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COMPANY NUMBER: 2675010

JAYSERVE PROPERTY MANAGEMENT COMPANY LIMITED

ABBREVIATED BALANCE SHEET (UNAUDITED)

31ST DECEMBER 1997

	Note	1997 £	1996 £
FIXED ASSETS:			
Tangible assets	2	810	1,206
		<hr/>	<hr/>
CURRENT ASSETS:			
Trade debtors		614	608
Cash at bank and in hand		2,387	918
		<hr/>	<hr/>
		3,001	1,526
CREDITORS: Amounts falling due within one year		2,898	2,132
		<hr/>	<hr/>
NET CURRENT LIABILITIES		103	(606)
		<hr/>	<hr/>
NET ASSETS		913	600
		====	====
CAPITAL AND RESERVES:			
Called up share capital	3	2	2
Profit and loss account		911	598
		<hr/>	<hr/>
SHAREHOLDER'S FUNDS		913	600
		====	====

In the director's opinion the company was entitled under Section 249A(1) of the Companies Act 1985 to exemption from the audit of its accounts for the year ended 31st December 1997. No notice from members requiring an audit has been deposited under Section 249B(2) of the Companies Act 1985 in relation to its accounts for the financial year.

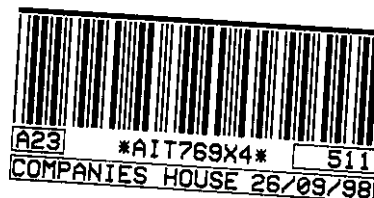
The director is responsible for ensuring that the company keeps accounting records which comply with section 221 of the Act, and for preparing accounts which give a true and fair view of the state of affairs of the company as at 31st December 1997 and of its profit or loss for the year ended on that date in accordance with the requirements of section 226 of that Act, and which otherwise comply with its requirements so far as applicable to the company.

The accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved and signed by the sole director on 24th April 1998.

J.W.COLE

The notes on page 2 form part of these abbreviated accounts.



JAYSERVE PROPERTY MANAGEMENT COMPANY LIMITED

NOTES TO THE ABBREVIATED BALANCE SHEET

FOR THE YEAR ENDED 31ST DECEMBER 1997

1 ACCOUNTING POLICIES:

a) BASIS OF ACCOUNTING:

The accounts are prepared under the historical cost convention and in accordance with:

- i) the Financial Reporting Standard for Smaller Entities; and
- ii) the special provisions of Part VII of the Companies Act 1985 relating to small companies.

b) DEPRECIATION:

Depreciation is provided on the straight line basis on all tangible fixed assets in use so as to write off the cost of each asset, less expected residual value, over its expected useful life as follows:-

Office equipment : 20% p.a.

c) DEFERRED TAXATION:

Deferred taxation is calculated under the liability method and is only provided when it is anticipated to be payable within the foreseeable future.

2 TANGIBLE ASSETS:

Cost:

At 31st December 1996

Additions

Freehold land	Office equipment	Total
£	£	£
NIL	1,978	1,978
-	-	-
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At 31 st December 1997	NIL	1,978
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Depreciation:		
At 31 st December 1996	-	772
Charge for year	-	396
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At 31 st December 1997	-	1,168
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Net book value:		
At 31 st December 1997	NIL	810
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At 31 st December 1996	NIL	1,206
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The company acquired the freehold land in January 1994 on which the long leasehold flats are constructed. The cost of this land was £Nil.

3 CALLED UP SHARE CAPITAL:

Authorised:

Ordinary shares of £1 each

1997	1996
£	£
100	100
===	===

Allotted, called up and fully paid:
ordinary shares of £1 each

1997	1996
£	£
2	2
==	==