COMPANY REGISTRATION NUMBER: SC080450

# Loch Ness Monster Exhibition Centre Limited

## Filleted Unaudited Financial Statements

## 31 October 2022

# Loch Ness Monster Exhibition Centre Limited

## Statement of Financial Position

## 31 October 2022

| | Note | 2022 | 2021 |
|---|---|---|---|
| | | £ | £ |
| **Fixed assets** | | | |
| Intangible assets | 5 | **1,900** | 3,800 |
| Tangible assets | 6 | **2,479,240** | 2,523,559 |
| Investments | 7 | **2,000** | 2,000 |
| | | **2,483,140** | 2,529,359 |
| **Current assets** | | | |
| Stocks | | **72** | 1,328 |
| Debtors | 8 | **167,143** | 148,533 |
| Cash at bank and in hand | | **55,295** | 108,255 |
| | | **222,510** | 258,116 |
| **Creditors: amounts falling due within one year** | 9 | **347,419** | 244,826 |
| **Net current (liabilities)/assets** | | **( 124,909)** | 13,290 |
| **Total assets less current liabilities** | | **2,358,231** | 2,542,649 |
| **Creditors: amounts falling due after more than one year** | 10 | **985,336** | 1,058,686 |
| **Provisions** | | | |
| Taxation including deferred tax | | **217,467** | 154,064 |
| **Net assets** | | **1,155,428** | 1,329,899 |
| **Capital and reserves** | | | |
| Called up share capital | | **100** | 100 |
| Revaluation reserve | 11 | **763,278** | 832,709 |
| Profit and loss account | 11 | **392,050** | 497,090 |
| **Shareholders funds** | | **1,155,428** | 1,329,899 |

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

For the year ending 31 October 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 ;

- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements .

## Statement of Financial Position *(continued)*

### 31 October 2022

These financial statements were approved by the board of directors and authorised for issue on 29 August 2023 , and are signed on behalf of the board by:

R W Bremner

Company Secretary

Company registration number: SC080450

# Loch Ness Monster Exhibition Centre Limited

## Notes to the Financial Statements

## Year ended 31 October 2022

### 1. General information

The company is a private company limited by shares, registered in Scotland. The address of the registered office is Forbes House, 36 Huntly Street, Inverness, IV3 5PR.

### 2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

### 3. Accounting policies

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax. Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

**Income tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

| | | |
|---|---|---|
| Goodwill | - | 10% straight line |

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

**Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

| | | |
|---|---|---|
| Property | - | 1% straight line |
| Fixtures and fittings | - | Ranging from 5% to 20% of NBV |
| Motor vehicles | - | 25% reducing balance |
| Boat and equipment | - | Ranging from 10 %to 15% of NBV |

**Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Investments in associates**

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

**Investments in joint ventures**

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

**Finance leases and hire purchase contracts**

Assets held under finance leases and hire purchase contracts are recognised in the statement of financial position as assets and liabilities at the lower of the fair value of the assets and the present value of the minimum lease payments, which is determined at the inception of the lease term. Any initial direct costs of the lease are added to the amount recognised as an asset. Lease payments are apportioned between the finance charges and reduction of the outstanding lease liability using the effective interest method. Finance charges are allocated to each period so as to produce a constant rate of interest on the remaining balance of the liability.

**Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

**Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

**Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund. When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

**4. Employee numbers**

The average number of persons employed by the company during the year amounted to 14 (2021: 12 ).

**5. Intangible assets**

| | Goodwill |
|---|---|
| | £ |
| **Cost** | |
| **At 1 November 2021 and 31 October 2022** | **19,000** |
| **Amortisation** | |
| At 1 November 2021 | **15,200** |
| Charge for the year | **1,900** |
| **At 31 October 2022** | **17,100** |
| **Carrying amount** | |
| **At 31 October 2022** | **1,900** |
| At 31 October 2021 | 3,800 |

**6. Tangible assets**

| | Property | Fixtures and fittings | Motor vehicles | Boat and equipment | **Total** |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | **£** |
| **Cost** | | | | | |
| At 1 November 2021 | 2,612,054 | 577,597 | 17,751 | 79,127 | **3,286,529** |
| Additions | – | 4,389 | – | – | **4,389** |
| **At 31 October 2022** | 2,612,054 | 581,986 | 17,751 | 79,127 | **3,290,918** |
| **Depreciation** | | | | | |
| At 1 November 2021 | 196,339 | 509,764 | 15,241 | 41,626 | **762,970** |
| Charge for the year | 25,615 | 16,215 | 3 | 6,875 | **48,708** |
| **At 31 October 2022** | 221,954 | 525,979 | 15,244 | 48,501 | **811,678** |
| **Carrying amount** | | | | | |
| **At 31 October 2022** | 2,390,100 | 56,007 | 2,507 | 30,626 | **2,479,240** |
| At 31 October 2021 | 2,415,715 | 67,833 | 2,510 | 37,501 | 2,523,559 |

## 7. Investments

| | Shares in participating interests |
|---|---|
| | £ |
| **Cost** | |
| **At 1 November 2021 and 31 October 2022** | **2,000** |
| **Impairment** | |
| **At 1 November 2021 and 31 October 2022** | **–** |
| **Carrying amount** | |
| **At 31 October 2022** | **2,000** |
| At 31 October 2021 | 2,000 |

## 8. Debtors

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Trade debtors | **71,533** | 115,956 |
| Other debtors | **95,610** | 32,577 |
| | **167,143** | 148,533 |

## 9. Creditors: amounts falling due within one year

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Bank loans and overdrafts | **73,349** | 71,175 |
| Trade creditors | **18,222** | 22,965 |
| Amounts owed to group undertakings and undertakings in which the company has a participating interest | **20,000** | 20,000 |
| Corporation tax | **73,974** | 91,399 |
| Social security and other taxes | **52,415** | 3,612 |
| Other creditors | **109,459** | 35,675 |
| | **347,419** | 244,826 |

The bank borrowing is secured by a standard security over the following properties:- - The Exhibition Centre and shops - The dwellinghouse known as Torrach, Drumnadrochit - The White House and Lodges, Drumnadrochit - Brackla Harbour, Loch Ness A bond and floating charge is held over the whole assets of the company. Hire purchase borrowing is secured by a charge held over the vessel called Lady Beth.

## 10. Creditors: amounts falling due after more than one year

| | 2022 | 2021 |
|---|---|---|
| | £ | £ |
| Bank loans and overdrafts | **985,336** | 1,058,686 |

The bank borrowing is secured by a standard security over the following properties:- - The Exhibition Centre and shops - The dwellinghouse known as Torrach, Drumnadrochit - The White House and Lodges, Drumnadrochit - Brackla Harbour, Loch Ness A bond and floating charge is held over the whole assets of the company. Hire purchase borrowing is secured by a charge held over the vessel called Lady Beth. Included within creditors falling due within more than one year is an amount of £682,774 (2021 - £755,621) in respect of liabilities which fall due for payment after more than 5 years.

**11. Reserves**

Profit and loss account - This reserve records retained earnings and accumulated losses. The Profit and Loss reserve balance at the year end of 31 October 2022 £392,050 (2021 - £497,090) is made up of distributable reserves of £392,050 and non-distributable reserves of £0 . Non-distributable reserves relate to gains made on the revaluation of the company's Investments Properties. The Revaluation Reserve balance at the year end of 31 October 2022 £763,278 (2021 - £832,709) relates to the revaluation of the company's freehold properties.

**12. Operating leases**

The total future minimum lease payments under non-cancellable operating leases are as follows:

| | **2022** | 2021 |
|---|---|---|
| | **£** | £ |
| Not later than 1 year | **–** | 1,098 |

**13. Directors' advances, credits and guarantees**

During the year the directors entered into the following advances and credits with the company:

| | **2022** | | | |
|---|---|---|---|---|
| | Balance brought forward | Advances/ (credits) to the directors | Amounts repaid | **Balance outstanding** |
| | £ | £ | £ | **£** |
| E A Bremner | ( 1,256) | 20,074 | ( 20,220) | **( 1,402)** |
| R W Bremner | 4,714 | 147,566 | ( 176,350) | **( 24,070)** |
| D Bremner | ( 1,689) | 216,953 | ( 215,297) | **( 33)** |
| | 1,769 | 384,593 | ( 411,867) | **( 25,505)** |

| | 2021 | | | |
|---|---|---|---|---|
| | Balance brought forward | Advances/ (credits) to the directors | Amounts repaid | Balance outstanding |
| | £ | £ | £ | £ |
| E A Bremner | ( 1,173) | 20,004 | ( 20,087) | ( 1,256) |
| R W Bremner | 9,139 | 127,575 | ( 132,000) | 4,714 |
| D Bremner | 12,324 | 168,987 | ( 183,000) | ( 1,689) |
| | 20,290 | 316,566 | ( 335,087) | 1,769 |

**14. Related party transactions**

Included within debtors is an amount of £ 502 (2021 - £476) due from a company in which a director is also a director and shareholder . At 31 October 2022 the company was due three (2021 - two) directors £ 25,505 (2021 - £2,945). As at 31 October 2022, nil (2021 - one) directors were due to repay the company £nil (2021 - £4,714). The loans are interest free with no fixed repayment terms .

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