remain well controlled and have in fact reduced as a percentage of turnover. The Company continues with the established policy of ensuring that the park is well maintained. As a consequence Repair and Upkeep costs were £2.3m (2017 - £2.5m). Repair costs continue to be a very significant expense due to the continual need to ensure that all of the facilities at this vast location (which of course includes a zoo, holiday village and theme park), are kept in good condition and comply with all relevant Health & Safety standards. The company also continues with the existing policy of depreciating rides and attractions on a straight line basis over a four year period.

Key Performance Indicators Flamingo Land is unique in that it combines three major attractions in one location and is further unique as it is a family owned and run operation. The following KPI's are notable

Turnover (decrease)/increase	- 4.75% (2017- 12.28%)
Gross Margins	- 81.76% (2017 - 82.85%)
Comprehensive Income	- £1.2m (2017 - £0.82m)
Operating Profit	- £1.77m (2017 - £1.34m)
Wages Costs (excl. Directors)	- 25.65% of turnover (2017 - 27.88%)
Repairs and Renewals	- 7.83% of turnover (2017 - 8.99%)

FLAMINGO LAND LTD

STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2018 (CONT)

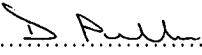
Business Risks

The company faces a number of risks and uncertainties and the directors believe that the key business risks are in respect of the competitive nature of the leisure industry and the need to maintain a high standard of rides and attractions to satisfy customer demand. The directors are confident that the substantial levels of investment the company has carried out in recent years will enable the company to continue to trade profitably and intend to continue to add new rides and attractions. There are a number of other risks involved including (1) the need to ensure that the Health and Safety aspects of the park are maintained at the current high standard which is of particular importance in view of the rides and attractions available to the public and (2) the vagaries of the British weather. In view of the risks and uncertainties the directors are aware that the development of the company may be influenced by factors outside their control.

The directors anticipate that the business environment will remain competitive and they believe that the company is in a good financial position and are confident that the company will maintain its market share of the leisure industry

Future Developments

The directors aim to maintain the management policies which have resulted in the company's growth in recent years. They plan to continue to invest in new rides and attractions as and when necessary to keep the theme park at the forefront of the sector of the leisure industry in which it operates.


.....
MRS D M PULLIN

Date: 14 December 2018

FLAMINGO LAND LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018

The directors present their report and the financial statements of the company for the year ended 31 March 2018.

Dividends

As detailed in note 8 a total dividend of £235,000 (2017 - £235,000) was paid during the year. This was paid on 29th September 2017 and is the only and final dividend payment for the year

Directors

The Directors shown below held office for the whole period from 1st April 2017 to the date of this report.

G S Gibb
Mrs M A Gibb
Mrs D M Pullin
Miss V Gibb

Director acting as signatory

G S Gibb

Registered Office

The Cross
Uddingston
G71 7ES

Principal Activity

The principal activity of the company throughout the year was that of pleasure park and zoo.

Financial Instruments

The company has a normal level of exposure to price, credit, liquidity and cash flow risks arising from trading activities which are conducted in sterling. The company does not enter into any hedging transactions although, from time to time, if an attraction or asset is being acquired from a country other than the UK, and the supplier requires payment to be made in their own currency rather than sterling, then the directors may choose to acquire the currency required to complete the transaction in order to limit their exposure to any movement/fluctuation in exchange rates. The company otherwise makes use of the usual financial instruments that a normal trading company would use including bank funding, creditors, and finance leases.

Employees

The Company's policy is to consult and discuss with employees through regular meetings, matters likely to affect employees' interests. Information of matters of concern to employees is given through the Staff Handbook which is regularly updated, and through regular bulletins and reports which seek to achieve a common awareness on the part of all employees of the financial and economic factors affecting the Company's performance.

Disabled Employees

Disabled persons are employed by the company when they appear to be suited to a particular position. The aptitude and abilities of disabled persons are more easily met in certain aspects of the company's business and every effort is made to ensure that they are given full and fair consideration.

FLAMINGO LAND LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018 (CONT)

Charitable Donations

During the year the Company made Charitable donations amounting to £94,030 (2017 - £64,935). These donations include £1,000 to local causes, £29,852 to a Wildlife conservation project in Tanzania which is being undertaken by a local University and £34,477 to the Tanzania Forest Conservation Group. The donations to the Tanzanian projects are both closely related to the Company's desire to develop and improve the welfare of wild animals in the care of the Company and in the world at large. In addition a political donation of £25,000 was made in the year to the Conservative Party (2017- £25,000).

Fixed Assets

The movement in fixed assets is shown in the notes to the financial statements.

In the opinion of the directors, the market value of freehold land and buildings was not significantly different from book value. In arriving at that opinion the directors have had regard for the fact that there are several freehold properties on the site and a fully equipped holiday village which offers substantial facilities and enjoys the benefit of full planning permission for a large number of caravan pitches including a permanent residential site. The directors therefore consider that depreciating freehold properties both on an annual basis and on a cumulative basis to be not material due to the residual value of the freehold properties. This is a departure from the Companies Act 2006 which requires all properties to be depreciated. The directors consider that to depreciate them would not allow the Financial Statements to give a true and fair view.

Policy on payment of creditors

The company policy in relation to all of its suppliers is to settle the terms of payment when agreeing the transaction and to abide by those terms, provided that it is satisfied that the supplier has provided the goods and service in accordance with the agreed terms and conditions. The company does not follow any code or standard of payment practice.

Insurance

During the year the company made payments to insure the directors against liabilities in relation to the company.

Directors' Interests

The interests of the directors in the shares of the company at the beginning and end of the year, were as follows:

	31 March 2018	1 April 2017
G S Gibb Ordinary Shares	-	-
Mrs M A Gibb Ordinary Shares	-	-
Miss V Gibb Ordinary Shares	-	-
Mrs D M Pullin Ordinary Shares	-	-

Mr G S Gibb and Miss V Gibb are directors and controlling shareholders of Flamingo Land Resort Ltd. This company owns the whole of the issued share capital in Flamingo Land Ltd

FLAMINGO LAND LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018 (CONT)

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

Statement of disclosure of information to auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:-

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps we ought to have as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

The auditors, White & Hoggard, have indicated their willingness to accept re-appointment under Sections 489(2), 489(4) and 491(1) of the Companies Act 2006.

APPROVED BY THE MEMBERS AND
SIGNED ON THEIR BEHALF

.....
G S GIBB FOR AND ON BEHALF OF FLAMINGO LAND LTD

Date: 14th December 2018

FLAMINGO LAND LTD

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FLAMINGO LAND LTD

We have audited the financial statements of Flamingo Land Ltd for the year ended 31 March 2018 which comprises the Statement of Comprehensive Income, Balance Sheet, the Statement of changes in Equity, Cash Flow Statement, and the related notes. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on pages 3-5 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors

Scope of the audit

A description of the scope of an audit is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm

Opinion on financial statements

In our opinion:

- give a true and fair view of the state of the company's affairs at 31st March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006;

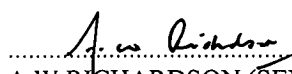
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing further to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of director's remuneration specified by law are not made
- we have not received all of the information and explanations we require for an audit.


A W RICHARDSON (SENIOR STATUTORY AUDITOR)
for and on behalf of
WHITE & HOGGARD
Statutory Auditors

Date: 17th December 2018

1 WHEELGATE
MALTON
NORTH YORKSHIRE
YO17 7HT

FLAMINGO LAND LTD

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2018

	Note	2018 £	2017 £
TURNOVER	1b	29,141,024	27,819,949
Cost of sales		(5,315,588)	(4,769,803)
GROSS PROFIT		23,825,436	23,050,146
Administrative expenses		(22,049,756)	(21,706,280)
OPERATING PROFIT	3	1,775,680	1,343,866
Other interest receivable and similar income		6,170	6,638
Interest payable and similar charges	6	(15,000)	(15,000)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		1,766,850	1,335,504
Tax on profit on ordinary activities	7	(558,461)	(517,197)
COMPREHENSIVE INCOME FOR THE YEAR		1,208,389	818,307

The company's turnover and expenses all relate to continuing operations.

The annexed notes form part of these financial statements.

FLAMINGO LAND LTD

BALANCE SHEET AT 31 MARCH 2018

	Note	2018 £	2017 £
FIXED ASSETS			
Tangible assets	9	13,440,983	12,510,804
CURRENT ASSETS			
Stocks	10	1,697,013	1,244,798
Debtors	11	9,022,651	10,221,832
Investments	12	100	100
Cash at bank and in hand		1,620,000	1,150,676
		<u>12,339,764</u>	<u>12,617,406</u>
CREDITORS			
Amounts falling due within one year	13	(8,368,305)	(8,618,322)
NET CURRENT ASSETS		<u>3,971,459</u>	<u>3,999,084</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		17,412,442	16,509,888
CREDITORS			
Amounts falling due after more than one year	14	(3,472)	(74,305)
NET ASSETS		<u><u>17,408,970</u></u>	<u><u>16,435,583</u></u>
CAPITAL AND RESERVES			
Called up share capital	15	50,000	50,000
Profit and loss account		17,358,970	16,385,583
SHAREHOLDERS' FUNDS		<u><u>17,408,970</u></u>	<u><u>16,435,583</u></u>

These financial statements were approved by the board on
ON BEHALF OF THE BOARD

14th December 2018

.....
G S GIBB - DIRECTOR
COMPANY No. SC052543

The annexed notes form part of these financial statements.

FLAMINGO LAND LTD

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2018

	Called Up Share Capital	Retained Earnings	Total Equity
Balance at 31st March 2016	50,000	15,802,276	15,852,276
Changes in Equity			
Dividends	-	(235,000)	(235,000)
Total Comprehensive Income	-	818,307	818,307
Balance at 31st March 2017	<u>50,000</u>	<u>16,385,583</u>	<u>16,435,583</u>
Changes in Equity			
Dividends	-	(235,000)	(235,000)
Total Comprehensive Income	-	1,208,387	1,208,387
Balance at 31st March 2018	<u>50,000</u>	<u>17,358,970</u>	<u>17,408,970</u>

FLAMINGO LAND LTD
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2018

	Note	2018 £	2017 £
Cash flows from operating activities			
Profit for the financial period before taxation		1,775,680	1,343,866
Adjustments for:			
Depreciation charges		3,910,439	4,228,484
Profit on sale of fixed assets		(1,117,776)	(1,493,544)
(Increase)/decrease in stocks		(452,215)	326,879
(Increase)/decrease in debtors		1,115,720	232,361
Increase/(decrease) in creditors		(195,058)	(545,619)
Tax paid		(475,000)	(550,000)
Net cash inflow/(outflow) from operating activities		<u>4,561,790</u>	<u>3,542,427</u>
Cash flows from investing activities			
Interest received		6,170	6,638
Interest paid		(15,000)	(15,000)
Purchase of tangible fixed assets		(4,945,082)	(5,790,655)
Sale of tangible fixed assets		1,222,238	1,720,147
Net cash inflow/(outflow) from investing activities		<u>(3,731,674)</u>	<u>(4,078,870)</u>
Cash flows from financing activities			
Equity dividends paid		(235,000)	(235,000)
Net cash inflow/(outflow) from investing activities		<u>(235,000)</u>	<u>(235,000)</u>
Increase/(decrease) in cash and cash equivalents		595,116	(771,443)
Cash and cash equivalents at beginning of period	20	499,008	1,270,451
Cash and cash equivalents at end of period	20	<u>1,094,124</u>	<u>499,008</u>

The annexed notes form part of these financial statements.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

1. Significant accounting policies

(a) Basis of accounting

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value in accordance with the accounting policies set out below.

These financial statements have been prepared in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

Flamingo Land Ltd meets the definition of a qualifying entity under FRS102 and has therefore taken advantage of the disclosure exemption available to it. Exemptions have been taken in relation to financial investments and remuneration of key management personnel.

(b) Revenue recognition

The company's turnover represents the value, excluding Value Added Tax, of goods and services supplied to customers during the year. Turnover is recognised in the accounts on a trading season basis. Any income received for the following trading season and any associated direct costs are deferred until the following accounting period (there are occasions when the park opens for business before 31st March).

(c) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

(d) Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and 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 end of the reporting period.

Deferred tax recognises the future tax consequences of transactions and events recognized in the financial statements of current and previous periods. It is recognised in respect of all timing differences, with certain exceptions. Timing differences are differences between taxable profits and total comprehensive income as stated in the financial statements that arise from the inclusion of income and expense in tax assessments in different periods from those in which they are recognized in the financial statements. Unrelieved tax losses and other deferred tax assets are recognized only to the extent that it is probably that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018 (CONT)

1. Significant accounting policies (continued)

(e) *Tangible fixed assets*

Tangible fixed assets are stated at cost (or deemed cost) less accumulated depreciation and any accumulated impairment losses. Cost includes costs directly attributable to making an asset capable of operating as intended.

With the exception of land and buildings (see next paragraph) depreciation is provided on tangible fixed assets at the following annual rates in order to write off the costs less an estimated residual value of each asset over its expected useful life.

Freehold buildings	-	not depreciated
Fixtures and fittings	-	25% per annum of cost
Motor vehicles	-	25% per annum of cost

In the opinion of the directors, the market value of freehold land and buildings was not significantly different from book value. In arriving at that opinion the directors have had regard for the fact that there are several freehold properties on the site and a fully equipped holiday village which offers substantial facilities and enjoys the benefit of full planning permission for a large number of caravan pitches including a permanent residential site. The directors therefore consider that depreciating freehold properties both on an annual basis and on a cumulative basis to be not material due to the residual value of the freehold properties. This is a departure from the Companies Act 2006 which requires all properties to be depreciated. The directors consider that to depreciate them would not allow the Financial Statements to give a true and fair view.

(f) *Stocks*

Stocks have been valued at the lower of cost and net realisable value. Cost is determined on a first in first out basis and, where appropriate, due allowance is made for obsolete and slow moving items.

When stocks are sold, the carrying amount of those stocks is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of stocks to net realisable value and all losses of stocks are recognised as an expense in the period in which the write-down or loss occurs. The amount of any reversal of any write-down of stocks is recognised as a reduction in the amount of stocks recognised as an expense in the period in which the reversal occurs.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

1. Significant accounting policies (continued)

(g) Trade and other debtors

Trade and other debtors with no stated interest rate are initially recognised at the transaction price including transaction costs. Subsequently they are measured at amortised cost using the effective interest rate method, less impairment.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on 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 statement of financial position, bank overdrafts are shown within borrowings or current liabilities.

(i) Impairment

Assets not measured at fair value are assessed for indicators of impairment at the end of each reporting period. If such indication exists, the recoverable amount of the asset, or the assets cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognized in profit and loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation reserve adjustment.

(j) Trade and other creditors

Trade and other creditors are initially recognised at the transaction price and are thereafter stated at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

(k) Loans and borrowings

Interest-bearing loans and borrowings are recognised initially at fair value including transaction costs. Subsequently they are recognised at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

(l) Leased assets

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

(m) Foreign currencies

The financial statements are presented in Sterling, which is also the functional currency of the Company. Transactions in currencies other than the functional currency of the Company are recorded at the rate of exchange on the date the transaction occurred. Monetary items denominated in other currencies are translated at the rate prevailing at the end of the reporting period. All differences are taken to profit and loss. Non-monetary items that are measured at historic cost in a foreign currency are not retranslated.

(n) Employee benefits

Short-term employee benefits are recognised as an expense in the period they are incurred. The obligations for contributions to defined contribution scheme are recognised as an expense in the period they are incurred. The assets of the scheme are held separately from those of the Company in an independently administered fund.

(o) Provisions

Provisions are recognised when the Company has a present legal or constructive obligation arising as a result of a past event if 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 time 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.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

2. Critical accounting judgements and key sources of estimation uncertainty

The following judgements have and estimates have been made in the process of applying the accounting policies.

The director's judgement is that, overall, the risk of assumption and uncertainty concerning the future and other key sources of estimation causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year is low.

Estimated residual value of fixed assets

The directors consider that there is overall a minimal residual value of Fixtures and fittings (and vehicles) remaining at the end of the depreciation period.

Valuation of land and buildings

As described in note 9 to the financial statements, land and buildings are stated at original cost price.

In the opinion of the directors, the market value of freehold land and buildings was not significantly different from book value. Any temporary structures erected on the freehold land are added to Fixtures and Fittings and depreciated in accordance with the company's depreciation policy.

Loan to holding company

Included in Debtors (see note 11) is a loan to the Holding Company. While there are no immediate plans for repayment the Directors consider the loan to be recoverable in the long term as the Holding Company owns the whole of the issued share capital in Flamingo Land Ltd.

Going Concern

The company is able to operate with very limited reliance on long term borrowing and, as a consequence has no exposure to long term loan commitments or other finance arrangements. Projects are carefully costed and future capital expenditure is planned within anticipated cash flow.

The Directors have considered various courses of action that could be undertaken in the event that market conditions deteriorate. These courses of action include the potential to reduce non-essential ongoing costs and the curtailment of elective capital expenditure. These factors, including the flexibility that is available to the Directors in being selective on future spending plans by ensuring that they remain within anticipated cash flows, allows the Directors to have a reasonable expectation that the company will have adequate resources to continue in operational existence for a period of at least twelve months from the signing of these financial statements. Accordingly they continue to adopt the going concern basis in preparing these financial statements.

3. Operating profit

Operating profit is stated after charging/(crediting):

	2018 £	2017 £
Directors' emoluments	1,248,270	1,357,021
Hire of plant and machinery – operating leases	246,460	220,661
Depreciation and amortisation of owned assets	3,910,439	4,228,484
Auditors' remuneration	18,500	18,500
Auditors' remuneration - non-audit services	12,650	13,250
Profit on sale of fixed assets	(1,117,776)	(1,493,544)
	<u> </u>	<u> </u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

4 Directors Remuneration

	2018 £	2017 £
Highest paid director:		
Emoluments	<u>729,724</u>	<u>827,779</u>

There is one director to whom retirement benefits are accruing under a money purchase pension scheme in respect of qualifying services (2017 - 1).

There are 2 directors to whom retirement benefits are accruing under defined benefit pension schemes in respect of qualifying services (2017 - 2).

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

5. Staff Costs

The average number of persons employed by the company, including directors, during the year was as follows:

	2018 Number	2017 Number
Management and administration	27	27
Production	361	370
	<u>388</u>	<u>397</u>

The aggregate payroll costs of these persons were as follows:

	2018 £	2017 £
Wages and salaries	8,116,994	8,406,582
Social security	604,414	702,119
Other pension costs	167,315	132,776
	<u>8,888,723</u>	<u>9,241,477</u>

6. Interest payable and similar charges

	2018 £	2017 £
Other loans	<u>15,000</u>	<u>15,000</u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

7. Taxation

Analysis of charge in period	2018	2017
	£	£
Current tax:		
UK corporation tax on profits of the year	537,248	517,197
Adjustments in respect of prior periods	21,213	-
Total current tax	<u>558,461</u>	<u>517,197</u>
Deferred tax	-	-
Tax on profit on ordinary activities	<u><u>558,461</u></u>	<u><u>517,197</u></u>

Factors affecting tax charge for the period

The tax assessed for the year is lower than the standard rate of corporation tax in the UK (20%). The differences are explained below:

	2018	2017
	£	£
Profit on ordinary activities before tax	<u>1,766,850</u>	<u>1,335,504</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19 % (20 %)	335,702	267,101
Effects of		
Expenses not deductible for tax purposes	25,405	66,977
Depreciation for year in excess of capital allowances	176,141	183,119
Adjustments to charge in respect of previous periods	21,213	-
Current tax charge for year	<u><u>558,461</u></u>	<u><u>517,197</u></u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

8. Dividends

	2018 £	2016 £
On ordinary shares		
Final dividend paid	235,000	235,000
	<u> </u>	<u> </u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

9. Tangible Fixed Assets

	Land and buildings £	Fixtures and fittings £	Motor vehicles £	Total £
Cost				
At 1 April 2016	6,360,199	49,198,442	454,900	56,013,541
Additions	484,568	4,397,155	63,359	4,945,082
Disposals	-	(1,148,678)	(45,030)	(1,193,708)
At 31 March 2017	<u>6,844,767</u>	<u>52,446,919</u>	<u>473,229</u>	<u>59,764,915</u>
Depreciation				
At 1 April 2017	-	43,243,327	259,412	43,502,739
Charge for the year	-	3,804,463	105,976	3,910,439
Elimination on disposals	-	(1,044,216)	(45,030)	(1,089,246)
At 31 March 2018	<u>-</u>	<u>46,003,574</u>	<u>320,358</u>	<u>46,323,932</u>
Net book value				
At 31 March 2018	<u>6,844,767</u>	<u>6,443,345</u>	<u>152,871</u>	<u>13,440,983</u>
At 31 March 2017	<u>6,360,199</u>	<u>5,955,116</u>	<u>195,489</u>	<u>12,510,804</u>

Net book value of land and buildings at 31 March 2018 comprised:

	2018 £	2017 £
Freehold land and buildings	<u>6,844,767</u>	<u>6,360,199</u>

In the opinion of the directors, the market value of freehold land and buildings was not significantly different from book value. In arriving at that opinion the directors have had regard for the fact that there are several freehold properties on the site and a fully equipped holiday village which offers substantial facilities and enjoys the benefit of full planning permission for a large number of caravan pitches including a permanent residential site.

Included in the total net book value of tangible fixed assets held at 31 March 2018 was £nil (2017 - £nil) in respect of assets held under finance leases and hire purchase contracts.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

10. Stocks

	2018 £	2017 £
Stock for Resale & Consumables	1,677,013	1,224,798
Animals (Exotic)	20,000	20,000
	<u>1,697,013</u>	<u>1,244,798</u>

11. Debtors

Receivable within one year:

	2018 £	2017 £
Trade debtors	103,153	168,534
Other debtors	155,411	261,408
Prepayments and accrued income	388,258	1,332,600
Corporation tax recoverable	41,172	124,633
	<u>687,994</u>	<u>1,887,175</u>

Receivable after one year:

	2018 £	2017 £
Amounts owed by group undertakings	<u>8,334,657</u>	<u>8,334,657</u>
Total debtors	<u><u>9,022,651</u></u>	<u><u>10,221,832</u></u>

12. Investments

	2018 £	2017 £
At cost:		
Listed	-	-
Unlisted	100	100
	<u>100</u>	<u>100</u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

13. Creditors – amounts due within one year

	2018 £	2017 £
Bank loans and overdrafts	522,404	577,363
Trade creditors	2,865,884	4,069,238
Social security and other taxes	158,611	105,369
Other creditors	1,633,961	1,243,870
Accruals and deferred income	3,187,445	2,622,482
	<u>8,368,305</u>	<u>8,618,322</u>

The bank overdraft is secured by a charge over land and buildings at Kirbymisperton

14. Creditors – amounts due after one year

	2018 £	2017 £
Pension Fund Loan	-	66,666
Other Loans	3,472	7,639
	<u>3,472</u>	<u>74,305</u>

The bank overdrafts is secured by a legal charge over land at Kirbymisperton

Analysis of debt maturity

	2018 £	2017 £
Amounts payable:		
Within one year or on demand	522,404	577,363
Between one and two years	3,472	74,305
Between two and five years	-	-
In five years or more	-	-
	<u>525,876</u>	<u>651,668</u>

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

15. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
50,000 ordinary shares of £ 1 each	50,000	50,000
	<u> </u>	<u> </u>

16. Transactions with Directors

Apart from the payment of Director's salaries during the year there are movements on the Director's loan accounts. These represent unsecured loans made by the Director's to the Company from time to time. The balances at the beginning of the year are included in other debtors (£46,016) and the balance at the end of the year (£218,910) is included in other creditors.

Flamingo Land Resort Ltd is a company controlled by Director's Mr G S Gibb and Miss V Gibb. Flamingo Land Resort Ltd owns the whole of the issued share capital of Flamingo Land Ltd and received the whole of the dividend of £235,000 paid in the year.

17. Related parties

Transactions with the Directors during the year are summarised in the appropriate note to these accounts.

The Company continues to have the benefit of a loan from the Flamingo Land self-administered pension fund. This loan, which initially was in the sum of £1m which was advanced during the year ended 31 March 2014. The loan is repayable by monthly instalments over a five year period. Interest on the loan is charged at 1% above bank base rate.

No contributions were made to the Flamingo Land Ltd self-administered pension fund during the year (2017 - Nil).

Flamingo Land Ltd is a wholly owned subsidiary of Flamingo Land Resort Ltd (see note 20 below). Current assets (see note 11) include a loan made by Flamingo Land Ltd to Flamingo Land Resort Ltd. the company is taking advantage of the exemption allowed under FRS102 not to disclose the terms and conditions of this long term loan.

Other Related party transactions

The total remuneration for key management personnel is detailed in Note 3.

FLAMINGO LAND LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2018

18. Capital Commitments

	2018 £	2017 £
Contracted but not provided in the financial statements	-	1,205,520
	<u> </u>	<u> </u>

19. Controlling Party

The company is controlled by the directors, G S Gibb and Miss V Gibb by virtue of their shareholdings in Flamingo Land Resort Ltd. This Company owns the whole of the issued share Capital of Flamingo Land Ltd. Mr G S Gibb and Miss V Gibb own 57.14% and 42.86% respectively of the issued share capital in Flamingo Land Resort Ltd.

20. Cash and cash equivalents

The amount disclosed on the Cash Flow Statements in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year Ended 31st March 2018

	2018 £	2017 £
Cash at bank and on hand	1,185,097	777,480
Loans	(90,973)	(278,472)
	<u> </u>	<u> </u>
	<u>1,094,124</u>	<u>499,008</u>

Year Ended 31st March 2017

	2017 £	2016 £
Cash at bank and on hand	777,480	1,752,988
Loans	(278,472)	(482,537)
	<u> </u>	<u> </u>
	<u>499,008</u>	<u>1,270,451</u>