



Exelby Green Dragon
Community Pub Ltd

Annual Members' Meeting

7.30pm 16th May 2023

Agenda Items 1-4

- 1. Welcome and introductions
- 2. Apologies for absence
- 3. Declaration of Quorum
- 4. Notes of Annual Members meeting 2022 and matters arising



Agenda Item 5

Performance for the
year

Previous Year

- Covid 19
- Completion of former shed area into a Beer Garden
- Car Park complete
- Awards and recognition

Renovation Projects

- Flat roof renovation with a £45,000 loan
- Restaurant update

Flat roof



Lease renewal

- From April 2023 (for 5 years)
- Similar terms
- Combined rent for pub and shop flat lined at £32,500

Overall Capital position (little change)

Income	
Total	429,261
Outgoings	
Purchase	197,000
Refurbishments	218,401
Balance available for future projects	13,860
+ £15,800 held in contingency	

Business Planning

- Medium Term Budget Outlook
 - Financially sound
 - Existing loan of £50,000 paid off Jan 2024
 - New loan of £45,000
 - Repairs and Renewals
 - Share interest payments – modest increases in future years
 - Share repurchase
- Pub Lease Renewal

Management Committee Meetings

- Continues to meet regularly
- Newsletters

Agenda Item 6

Presentation of Accounts to
31st December 2022



EGDCP Ltd.
Annual
Accounts year
to Dec 2022

Accountants report that :

- financial statements agree with records we keep
- financial statements comply with the requirements of Co-operative and Community Benefit Societies Act 2014
- financial criteria for Sec 84 of Act were met (no requirement for full audit)

Headlines

- Total assets after current liabilities - £399985
 - Up £39K
- Profit for the year - £8263
 - Down £10000, reflects increased costs and reduced outside income
- Five-year revenue plan 2023-27
 - Initial loan paid off Jan 2024
 - Future profits will build Repairs & Renewals Fund in excess of £60000 by 2027
 - Members' interest has potential to grow by 0.5% in each of next five years

Interest payment to shareholders

Last Year

- 3% for year to Dec 2021, paid last May

This year

- 3% for year ending 31 December 2022
- Payable according to shares held on that date
- Payments will be made by end of May

Have we got your bank details?

Agenda Item 7

Resolution not to appoint auditors

Members note that Exelby Green Dragon Community Pub Ltd (the society) is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014.

Members confirm that they do not require the society to obtain an audit of its financial statements for the period ending 31 December 2022 in accordance with the Act and that they are content to rely upon the Independent Accountant's Report.

Agenda Item 8

Plans for the
current year

- Restaurant
- Pizzeria
- Community events and involvement
- Enjoying a pint!



Up to date
information

www.exelbygreendragonpub.co.uk

Facebook:- Exelby Green Dragon Group



Agenda Item 9

Membership



Investors remain stable

	2022	2023
Shareholder numbers	147	150
Share capital	£250,000	£250,000
Geographically		
• Exelby	40%	41%
• Local Area	30%	31%
• Wider Yorkshire	18%	17%
• Other	12%	11%
Female/Male	43%/57%	42%/58%
Waiting list	£12,000 6 investors	£5,000 4 investors

Agenda Item 10

Election of Management Committee



Management Committee Directors

Serving until 2024

Peter Simpson – Chair
George Cornwall-Legh – Vice Chair
John Walker – Secretary
Gerry Price – Co-Treasurer
Mark Temple – Co-Treasurer
Alasdair Campbell

Serving until 2025

Cathy Ross
Linda Graham
Lucinda Riddell

One vacancy from May 2023

Any other business



