
MONITORING REPORT FOR 9 MONTHS TO 31 DECEMBER 2021 AND PROPOSED BUDGET FOR FINANCIAL YEAR 2022/23

Report by Director – Finance & Corporate Governance

PEEBLES COMMON GOOD FUND SUB-COMMITTEE

23 February 2022

1 PURPOSE AND SUMMARY

- 1.1 This report provides the details of the income and expenditure for the Peebles Common Good Fund for nine months to 31 December 2021, a full year projected out-turn for 2021/22, projected balance sheet values as at 31 March 2022 and proposed budget for 2022/23.**
- 1.2 Appendix 1 provides the projected income and expenditure position for 2021/22. This shows a projected surplus of £3,914 for the year, which is less than the surplus figure reported at the 17 November 2021 meeting, due to the approval of additional works at Venlaw Quarry.
- 1.3 Appendix 2 provides a projected balance sheet value as at 31 March 2022. It shows a projected decrease in reserves of £51,797.
- 1.4 Appendix 3a provides a breakdown of the property portfolio showing projected rental income and projected net return for 2021/22 and actual property income to 31 December 2021.
- 1.5 Appendix 3b provides a breakdown of the property portfolio showing projected property expenditure for 2021/22 and actual property expenditure to 31 December 2021.
- 1.6 Appendix 4 provides a breakdown of the property portfolio showing projected property valuations at 31 March 2022.
- 1.7 Appendix 5 shows the value of the Aegon Asset Management Investment Fund to 31 December 2021.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Fund Sub-Committee:**
 - (a) Agrees the projected income and expenditure for 2021/22 in Appendix 1 as the revised budget for 2021/22;**
 - (b) Agrees the proposed budget for 2022/23 as shown in Appendix 1;**
 - (c) Notes the projected balance sheet value as at 31 March 2022 in Appendix 2;**

(d) Notes the summary of the property portfolio in Appendices 3 and 4;

(e) Notes the current position of the Aegon Asset Management Investment Fund in Appendix 5.

3 BACKGROUND

3.1 This report provides the Committee with financial information for the period to 31 December 2021, projections to 31 March 2022 and proposed budgets for 2022/23. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2022 and 31 March 2023.

4 FINANCIAL POSITION 2021/22

4.1 Appendix 1 provides details on income and expenditure for the 2021/22 financial year. The projected net position for the year is a surplus of £3,914. Also included is the proposed budget for 2022/23.

4.2 Income & Expenditure – Property Income

(a) Rental income for 2021/22 is shown in Appendices 1 & 3a, with Appendix 3a detailing the projected annual rental income by individual property. Actual income is reported on a cash basis until the year end with quarter 4 reports incorporating any annual adjustments for prepayments and accruals.

4.3 Income & Expenditure – Non-Property Related Income

(a) The projected outturn position shows an amount of £300 relating to interest receivable on cash held by SBC. Also included are dividends from the Common Good Funds investment in Aegon Asset Management amounting to £19,290 which is estimated at 4.5% return in the current year as a result of the market value dropping due to the impact of the COVID-19, with the proposed budget for 2022/23 returning to the 5% target and the monthly distribution profile projections provided by Aegon. The position will be monitored closely with Aegon Asset Management.

(b) Included within other income is a rebate from Aegon Asset Management of £255 which, along with the £126 received in March 2021, has been re-invested to purchase an additional 349 units.

4.4 Income & Expenditure – Property Expenditure

(a) The property expenditure for 2021/22 is shown in Appendices 1 & 3b, with Appendix 3b detailing the projected property expenditure by individual property. Actual expenditure is reported on a cash basis until the year end with quarter 4 reports incorporating any annual adjustments for prepayments and accruals.

(b) The projected expenditure for 2021/22 has increased by £865, following Committee approval for a further 3 trees to be removed at Venlaw Quarry.

(c) The total proposed budget for 2022/23 is shown in Appendix 1.

- (d) Appendices 3a and 3b now show a full breakdown of the proposed budget for property rental and repairs for 2022/23. These will be revised as further information is received.

4.5 Income & Expenditure – Grants & Other Donations

The grants and other donations approved and distributed to 31 March 2022 are shown below:

Grant Recipients	Approved	£
Approved and Paid to 31 December 2021		
Peebles Cricket Club	26/05/21	2,600
Tweeddale Youth Action	18/08/21	7,840
Remembrance Day	Annual	200
Total Paid to 31 March 2022		10,640
Approved but not yet paid		
Hire of Burgh Hall	07/09/04	100
Haylodge Park Toilets – Event 12/12/21	14/11/21	125
Total Grants Approved		225
Approved Budget 2021/22		27,000
(Unallocated)/Overallocated Budget		(16,135)

The budget for 2022/23 is proposed at £14,000, which is the average of the previous 3 years grant expenditure.

4.6 Income & Expenditure – Central Support Service Charge

The proposed charge for 2022/23 is currently estimated using a 2% uplift on the 2021/22 charge. This is subject to revision once a full Service Charge Review has been completed and approved by Council.

4.7 Income & Expenditure – Depreciation Charge

The projected depreciation charge for the year is £71,560. This is not a cash transaction and is off-set by a corresponding contribution from the Revaluation Reserve at the end of the financial year.

- 4.8 Appendix 2 provides the actual balance sheet value as at 31 March 2021, the projected movement in year and a projected balance sheet as at 31 March 2022; along with projected balance to 31 March 2023.

4.9 Balance Sheet – Fixed Assets

All fixed assets of the Common Good Fund are revalued every 5 years as part of the Council's rolling programme. The fixed assets were revalued at 1 April 2019. Appendix 4 shows the actual values of the individual properties at 1 April 2021, projected depreciation charges for 2021/22 and projected values at 31 March 2022; along with projected value at 31 March 2023.

4.10 Balance Sheet – Investment Fund

The fund has a 3.93% unrealised gain in market value since investment, largely due to continued volatility in investment markets. Overall, taking account of the income received the fund has achieved a return of 25.02% since investment in February 2018.

4.11 Balance Sheet – Cash Balance

The cash held by the fund is projected to be £74,269 at 31 March 2022 and is detailed below:

Cash Balance	£
Opening Balance at 1 April 2021	60,865
Projected surplus for year from Income & Expenditure Statement	3,914
Net cash movement in Debtors/Creditors	0
Loan to East Gate Theatre – Full repayment	10,000
Rebate Investment in Aegon	(510)
Projected Closing Balance as at 31 March 2022	74,269

4.12 Balance Sheet – Capital Reserve

The projections for the Capital Reserves include the unrealised gain for the Aegon Asset Management Fund as at 31 March 2021, with an estimate for the current years' movement based on the market position at 31 December 2021.

5 IMPLICATIONS

5.1 Financial

There are no further financial implications other than those explained above in Section 4.

5.2 Risk and Mitigations

There is a risk that investments in the Aegon Asset Management Fund may reduce in value due to market or investment performance. This risk cannot be fully mitigated; however, it is being managed by the selection of a Fund Manager with a clear objective of preserving capital values while aiming to produce returns in line with the benchmark.

5.3 Intergrated Impact Assessment

There is no impact or relevance to Equality Duty or the Fairer Scotland Duty for this report. This is a routine financial monitoring report which forms part of the governance of the management of the Common Good Funds. Nevertheless, a light touch assessment has been conducted and this will be published on SBC's Equality and Diversity Pages of the website as in doing so, signifies that equality, diversity and socio-economic factors have duly been considered when preparing this report.

5.4 Sustainable Development Goals

Whilst there are no economic, social or environmental effects arising from the proposals contained in this report, there are, through the activities reported upon, positive impacts upon the economy through protection of

employment, positive impacts upon the quality of community life and improvements in local amenities and nurturing of local talent. The potential improvement in levels of income through the use of the new investment fund will act to make the Common Good Fund more sustainable in the future.

5.5 Climate Change

There are no effects on climate change arising from the proposals contained in this report.

5.6 Rural Proofing

There are no effects on rural proofing arising from the proposals contained in this report.

5.7 Data Protection Impact Statement

There are no personal data implications arising from the proposals contained in this report.

5.8 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to the Scheme of Administration or Scheme of Delegation arising from the proposals contained in this report.

6 CONSULTATION

- 6.1 The Chief Legal Officer (including as Monitoring Officer), the Chief Officer Audit and Risk, Director (People Performance & Change), the Clerk to the Council and Communications have been consulted and their appropriate comments have been incorporated into this report.

Approved by

David Robertson
Director, Finance & Corporate Governance

Signature

Author(s)

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Background Papers:

Previous Minute Reference: Peebles Common Good Committee 17 November 2021

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Contact us at Pension & Investment Team, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 824000 Fax: 01835 825166
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**PEEBLES COMMON GOOD FUND
PROJECTED INCOME AND EXPENDITURE 2021/22 AND 2022/23**

APPENDIX 1

	Actuals at 31/12/21	Full Year Approved Budget 2021/22	Full Year Projected Out-turn 2021/22	Full Year Projected Over/ (Under) Spend 2021/22	Full Year Proposed Budget 2022/23	Para Ref	Comments
	£	£	£	£	£		
Property Income							
Rental Income	(58,468)	(52,976)	(52,976)		(69,571)	4.2	
Non-Property Related Income							
Interest on Cash deposited with Council		(300)	(300)		(300)	4.3	
Interest on East Gate Theatre Loan	(44)	(44)	(44)		(0)	4.3	Loan fully repaid
Investment Funds – Dividends Rec'd	(15,332)	(19,290)	(19,290)		(23,313)	4.3	Est. 4.5% / 5% return
Other Income	(255)	(500)	(500)		(500)	4.3	
Total Income	74,099	(73,110)	(73,110)		(93,684)		
Property Expenditure							
Property Costs – General	9,682	24,765	25,630	865	65,000	4.4	
Haylodge Toilets – Cleaning etc	7,800	7,800	7,800		12,000		
Total Property Expenditure	17,482	32,565	33,430	865	77,000		
Grants & Other Donations	10,640	27,000	27,000		14,000	4.5	3 year average
Central Support Service Charge	8,766	8,766	8,766		8,941	4.6	Subject to review
Depreciation							
Depreciation Charge	0	71,560	71,560		71,560	4.7	
Contribution from Revaluation Reserve	0	(71,560)	(71,560)		(71,560)	4.7	
Net impact of Depreciation on Revenue Reserve	0	0	0		0		
Total Net (Surplus)/Deficit for year	(37,211)	(4,779)	(3,914)	865	6,257		

PROJECTED BALANCE SHEET VALUE AT 31 MARCH 2022 AND 31 MARCH 2023

	Opening Balance at 01/04/21	Projected Movement in Year	Projected Closing Balance at 31/03/22	Projected Closing Balance at 31/03/23
	£	£	£	£
Fixed Assets				
Land & Buildings	778,580	(71,560)	707,020	635,460
Feu Duties	1,619	0	1,619	1,619
Total Fixed Assets	780,199	(71,560)	708,639	637,079
Capital in Investment Fund				
Investment Fund Book Value	504,669	510	505,179	505,689
Unrealised Gains/(Loss)	3,615	15,849	19,464	19,464
Market Value	508,284	16,359	524,643	525,153
Current Assets				
Loan to Eastgate Theatre	10,000	(10,000)	0	0
Debtors	4,695	0	4,695	4,695
Cash deposited with SBC	60,865	13,404	74,269	67,502
Total Current Assets	75,560	3,404	78,964	72,197
Current Liabilities				
Creditors	(50)	0	(50)	(50)
Receipts in Advance	(5,828)	0	(5,828)	(5,828)
Total Current Liabilities	(5,878)	0	(5,878)	(5,878)
Net Assets	1,358,165	(51,797)	1,306,368	1,228,551
Funded by:				
Reserves				
Revenue Reserve	(152,351)	(3,914)	(156,265)	(150,008)
Capital Reserve	(475,410)	(15,849)	(491,259)	(491,259)
Revaluation Reserve	(730,404)	71,560	(658,844)	(587,284)
Total Reserves	(1,358,165)	51,797	(1,306,368)	(1,228,551)

PEEBLES COMMON GOOD FUND
APPENDIX 3a
PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22
(Actual income to 31 December 2021 and projected 2022/23)

Rental Income – Land & Buildings	2021/22				2022/23	
	Approv'd Budget 2021/22	Project'd Budget 2021/22	Actuals as at 31/12/21	Project'd Net (Return) /Loss	Propos'd Budget	Propos'd Net Return
	£	£	£	£	£	£
25. Greenside Car Park	0	0	0	0	0	0
22. Kings Meadows Car Park	0	0	(20)	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0	0
11. Victoria Park	0	(801)	0	(801)	(801)	(801)
10. Victoria Park Tennis Courts	0	0	0	0	0	0
Peebles Disused Railway	0	0	0	0	0	0
6. Peebles Golf Course	(15,290)	(15,290)	(15,290)	(15,290)	(15,290)	(15,290)
1. Jedderfield Farm	0	0	(832)	1,000	(17,500)	47,500
1. Jedderfield Farm Grazing	(905)	(905)	(1,155)	(905)	0	0
2. Neidpath Grazings	0	0	0	0	0	0
8. Haylodge Park	(250)	(250)	(355)	2,215	(250)	(250)
17. Haylodge Depot	(9,500)	(9,500)	(8,260)	(9,500)	(9,500)	(9,500)
26. Old Corn Exchange Hall	(450)	(450)	(675)	(450)	(450)	(450)
34. Walkershaugh Store	(6,500)	(6,500)	(11,375)	(5,850)	(6,500)	(6,500)
28. Tweed Green	0	0	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0	0
29. Venlaw Wood	0	0	0	0	0	0
20. Tweed Fishings	0	0	0	0	0	0
27. Peebles Town Clock	0	0	0	0	0	0
26. Old Corn Exchange Shop (Front)	(10,830)	(10,830)	(13,000)	(10,830)	(10,830)	(10,830)
28. Garage 1 Tweed Green	(300)	(300)	(300)	(300)	(300)	(300)
12. Venlaw Quarry	0	0	0	16,915	0	0
30. Venlaw Amenity Ground	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0	0
37. Walkershaugh ACF Site	(500)	(500)	(875)	(500)	(500)	(500)
36. Walkershaugh Bowling Green	0	0	0	0	0	0
40. Former Railway	0	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0	0
19. Old Town Green	0	0	0	0	0	0
28. Garage 2 Tweed Green	(175)	(175)	(263)	(175)	(175)	(175)
28. Garage 3 Tweed Green	(175)	(175)	(263)	(175)	(175)	(175)
23. Land at March Street	0	0	0	0	0	0
38. Gas Governor Site	0	0	0	0	0	0
4. Fotheringham Bridge	0	0	0	0	0	0
16. Land at Haylodge Cottage Site	0	0	0	0	0	0
15. Garages Sites at Kirkland Street No 1-8	(800)	(800)	(805)	(800)	(800)	(800)
21. Land at Kingsmeadows Toilets	0	0	0	0	0	0
13. Haylodge Toilets	0	0	0	11,800	0	12,000
39. Land at Gytes Leisure Centre	0	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	(3,000)	(3,000)	(5,000)	(3,000)	(3,000)	(3,000)
7. Kingsland School Site	(3,500)	(3,500)	0	(3,500)	(3,500)	(3,500)
18. Haylodge Pavilion Site	0	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0	0
General Property Expenditure	0	0	0	600	0	0
TOTAL	(52,175)	(52,976)	(58,468)	(19,546)	(69,571)	7,429

PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22

(Actual expenditure to 31 December 2021 and projected 2022/23)

Property Expenditure – Land & Buildings	2021/22					2022/23
	Approv'd Budget	Propos'd Budget	Actual (Repair & Maint)	Actual (Other)	Actual Total	Propos'd Budget
	£	£	£	£	£	£
25. Greenside Car Park	0	0	0	0	0	0
22. Kings Meadows Car Park	0	0	0	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0	0
11. Victoria Park	0	0	0	0	0	0
10. Victoria Park Tennis Courts	0	0	508	(220)	288	0
Peebles Disused Railway	0	0	0	0	0	0
6. Peebles Golf Course	0	0	0	0	0	0
1. Jedderfield Farm	1,000	1,000	505	0	505	65,000
1. Jedderfield Farm Grazing	0	0	0	0	0	0
2. Neidpath Grazings	0	0	0	0	0	0
8. Haylodge Park	2,465	2,465	0	0	0	0
17. Haylodge Depot	0	0	120	0	120	0
26. Old Corn Exchange Hall	0	0	0	(207)	(207)	0
34. Walkershaugh Store	650	650	342	0	342	0
28. Tweed Green	0	0	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0	0
29. Venlaw Wood	0	0	0	0	0	0
20. Tweed Fishings	0	0	0	0	0	0
27. Peebles Town Clock	0	0	0	0	0	0
26. Old Corn Exchange Shop –(Front)	0	0	0	(44)	(44)	0
28. Garage 1 Tweed Green	0	0	0	(13)	(13)	0
12. Venlaw Quarry	16,050	16,870	4,837	0	2,752	0
30. Venlaw Amenity Ground	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0	0
37. Walkershaugh ACF Site	0	0	0	0	0	0
36. Walkershaugh Bowling Green	0	0	0	0	0	0
40. Former Railway	0	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0	0
19. Old Town Green	0	0	0	0	0	0
28. Garage 2 Tweed Green	0	0	0	(9)	(9)	0
28. Garage 3 Tweed Green	0	0	0	0	0	0
23. Land at March Street	0	0	0	0	0	0
38. Gas Governor Site	0	0	0	0	0	0
4. Fotheringham Bridge	0	0	0	0	0	0
16. Land at Haylodge Cottage Site	0	0	0	0	0	0
15. Garages Sites at Kirkland Street No 1-8	0	0	0	0	0	0
21. Land at Kingsmeadows Toilets	0	0	200	0	0	0
13. Haylodge Toilets	11,800	11,800	3,906	6,027	9,933	12,000
39. Land at Gytes Leisure Centre	0	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	0	0	0	0	0	0
7. Kingsland School Site	0	0	0	(103)	(103)	0
18. Haylodge Pavilion Site	0	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0	0
General Property Expenditure	600	600	0	0	0	
Total	32,565	33,430	10,418	5,431	13,564	77,000

PROPERTY PORTFOLIO VALUATION FOR 2021/22

(Projected property valuation to 31 March 2022 and 31 March 2023)

Fixed Assets – Land & Buildings	Net Book Value at 01/04/21	Project'd Depn Charge 2021/22	Project'd Net Book Value at 31/03/22	Project'd Depn Charge 2022/23	Project'd Net Book Value at 31/03/23
	£	£	£	£	£
25. Greenside Car Park	0	0	0	0	0
22. Kings Meadows Car Park	0	0	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0
11. Victoria Park	0	0	0	0	0
10. Victoria Park Tennis Courts	28,600	0	28,600	0	28,600
Peebles Disused Railway	0	0	0	0	0
6. Peebles Golf Course	158,000	0	158,000	0	158,000
1. Jedderfield Farm	146,800	4,100	142,700	4,100	138,600
1. Jedderfield Farm Grazing	0	0	0	0	0
2. Neidpath Grazings	20,000	0	20,000	0	20,000
8. Haylodge Park	0	0	0	0	0
17. Haylodge Depot	57,520	12,240	45,280	12,240	33,040
26. Old Corn Exchange Hall	28,200	7,900	20,300	7,900	12,400
34. Walkershaugh Store	33,280	9,360	23,920	9,360	14,560
28. Tweed Green	0	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0
29. Venlaw Wood	16,000	0	16,000	0	16,000
20. Tweed Fishings	0	0	0	0	0
27. Peebles Town Clock	0	0	0	0	0
26. Old Corn Exchange Shop –(Front)	69,450	22,150	47,300	22,150	25,150
28. Garage 1 Tweed Green	3,200	900	2,300	900	1,400
12. Venlaw Quarry	0	0	0	0	0
30. Venlaw Amenity Ground	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0
37. Walkershaugh ACF Site	10,000	0	10,000	0	10,000
36. Walkershaugh Bowling Green	500	0	500	0	500
40. Former Railway	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0
19. Old Town Green	0	0	0	0	0
28. Garage 2 Tweed Green	1,920	540	1,380	540	840
28. Garage 3 Tweed Green	1,920	540	1,380	540	840
23. Land at March Street	0	0	0	0	0
38. Gas Governor Site	750	0	750	0	750
4. Fotheringham Bridge	0	0	0	0	0
16. Land at Haylodge Cottage Site	20,000	0	20,000	0	20,000
15. Garages Sites at Kirkland Street	6,750	0	6,750	0	6,750
No 1-8	0	0	0	0	0
21. Land at Kingsmeadows Toilets	2,600	0	2,600	0	2,600
13. Haylodge Toilets	15,540	4,730	10,810	4,730	6,080
39. Land at Gytes Leisure Centre	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	31,800	9,100	22,700	9,100	13,600
7. Kingsland School Site	70,000	0	70,000	0	70,000
18. Haylodge Pavilion Site	5,000	0	5,000	0	5,000
5. Elliots Park Grazings	50,000	0	50,000	0	50,000
7. Kingsland Primary School Sub Stn	750	0	750	0	750
14. Connor Ridge Monitoring Site	0	0	0	0	0
Total	778,580	71,560	707,020	71,560	(635,460)

Fixed Assets – Moveable Assets
Leather Chairs (14) Chairs (5) China Cabinet Antique Mirror Square Coal Scuttle Oak Mantle Clock (1930) Antique Fire Irons & Grate Log Effect Electric Fire Oval Oak Table Light Pendants (5) Single Pendant 4 Single Brass Gas Wall Fittings

INVESTMENTS EXTERNALLY MANAGED

Cost of Investment	Units	£
Aegon Asset Management Investment (February 2018)	387,354	419,388
Aegon Asset Management Investment (August 2018)	22,187	24,000
Aegon Fund Rebate – (2018-2019)	422	452
Aegon Asset Management Investment – (May 19)	18,254	20,000
Aegon Fund Rebate – (2019-2020)	350	392
Aegon Asset Management Investment – (January 2021)	36,802	40,000
Aegon Fund Rebate – (2020-2021)	434	437
Aegon Fund Rebate – (2021-2022)	349	381
Total Invested to 31 December 2021	466,152	505,050

Value of Investment	£
31 March 2018	418,032
31 March 2019	446,938
31 March 2020	393,681
31 March 2021	508,284
30 June 2021	509,993
30 September 2021	506,392
31 December 2021	524,514
Increase/(Decrease) from Total Cash Invested	19,464

Return on Investment from inception	Capital Return %	Total Return %
to 31 March 2018	-0.03	
to 31 March 2019	+3.86	+9.41
to 31 March 2020	-15.16	-5.98
to 30 June 2020	-8.52	+2.76
to 30 September 2020	-7.91	+4.83
to 31 December 2020	-0.61	+14.09
to 31 March 2021	+0.78	+16.84
to 30 June 2021	+1.10	+18.71
to 30 September 2021	+0.36	+19.52
to 31 December 2021	+3.93	+25.02