



Priory Gate SSAS

Annual Transactions to 31 March 2021

TRANSACTION DATE	PROPERTY	CASH	ASCENTRIC	LOAN	ASSETS	LIABILITIES	NET ASSET VALUE	INCOME	EXPENDITURE	NOTES
B/F	£660,000	£99,250	£464,102	£160,000	£1,383,352	£0	£1,383,352			
9 Apr 2020	£660,000	£99,129.96	£464,102	£160,000	£1,383,232	£0	£1,383,232	£0.00	-£120.00	IFA fee
20 Apr 2020	£660,000	£98,898.96	£464,102	£160,000	£1,383,001	£0	£1,383,001	£0.00	-£231.00	Rates Ground
11 May 2020	£660,000	£98,880.85	£464,102	£160,000	£1,382,983	£0	£1,382,983	£0.00	-£18.11	Water
12 May 2020	£660,000	£98,760.85	£464,102	£160,000	£1,382,863	£0	£1,382,863	£0.00	-£120.00	IFA fee
15 May 2020	£660,000	£99,316.85	£464,102	£160,000	£1,383,419	£0	£1,383,419	£556.00	£0.00	Utilita refund
19 May 2020	£660,000	£99,081.85	£464,102	£160,000	£1,383,184	£0	£1,383,184	£0.00	-£235.00	Rates Ground
26 May 2020	£660,000	£99,024.62	£464,102	£160,000	£1,383,127	£0	£1,383,127	£0.00	-£57.23	Electric
1 Jun 2020	£660,000	£98,777.12	£464,102	£160,000	£1,382,880	£0	£1,382,880	£0.00	-£247.50	PP.com fee
10 Jun 2020	£660,000	£98,657.12	£464,102	£160,000	£1,382,760	£0	£1,382,760	£0.00	-£120.00	IFA fee
16 Jun 2020	£660,000	£98,579.91	£464,102	£160,000	£1,382,682	£0	£1,382,682	£0.00	-£77.21	Electric
16 Jun 2020	£660,000	£98,555.95	£464,102	£160,000	£1,382,658	£0	£1,382,658	£0.00	-£23.96	Gas
19 Jun 2020	£660,000	£97,043.75	£464,102	£160,000	£1,381,146	£0	£1,381,146	£0.00	-£1,512.20	Insurance
19 Jun 2020	£660,000	£96,808.75	£464,102	£160,000	£1,380,911	£0	£1,380,911	£0.00	-£235.00	Rates Ground
1 Jul 2020	£660,000	£96,751.41	£464,102	£160,000	£1,380,854	£0	£1,380,854	£0.00	-£57.34	Water



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8 Jul 2020	£660,000	£96,631.41	£464,102	£160,000	£1,380,734	£0	£1,380,734	£0.00	-£120.00	IFA fee
20 Jul 2020	£660,000	£96,396.41	£464,102	£160,000	£1,380,499	£0	£1,380,499	£0.00	-£235.00	Rates Ground
6 Aug 2020	£660,000	£96,341.71	£464,102	£160,000	£1,380,444	£0	£1,380,444	£0.00	-£54.70	Electric
11 Aug 2020	£660,000	£96,221.71	£464,102	£160,000	£1,380,324	£0	£1,380,324	£0.00	-£120.00	IFA fee
20 Aug 2020	£660,000	£95,986.71	£464,102	£160,000	£1,380,089	£0	£1,380,089	£0.00	-£235.00	Rates Ground
27 Aug 2020	£660,000	£95,739.21	£464,102	£160,000	£1,379,842	£0	£1,379,842	£0.00	-£247.50	PP.com fee
2 Sep 2020	£660,000	£95,681.61	£464,102	£160,000	£1,379,784	£0	£1,379,784	£0.00	-£57.60	Sewage
10 Sep 2020	£660,000	£124,681.61	£464,102	£131,000	£1,379,784	£0	£1,379,784	£29,000.00	£0.00	Loan capital
10 Sep 2020	£660,000	£132,681.61	£464,102	£131,000	£1,387,784	£0	£1,387,784	£8,000.00	£0.00	Loan interest
11 Sep 2020	£660,000	£132,561.61	£464,102	£131,000	£1,387,664	£0	£1,387,664	£0.00	-£120.00	IFA fee
21 Sep 2020	£660,000	£132,326.61	£464,102	£131,000	£1,387,429	£0	£1,387,429	£0.00	-£235.00	Rates Ground
30 Sep 2020	£660,000	£132,326.61	£515,757	£131,000	£1,439,084	£0	£1,439,084	£51,654.83	£0.00	Net gain on Ascentric
1 Oct 2020	£660,000	£127,391.61	£515,757	£131,000	£1,434,149	£0	£1,434,149	£0.00	-£4,935.00	Planning fees
2 Oct 2020	£660,000	£127,315.56	£515,757	£131,000	£1,434,073	£0	£1,434,073	£0.00	-£76.05	Electric
8 Oct 2020	£660,000	£127,195.56	£515,757	£131,000	£1,433,953	£0	£1,433,953	£0.00	-£120.00	IFA fee



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16 Oct 2020	£660,000	£127,114.51	£515,757	£131,000	£1,433,872	£0	£1,433,872	£0.00	-£81.05	Electric
19 Oct 2020	£660,000	£126,879.51	£515,757	£131,000	£1,433,637	£0	£1,433,637	£0.00	-£235.00	Rates Ground
6 Nov 2020	£660,000	£121,097.51	£515,757	£131,000	£1,427,855	£0	£1,427,855	£0.00	-£5,782.00	Rates First
9 Nov 2020	£660,000	£120,977.51	£515,757	£131,000	£1,427,735	£0	£1,427,735	£0.00	-£120.00	IFA fee
19 Nov 2020	£660,000	£120,742.51	£515,757	£131,000	£1,427,500	£0	£1,427,500	£0.00	-£235.00	Rates Ground
26 Nov 2020	£660,000	£120,706.99	£515,757	£131,000	£1,427,464	£0	£1,427,464	£0.00	-£35.52	Gas
26 Nov 2020	£660,000	£120,611.49	£515,757	£131,000	£1,427,369	£0	£1,427,369	£0.00	-£95.50	Electric
30 Nov 2020	£660,000	£120,363.99	£515,757	£131,000	£1,427,121	£0	£1,427,121	£0.00	-£247.50	PP.com fee
10 Dec 2020	£660,000	£120,243.99	£515,757	£131,000	£1,427,001	£0	£1,427,001	£0.00	-£120.00	IFA fee
14 Dec 2020	£660,000	£120,198.30	£515,757	£131,000	£1,426,956	£0	£1,426,956	£0.00	-£45.69	Gas
14 Dec 2020	£660,000	£120,095.06	£515,757	£131,000	£1,426,852	£0	£1,426,852	£0.00	-£103.24	Electric
21 Dec 2020	£660,000	£119,860.06	£515,757	£131,000	£1,426,617	£0	£1,426,617	£0.00	-£235.00	Rates Ground
29 Dec 2020	£660,000	£119,831.06	£515,757	£131,000	£1,426,588	£0	£1,426,588	£0.00	-£29.00	TPR levy
8 Jan 2021	£660,000	£119,657.06	£515,757	£131,000	£1,426,414	£0	£1,426,414	£0.00	-£174.00	For Sale Sign
11 Jan 2021	£660,000	£119,332.06	£515,757	£131,000	£1,426,089	£0	£1,426,089	£0.00	-£325.00	EPC certificate



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11 Jan 2021	£660,000	£119,212.06	£515,757	£131,000	£1,425,969	£0	£1,425,969	£0.00	-£120.00	IFA fee
20 Jan 2021	£660,000	£116,744.56	£515,757	£131,000	£1,423,502	£0	£1,423,502	£0.00	-£2,467.50	Architect fees
20 Jan 2021	£660,000	£116,509.56	£515,757	£131,000	£1,423,267	£0	£1,423,267	£0.00	-£235.00	Rates Ground
1 Feb 2021	£660,000	£110,809.56	£515,757	£131,000	£1,417,567	£0	£1,417,567	£0.00	-£5,700.00	Architect fees
8 Feb 2021	£660,000	£110,689.56	£515,757	£131,000	£1,417,447	£0	£1,417,447	£0.00	-£120.00	IFA fee
12 Feb 2021	£660,000	£110,624.64	£515,757	£131,000	£1,417,382	£0	£1,417,382	£0.00	-£64.92	Utilita
16 Feb 2021	£660,000	£110,908.68	£515,757	£131,000	£1,417,666	£0	£1,417,666	£284.04	£0.00	HMRC refund
19 Feb 2021	£660,000	£110,673.68	£515,757	£131,000	£1,417,431	£0	£1,417,431	£0.00	-£235.00	Rates Ground
22 Feb 2021	£660,000	£110,799.68	£515,757	£131,000	£1,417,557	£0	£1,417,557	£126.00	£0.00	Rates refund
23 Feb 2021	£660,000	£110,742.81	£515,757	£131,000	£1,417,500	£0	£1,417,500	£0.00	-£56.87	Sewage
25 Feb 2021	£660,000	£110,495.31	£515,757	£131,000	£1,417,253	£0	£1,417,253	£0.00	-£247.50	PP.com fee
1 Mar 2021	£660,000	£110,310.55	£515,757	£131,000	£1,417,068	£0	£1,417,068	£0.00	-£184.76	Utilita
3 Mar 2021	£660,000	£110,253.68	£515,757	£131,000	£1,417,011	£0	£1,417,011	£0.00	-£56.87	Sewage
8 Mar 2021	£660,000	£110,133.68	£515,757	£131,000	£1,416,891	£0	£1,416,891	£0.00	-£120.00	IFA fee
19 Mar 2021	£660,000	£109,898.68	£515,757	£131,000	£1,416,656	£0	£1,416,656	£0.00	-£235.00	Rates Ground



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24 Mar 2021	£660,000	£108,728.68	£515,757	£131,000	£1,415,486	£0	£1,415,486	£0.00	-£1,170.00	Skip hire
31 Mar 2021	£660,000	£108,728.68	£515,757	£131,000	£1,415,486	£92	£1,415,578	£92.36	£0.00	HMRC tax owed
31 Mar 2021	£660,000	£108,728.68	£557,046	£131,000	£1,456,775	£92	£1,456,867	£41,288.88	£0.00	Net gain on Ascentric
C/F	£660,000	£108,729	£557,046	£131,000	£1,456,775	£92	£1,456,867			