

Exelby Green Dragon Community Pub Ltd
Unaudited Financial Statements
31 December 2025

Exelby Green Dragon Community Pub Ltd

Financial Statements

Year ended 31 December 2025

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Exelby Green Dragon Community Pub Ltd

Management Committee Report

Year ended 31 December 2025

The members present their report and the unaudited financial statements of the society for the year ended 31 December 2025.

Principal activities

The principal activity during the year was the rental of a pub as an asset of community value and rental of a unit of affordable housing for community benefit.

Members

The members who served the society during the year were as follows:

P Simpson
G Cornwall-Legh
S Haigh
A Campbell
L Graham
L Riddell
Paul Johnston (Appointed 3 June 2025)
J Walker (Resigned 1 December 2025)
A Bearpark (Resigned 3 June 2025)

This report was approved by the management committee on and signed on behalf of the board by:

P Simpson
Chair

L Graham
Treasurer

Lucinda Riddell
Secretary

Registered office:
Garth House
Exelby
Bedale
North Yorkshire
DL8 2HD

Exelby Green Dragon Community Pub Ltd

Report to the Management Committee on the Preparation of the Unaudited Statutory Financial Statements of Exelby Green Dragon Community Pub Ltd

Year ended 31 December 2025

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, we have prepared for your approval the financial statements of Exelby Green Dragon Community Pub Ltd for the year ended 31 December 2025, which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes from the society's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html.

Our work has been undertaken in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf.

DAVID CADWALLADER & CO LIMITED
Chartered Certified Accountants

Suite 3
Bignell Park Barns
Chesterton
Nr Bicester
Oxon
OX26 1TD

Exelby Green Dragon Community Pub Ltd

Statement of Comprehensive Income

Year ended 31 December 2025

	Note	2025 £	2024 £
Turnover		27,878	38,767
Gross profit		<u>27,878</u>	<u>38,767</u>
Administrative expenses		20,007	18,892
Other operating income		4,955	5,058
Operating profit		<u>12,826</u>	<u>24,933</u>
Other interest receivable and similar income		1,547	1,030
Interest payable and similar expenses		11,671	10,519
Profit before taxation	4	<u>2,702</u>	<u>15,444</u>
Tax on profit		—	—
Profit for the financial year and total comprehensive income		<u><u>2,702</u></u>	<u><u>15,444</u></u>

The society has no other recognised items of income and expenses other than the results for the year as set out above.

These financial statements were approved by the management committee and authorised for issue on, and are signed on their behalf by:

P Simpson
Chair

L Graham
Treasurer

Lucinda Riddell
Secretary

The notes on pages 7 to 10 form part of these financial statements.

Exelby Green Dragon Community Pub Ltd

Statement of Financial Position

31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	5	293,582	276,201
Current assets			
Debtors	6	423	–
Cash at bank and in hand		24,595	72,760
		<u>25,018</u>	<u>72,760</u>
Creditors: amounts falling due within one year	7	10,191	14,414
Net current assets		<u>14,827</u>	<u>58,346</u>
Total assets less current liabilities		308,409	334,547
Creditors: amounts falling due after more than one year	8	65,128	73,468
Net assets		<u>243,281</u>	<u>261,079</u>
Capital and reserves			
Called up share capital		221,500	242,000
Profit and loss account		21,781	19,079
Members funds		<u>243,281</u>	<u>261,079</u>

The society is satisfied that it is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014.

The members have not required the society to obtain an audit of its financial statements for the year in question in accordance with the Act.

The members acknowledge their responsibilities for:

- ensuring that the society keeps proper accounting records which comply with section 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);
- establishing and maintaining a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with section 75 of the Act; and
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of the financial year and of its income and expenditure for the year in accordance with the requirements of section 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.

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

The statement of financial position
continues on the following page.

The notes on pages 7 to 10 form part of these financial statements.

Exelby Green Dragon Community Pub Ltd

Statement of Financial Position *(continued)*

31 December 2025

These financial statements were approved by the management committee and authorised for issue on, and are signed on their behalf by:

P Simpson
Chair

L Graham
Treasurer

Lucinda Riddell
Secretary

Registration number: RS007599

The notes on pages 7 to 10 form part of these financial statements.

Exelby Green Dragon Community Pub Ltd

Statement of Changes in Equity

Year ended 31 December 2025

	Called up share capital £	Profit and loss account £	Total £
At 1 January 2024	250,000	3,635	253,635
Profit for the year		15,444	15,444
Total comprehensive income for the year	—	15,444	15,444
Issue of shares	11,500	—	11,500
Cancellation of subscribed capital	(19,500)	—	(19,500)
Total investments by and distributions to owners	(8,000)	—	(8,000)
At 31 December 2024	242,000	19,079	261,079
Profit for the year		2,702	2,702
Total comprehensive income for the year	—	2,702	2,702
Issue of shares	4,000	—	4,000
Cancellation of subscribed capital	(24,500)	—	(24,500)
Total investments by and distributions to owners	(20,500)	—	(20,500)
At 31 December 2025	<u>221,500</u>	<u>21,781</u>	<u>243,281</u>

The notes on pages 7 to 10 form part of these financial statements.

Exelby Green Dragon Community Pub Ltd

Notes to the Financial Statements

Year ended 31 December 2025

1. General information

The society is registered under the Co-operative and Community Benefit Societies Act 2014. The address of the registered office is Garth House, Exelby, Bedale, North Yorkshire, DL8 2HD.

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.

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:

Freehold property	-	5% straight line
Plant and machinery	-	15% straight line

Exelby Green Dragon Community Pub Ltd

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

3. Accounting policies *(continued)*

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 society are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the society 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.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Exelby Green Dragon Community Pub Ltd

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Profit before taxation

Profit before taxation is stated after charging:

	2025	2024
	£	£
Depreciation of tangible assets	<u>10,316</u>	<u>11,953</u>

5. Tangible assets

	Freehold property £	Plant and machinery £	Total £
Cost			
At 1 January 2025	333,207	18,733	351,940
Additions	<u>18,026</u>	<u>9,671</u>	<u>27,697</u>
At 31 December 2025	<u>351,233</u>	<u>28,404</u>	<u>379,637</u>
Depreciation			
At 1 January 2025	57,201	18,538	75,739
Charge for the year	<u>9,980</u>	<u>336</u>	<u>10,316</u>
At 31 December 2025	<u>67,181</u>	<u>18,874</u>	<u>86,055</u>
Carrying amount			
At 31 December 2025	<u>284,052</u>	<u>9,530</u>	<u>293,582</u>
At 31 December 2024	<u>276,006</u>	<u>195</u>	<u>276,201</u>

6. Debtors

	2025	2024
	£	£
Other debtors	<u>423</u>	<u>–</u>

7. Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	6,836	9,000
Social security and other taxes	–	970
Other creditors	<u>3,355</u>	<u>4,444</u>
	<u>10,191</u>	<u>14,414</u>

Exelby Green Dragon Community Pub Ltd

Notes to the Financial Statements *(continued)*

Year ended 31 December 2025

8. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	13,327	18,000
Capital grants	51,801	55,468
	<u>65,128</u>	<u>73,468</u>

Exelby Green Dragon Community Pub Ltd

Management Information

Year ended 31 December 2025

The following pages do not form part of the financial statements.

Exelby Green Dragon Community Pub Ltd

Detailed Income Statement

Year ended 31 December 2025

	2025	2024
	£	£
Turnover		
Rental income	27,878	38,767
Gross profit	<u>27,878</u>	<u>38,767</u>
Overheads		
Administrative expenses	20,007	18,892
Other operating income		
Sundry income	1,158	1,266
Profit on society trading	<u>9,029</u>	<u>21,141</u>
Donation income	130	125
Grant income	<u>3,667</u>	<u>3,667</u>
	<u>3,797</u>	<u>3,792</u>
Operating profit	<u>12,826</u>	<u>24,933</u>
Other interest receivable and similar income	1,547	1,030
Interest payable and similar expenses	(11,671)	(10,519)
Profit before taxation	<u><u>2,702</u></u>	<u><u>15,444</u></u>

Exelby Green Dragon Community Pub Ltd

Notes to the Detailed Income Statement

Year ended 31 December 2025

	2025	2024
	£	£
Administrative expenses		
Rent rates and water	171	–
Insurance	1,529	1,321
Repairs and maintenance	5,902	3,133
Computer expenses	502	655
Sundry expenses	427	648
Other professional fees	497	405
Accountancy fees	798	777
Depreciation of tangible assets	10,316	11,953
(Gain)/loss on disposal of tangible assets	(135)	–
	<u>20,007</u>	<u>18,892</u>
Other interest receivable and similar income		
Interest on cash and cash equivalents	<u>1,547</u>	<u>1,030</u>
Interest payable and similar expenses		
Interest on bank loans and overdrafts	1,980	1,981
Members interest	<u>9,691</u>	<u>8,538</u>
	<u>11,671</u>	<u>10,519</u>