

**REGISTERED NUMBER: SC483742 (Scotland)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2018**  
**FOR**  
**ECOBUILD DEVELOPMENT FINANCE LTD**

**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2018**

---

	<b>Page</b>
<b>Company Information</b>	1
<b>Balance Sheet</b>	2
<b>Notes to the Financial Statements</b>	3
<b>Chartered Accountants' Report</b>	5

---

**ECOBUILD DEVELOPMENT FINANCE LTD**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2018**

---

**DIRECTOR:** Mr David Levitus

**REGISTERED OFFICE:** 1st Floor Right  
65 Bath Street  
Glasgow  
G2 2BX

**REGISTERED NUMBER:** SC483742 (Scotland)

**ACCOUNTANTS:** D M McNaught & Co Ltd  
Chartered Accountants  
166 Buchanan Street  
Glasgow  
Lanarkshire  
G1 2LW

**BALANCE SHEET**  
**31 AUGUST 2018**

	Notes	2018 £	£	2017 £	£
<b>FIXED ASSETS</b>					
Investment property	4		51,792		-
<b>CURRENT ASSETS</b>					
Cash in hand		1		1	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>53,052</u>		<u>-</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(53,051)</u>		<u>1</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>(1,259)</u>		<u>1</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			1		1
Retained earnings			<u>(1,260)</u>		<u>-</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(1,259)</u>		<u>1</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2018 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 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.
- (b)

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 24 May 2019 and were signed by:

Mr David Levitus - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2018**

---

**1. STATUTORY INFORMATION**

Ecobuild Development Finance Ltd is a private company, limited by shares, registered in Scotland. 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

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

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2017 - NIL).

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
Additions	51,792
At 31 August 2018	<u>51,792</u>
<b>NET BOOK VALUE</b>	
At 31 August 2018	<u>51,792</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 AUGUST 2018**

---

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018	2017
	£	£
Other creditors	<u>53,052</u>	<u>-</u>

**6. RELATED PARTY DISCLOSURES**

Included in creditors is a loan from Residential Loans Ltd of £52,632. No interest is charged and there are no fixed terms for repayment.

Mr David Levitus is a director in this company.

**7. ULTIMATE CONTROLLING PARTY**

The controlling party is Mr David Levitus.

**8. GOING CONCERN**

The balance sheet shows net liabilities of £1,259 (2017 - £1 net assets), including a loan from an associated company of £52,632. As the company retains the support of the director and associated company the accounts have been prepared on a going concern basis.

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**ECOBUILD DEVELOPMENT FINANCE LTD**

---

**The following reproduces the text of the report prepared for the director 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 Ecobuild Development Finance Ltd for the year ended 31 August 2018 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 ICAS, we are subject to its ethical and other professional requirements which are detailed at <http://www.icas.com/accountspreparationguidance>.

This report is made solely to the director of Ecobuild Development Finance Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Ecobuild Development Finance Ltd and state those matters that we have agreed to state to the director of Ecobuild Development Finance Ltd in this report in accordance with the requirements of ICAS as detailed at <http://www.icas.com/accountspreparationguidance>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Ecobuild Development Finance 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 loss of Ecobuild Development Finance Ltd. You consider that Ecobuild Development Finance 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 Ecobuild Development Finance 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.

D M McNaught & Co Ltd  
Chartered Accountants  
166 Buchanan Street  
Glasgow  
Lanarkshire  
G1 2LW

24 May 2019

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.