Unaudited Financial Statements

for the Year Ended 24 December 2016

for

Nexus 2 Property Management Company Ltd

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Nexus 2 Property Management Company Ltd

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for the Year Ended 24 December 2016

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Nexus 2 Property Management Company Ltd

Company Information
for the Year Ended 24 December 2016

DIRECTOR:	P C Chapman
REGISTERED OFFICE:	Fourth Floor, Minton Place Station Road Swindon SN1 1DA
REGISTERED NUMBER:	06310921 (England and Wales)
ACCOUNTANTS:	Elliotts Shah Chartered Accountants Ground Floor, Bury House 31 Bury Street London EC3A 5AR

Chartered Accountants' Report to the Director on the Unaudited Financial Statements of Nexus 2 Property Management Company Ltd

The following reproduces the text of the report prepared for the director and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Nexus 2 Property Management Company Ltd for the year ended 24 December 2016 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the director of Nexus 2 Property Management Company Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Nexus 2 Property Management Company Ltd and state those matters that we have agreed to state to the director of Nexus 2 Property Management Company Ltd in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Nexus 2 Property Management Company Ltd director for our work or for this report.

It is your duty to ensure that Nexus 2 Property Management Company Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Nexus 2 Property Management Company Ltd. You consider that Nexus 2 Property Management Company Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Nexus 2 Property Management Company Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Elliotts Shah
Chartered Accountants
Ground Floor, Bury House
31 Bury Street
London
EC3A 5AR

Date: 31/8/17

Nexus 2 Property Management Company Ltd (Registered number: 06310921)

Balance Sheet
24 December 2016

	Notes	2016 £	2015 £
CURRENT ASSETS			
Debtors	4	4,041	8,899
Cash at bank		29,838	2,491
		33,879	11,390
CREDITORS			
Amounts falling due within one year	5	33,804	11,315
NET CURRENT ASSETS		75	75
TOTAL ASSETS LESS CURRENT LIABILITIES		75	75
CAPITAL AND RESERVES			
Called up share capital		75	75
SHAREHOLDERS' FUNDS		75	75

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 24 December 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 24 December 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 31/8/17 and were signed by:

.....
Director

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 24 December 2016

1. STATUTORY INFORMATION

Nexus 2 Property Management Company Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Financial instruments
Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1.

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Trade debtors	-	5,571
Other debtors	4,041	3,328
	4,041	8,899

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Trade creditors	200	707
Taxation and social security	5,708	1,160
Other creditors	27,896	9,448
	33,804	11,315

6. ULTIMATE CONTROLLING PARTY

The company is controlled by CBRE Global Investors Trustee Limited.