

Registered no. 07107721

FLAMINGO LAND RESORT LTD
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

WHITE & HOGGARD
1 WHEELGATE
MALTON
NORTH YORKSHIRE
YO17 7HT

SATURDAY



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FLAMINGO LAND RESORT LTD

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FLAMINGO LAND RESORT LTD

STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2016

The directors present their report and the audited financial statements of the company for the year ended 31st March 2016.

Review of Business and Key Performance Indicators

The statutory Profit and Loss account (Statement of Comprehensive Income) shows a profit before tax of £1,008,500 (2015 - £2,253,872).

Turnover has decreased by 2.48% from £25.4m to £24.8m in the year ended 31st March 2016. The directors attribute this to a number of factors. The year ended 31st March 2015 had in fact seen an exceptional rise in turnover of 12.69% and therefore a slight realignment in turnover was always a possibility due to the fact that the business can be affected by the vagaries of the unpredictable British climate.

Capital expenditure incurred on new rides and attractions of £4.36m in the year (2015 - £2.84m). The main focus of investment in the year was on the Holiday Village which saw an investment of £1.9m (not including additions to the hire fleet amounting to £1.32m). The year ended 31st March 2015 included expenditure of £0.61m on developments within the Holiday Village complex, £0.17m of expenditure developing the new Umbrella Bar and £1.06m on the caravan hire fleet.

Operating profit has decreased from £2.26m to £1.01m. Although turnover slipped back a little the Company continues with the established policy of ensuring that the park is well maintained. As a consequence Repair and Upkeep costs were £2.36m (2015 - £3.30m). 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 continues with the existing policy of depreciating rides and attractions on a straight line basis over a four year period. Other significant cost increases include Wages and salaries up from £5.90m to £6.42m (the Company continues to invest in staff and their welfare), and advertising has increased to £2.54m from £2.05m.

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	- (2.48%) (2015 – 12.69% increase)
Gross Margins	- 82.65% (2015 – 80.39%)
Comprehensive Income	- £0.61m (2015 - £1.60m)
Operating Profit	- £1.00m (2015 - £2.26m)
Wages Costs (exc Directors)	- 25.93% of turnover (2015 – 23.23%)
Repairs and Renewals	- 9.43% of turnover (2015 – 12.98%)

FLAMINGO LAND RESORT LTD

STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2016 (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 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: 21st December 2016

FLAMINGO LAND RESORT LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2016

The directors present their report and the financial statements of the company for the year ended 31 March 2016.

Dividends

The holding company has taken advantage of the Companies Act 2006 and has not prepared its own Profit and Loss Account. The reported profit for the year was £235,000 which is essentially the dividend received from the subsidiary company which was then paid to Shareholders by a dividend from the holding company (on 1st March 2016).

Directors

The Directors shown below held office for the whole period from 1st April 2015 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

1 Wheelgate
Malton
North Yorkshire
YO17 7HT

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 thorough 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 RESORT LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2016 (CONT)

Charitable Donations

During the year the Company made Charitable donations amounting to £54,503 (2015 - £42,806). These donations include £1,394 to local causes and £26,999 to a Wildlife conservation project in Tanzania which is being undertaken by a local University and is 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. No political donations were made in the year (2015 £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 2016	1 April 2015
G S Gibb		
Ordinary Shares	5713	5713
Mrs M A Gibb		
Ordinary Shares	-	-
Miss V Gibb		
Ordinary Shares	4286	4286
Mrs D M Pullin		
Ordinary Shares	-	-

FLAMINGO LAND RESORT LTD

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2016 (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 RESORT LTD

Date: 21st December 2016

FLAMINGO LAND RESORT LTD

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FLAMINGO LAND RESORT LTD

We have audited the financial statements of Flamingo Land Resort Ltd for the year ended 31 March 2016 which comprises the Group Statement of Comprehensive Income, the Group's Balance Sheet, the Group's Statement of Changes in Equity, the Group's Cash Flow Statement, the Parent Company Balance Sheet, 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:

- the group financial statements give a true and fair view of the state of the Group's affairs at 31st March 2016 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: 22nd September 2016

1 WHEELGATE
MALTON
NORTH YORKSHIRE
YO17 7HT

FLAMINGO LAND RESORT LTD

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2016

	Note	2016 £	2015 £
TURNOVER	1b	24,780,072	25,410,362
Cost of sales		(4,298,057)	(4,829,785)
GROSS PROFIT		20,482,015	20,580,577
Administrative expenses		(19,478,075)	(18,320,742)
OPERATING PROFIT	3	1,003,940	2,259,835
Other interest receivable and similar income		19,732	14,281
Interest payable and similar charges	6	(15,172)	(20,244)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		1,008,500	2,253,872
Tax on profit on ordinary activities	7	(396,617)	(649,258)
COMPREHENSIVE INCOME FOR THE YEAR		611,883	1,604,614

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

The annexed notes form part of these financial statements.

FLAMINGO LAND RESORT LTD

CONSOLIDATED BALANCE SHEET AT 31 MARCH 2016

	Note	2016 £	2015 £
FIXED ASSETS			
Tangible assets	9	11,175,236	10,550,037
CURRENT ASSETS			
Stocks	10	1,571,677	1,164,547
Debtors	11	2,086,732	887,043
Investments	12	100	100
Cash at bank and in hand		2,809,317	3,082,426
		<u>6,467,826</u>	<u>5,134,116</u>
CREDITORS			
Amounts falling due within one year	13	(9,848,970)	(8,062,777)
NET CURRENT ASSETS		<u>(3,381,144)</u>	<u>(2,928,661)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
CREDITORS			
Amounts falling due after more than one year	14	(278,473)	(482,639)
NET ASSETS		<u><u>7,515,619</u></u>	<u><u>7,138,737</u></u>
CAPITAL AND RESERVES			
Called up share capital	15	9,999	9,999
Profit and loss account		7,505,620	7,128,738
SHAREHOLDERS' FUNDS		<u><u>7,515,619</u></u>	<u><u>7,138,737</u></u>

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

21st December 2016

.....
G S GIBB - DIRECTOR
COMPANY No. 07107721

The annexed notes form part of these financial statements.


FLAMINGO LAND RESORT LTD

PARENT COMPANY BALANCE SHEET 31 MARCH 2016

	2016 £	2015 £
FIXED ASSETS		
Tangible assets	8,346,669	8,346,669
CURRENT ASSETS		
CREDITORS		
Amounts falling due within one year	(2,000)	(2,000)
NET CURRENT ASSETS	(2,000)	(2,000)
TOTAL ASSETS LESS CURRENT LIABILITIES	8,344,669	8,344,669
CREDITORS		
Amounts falling due after more than one Year – Flamingo Land Ltd	(8,334,657)	(8,334,657)
NET ASSETS	10,012	10,012
CAPITAL AND RESERVES		
Called up share capital	9,999	9,999
Profit and loss account	13	13
SHAREHOLDERS' FUNDS	10,012	10,012

These financial statements were approved by the board on **21st December 2016**

ON BEHALF OF THE BOARD



 G S GIBB - DIRECTOR
 COMPANY No. 07107721

FLAMINGO LAND RESORT LTD

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2016

	Called Up Share Capital	Retained Earnings	Total Equity
Balance at 1st April 2014	9,999	5,759,124	5,769,123
Changes in Equity			
Dividends	-	(235,000)	(235,000)
Total Comprehensive Income	-	1,604,614	1,604,614
Balance at 31st March 2015	<u>9,999</u>	<u>7,128,738</u>	<u>7,138,737</u>
Changes in Equity			
Dividends	-	(235,000)	(235,000)
Total Comprehensive Income	-	611,882	611,882
Balance at 31st March 2016	<u>9,999</u>	<u>7,505,620</u>	<u>7,515,619</u>

FLAMINGO LAND RESORT LTD

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2016

	Note	2016 £	2015 £
Cash flows from operating activities			
Profit for the financial period before taxation		1,003,940	2,259,835
Adjustments for:			
Depreciation charges		3,709,059	3,384,523
Profit on sale of fixed assets		(841,707)	(812,485)
Increase in stocks		(407,130)	(55,179)
(Increase)/decrease in debtors		(1,107,860)	634,140
Increase in creditors		1,557,838	489,381
Tax paid		(757,914)	(513,362)
Net cash inflow/(outflow) from operating activities		<u>3,156,226</u>	<u>5,386,853</u>
Cash flows from investing activities			
Interest received		19,732	14,281
Interest paid		(15,172)	(20,244)
Purchase of tangible fixed assets		(4,364,649)	(3,015,007)
Sale of tangible fixed assets		872,098	992,877
Net cash inflow/(outflow) from investing activities		<u>(3,487,991)</u>	<u>(2,028,093)</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		(566,765)	3,123,760
Cash and cash equivalents at beginning of period	21	<u>1,837,316</u>	<u>(1,286,444)</u>
Cash and cash equivalents at end of period	21	<u>1,270,551</u>	<u>1,837,316</u>

The annexed notes form part of these financial statements.

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016

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.

This is the first year in which the financial statements have been prepared under FRS 102. Details of the transition to FRS 102 are disclosed in note 21.

(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 RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016

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 RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

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.

(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 RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

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.

3. Operating profit

Operating profit is stated after charging/(crediting):

	2016 £	2015 £
Directors' emoluments	988,720	981,889
Hire of plant and machinery - operating leases	117,376	89,855
Depreciation and amortisation of owned assets	3,709,059	3,384,523
Auditors' remuneration	19,750	19,250
Auditors' remuneration - non-audit services	11,020	12,470
Profit on sale of fixed assets	(841,707)	(812,485)
	<hr/>	<hr/>

4 Directors Remuneration

	2016 £	2015 £
Highest paid director:		
Emoluments	586,096	582,310
	<hr/>	<hr/>

There is one director to whom retirement benefits are accruing under a money purchase pension scheme in respect of qualifying services (2015 - 1).

There are 2 directors to whom retirement benefits are accruing under defined benefit pension schemes in respect of qualifying services (2015 - 2).

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

5. Staff Costs

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

	2016 Number	2015 Number
Management and administration	27	27
Production	346	286
	<u>373</u>	<u>313</u>

The aggregate payroll costs of these persons were as follows:

	2016 £	2015 £
Wages and salaries	6,836,282	6,352,483
Social security	603,716	552,057
Other pension costs	119,936	123,385
	<u>7,559,934</u>	<u>7,027,925</u>

6. Interest payable and similar charges

	2016 £	2015 £
Other loans	<u>15,172</u>	<u>20,244</u>

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

7. Taxation

Analysis of charge in period	2016 £	2015 £
Current tax:		
UK corporation tax on profits of the year	376,604	614,506
Adjustments in respect of prior periods	20,013	34,752
Total current tax	<u>396,617</u>	<u>649,258</u>
Deferred tax	-	-
Tax on profit on ordinary activities	<u>396,617</u>	<u>649,258</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:

	2016 £	2015 £
Profit on ordinary activities before tax	<u>1,008,500</u>	<u>2,253,872</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20 % (21 %)	201,700	473,313
Effects of		
Expenses not deductible for tax purposes	21,609	62,193
Capital allowances for year in excess of depreciation	153,295	79,000
Adjustments to charge in respect of previous periods	20,013	34,752
Current tax charge for year	<u>396,617</u>	<u>649,258</u>

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

8. Dividends

	2016	2015
	£	£
On ordinary shares		
Final dividend paid	235,000	235,000
	<u> </u>	<u> </u>

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

9. Tangible Fixed Assets

	Land and buildings £	Fixtures and fittings £	Motor vehicles £	Total £
Cost				
At 1 April 2015	4,959,973	44,044,031	399,786	49,403,790
Additions	441,147	3,889,552	33,950	4,364,649
Disposals	-	(1,923,864)	(46,965)	(1,970,829)
At 31 March 2016	<u>5,401,120</u>	<u>46,009,719</u>	<u>386,771</u>	<u>51,797,610</u>
Depreciation				
At 1 April 2015	-	38,659,032	194,721	38,853,753
Charge for the year	-	3,498,379	210,680	3,709,059
Elimination on disposals	-	(1,901,473)	(38,965)	(1,940,438)
At 31 March 2016	<u>-</u>	<u>40,255,938</u>	<u>366,436</u>	<u>40,622,374</u>
Net book value				
At 31 March 2016	<u>5,401,120</u>	<u>5,753,781</u>	<u>20,335</u>	<u>11,175,236</u>
At 31 March 2015	<u>4,959,973</u>	<u>5,384,999</u>	<u>205,065</u>	<u>10,550,037</u>

Net book value of land and buildings at 31 March 2016 comprised:

	2016 £	2015 £
Freehold land and buildings	<u>5,401,120</u>	<u>4,959,973</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 2016 was £ nil (2015 - £nil) in respect of assets held under finance leases and hire purchase contracts.

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

10.Stocks

	2016 £	2015 £
Stock for Resale & Consumables	1,551,677	1,144,547
Animals (Exotic)	20,000	20,000
	<u>1,571,677</u>	<u>1,164,547</u>

11.Debtors

Receivable within one year:

	2016 £	2015 £
Trade debtors	164,997	117,590
Other debtors	432,766	414,623
Prepayments and accrued income	1,397,140	354,830
Corporation tax recoverable	91,829	-
	<u>2,086,732</u>	<u>887,043</u>

12.Investments

	2016 £	2015 £
At cost:		
Listed	-	-
Unlisted	100	100
	<u>100</u>	<u>100</u>

FLAMINGO LAND RESORT LTD**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)****13.Creditors – amounts due within one year**

	2016 £	2015 £
Bank loans and overdrafts	1,260,394	762,571
Trade creditors	3,839,070	3,313,136
Social security and other taxes	103,324	122,773
Other creditors	1,125,722	1,026,436
Corporation tax payable	-	269,468
Accruals and deferred income	3,520,460	2,568,393
	<u>9,848,970</u>	<u>8,062,777</u>

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

14.Creditors – amounts due after one year

	2016 £	2015 £
Pension Fund Loan	266,667	466,667
Other Loans	11,806	15,972
	<u>278,473</u>	<u>482,639</u>

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

Analysis of debt maturity

	2016 £	2015 £
Amounts payable:		
Within one year or on demand	1,260,394	762,571
Between one and two years	266,667	466,667
Between two and five years	-	-
In five years or more	-	-
	<u>1,527,061</u>	<u>1,229,238</u>

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

15.Share capital

	2016 £	2015 £
Allotted, called up and fully paid		
9999 ordinary shares of £ 1 each	9,999	9,999
	<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 and end of the year are included in other debtors (£16,536 - 2016, and £315 - 2015). The loan at 31st March 2016 was repaid in full before the date of approval of these financial statements.

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 (2015 - Nil).

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

18 Capital Commitments

	2016 £	2015 £
Contracted but not provided in the financial statements	387,447	-
	<u> </u>	<u> </u>

19. Post Balance Sheet Events

After the Balance Sheet date and before the date of the signing of this report the Company acquired a house and an area of land in the Balloch area near Loch Lomond. No planning applications have been made by the Company in relation to this land and property, and no contracts have been entered into.

20. 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.

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

21.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 2016

	2016 £	2015 £
Cash at bank and on hand	1,753,088	2,524,022
Loans	(482,537)	(686,706)
	<u>1,270,551</u>	<u>1,837,316</u>

Year Ended 31st March 2015

	2015 £	2014 £
Cash at bank and on hand	2,524,022	165,942
Loans	(686,706)	(1,452,386)
	<u>1,837,316</u>	<u>(1,286,444)</u>

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

22. First year adoption of FRS 102

Reconciliation of Profit: Year ended 31st March 2015

	UK GAAP	Effect of transition to FRS 102	FRS 102
Turnover	25,410,362		25,410,362
Cost of sales	(4,829,785)	-	(4,829,785)
Gross Profit	20,580,577	-	20,580,577
Administrative expenses	(18,320,742)	-	(18,320,742)
Operating Profit	2,259,835	-	2,259,835
Other interest receivable and similar income	14,281	-	14,281
Interest payable and similar charges	(20,244)	-	(20,244)
Profit on Ordinary Activities before taxation	2,253,872	-	2,253,872
Tax on profit on ordinary activities	(649,258)	-	(649,258)
Comprehensive Income for the year	1,604,614	-	1,604,614

FLAMINGO LAND RESORT LTD

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2016(CONT)

	2016 £	2015 £	
23. First year adoption of FRS 102			
Reconciliation of Equity: Year ended 31 st March 2015			
	UK GAAP	Effect of transition to FRS 102	FRS 102
Fixed Assets			
Tangible assets	10,550,037	-	10,550,037
Current Assets			
Stocks	1,164,547	-	1,164,547
Debtors	887,043	-	887,043
Investments	100	-	100
Cash at bank and in hand	3,082,426	-	3,082,426
	5,134,116	-	5,134,116
Creditors			
Amounts falling due within one year	(8,062,777)	-	(8,062,777)
Net Current Assets/(Liabilities)	2,928,661	-	2,292,661
Total Assets less Current Liabilities	7,621,376	-	7,621,376
Creditors			
Amounts falling due after more than one year	(482,639)	-	(482,639)
Net Assets	7,138,737	-	7,138,737
Capital and Reserves			
Called up share capital	9,999	-	9,999
Profit and loss account	7,128,738	-	7,128,738
Shareholders' Funds	7,138,737	-	7,138,737