

2023062227527

Bolagsverket

2023-06-22

# Årsredovisning

## Lyckhagen Nilsson Fastighet AB

Org.nr 559145-5653

Räkenskapsår 2022-01-01 - 2022-12-31

### Fastställelseintyg

Undertecknad verkställande direktör i Lyckhagen Nilsson Fastighet AB intygar, dels att denna kopia av årsredovisningen stämmer

överens med originalet, dels att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma 2023-06-12.

Årsstämman beslutade att godkänna styrelsens förslag till resultatdisposition.

Boden den 12 juni 2023



Michael Lyckhagen

2023062227528

# Årsredovisning

## Lyckhagen Nilsson Fastighet AB

Org.nr 559145-5653

Räkenskapsår 2022-01-01 - 2022-12-31

Lyckhagen Nilsson Fastighet AB  
Org.nr 559145-5653

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## Årsredovisning för räkenskapsåret 2022-01-01 - 2022-12-31

● Styrelsen och verkställande direktören för Lyckhagen Nilsson Fastighet AB avger följande årsredovisning.

● Styrelsens säte: BODEN

Företagets redovisningsvaluta: Svenska kronor (SEK).

Alla belopp redovisas, om inget annat anges, i kronor (kr).



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## Förvaltningsberättelse

### Verksamheten

#### Allmänt om verksamheten

Bolaget skall idka fastighetsförvaltning, fastighetsuthyrning samt därmed förenlig verksamhet.

Bolagets fastighet är 100% uthyrd till LN Industrimontage AB, 556892-6751 som ingår i samma koncern.

Företaget har sitt säte i Boden.

#### Väsentliga händelser under räkenskapsåret

Under 2022 har det genomförts en omstrukturering inom koncernen.

Efter denna omstrukturering är Lyckhagen Nilsson Fastighet AB ett helägt dotterbolag till LN Holding AB.

Flerårsöversikt (Tkr)	2022	2021	2020	2019
Nettoomsättning	540	540	441	360
Resultat efter finansiella poster	36	120	16	147
Soliditet (%)	4,9	4,2	-256,4	-268,3

För definitioner av nyckeltal, se Not 1 Redovisningsprinciper.

#### Förändringar i eget kapital

	Aktie- kapital	Balanserat resultat	Årets resultat	Totalt
Belopp vid årets ingång	50 000	3 099	72 011	125 110
Disposition enligt beslut av årsstämman:		72 011	-72 011	0
Årets resultat			11 013	11 013
<b>Belopp vid årets utgång</b>	<b>50 000</b>	<b>75 110</b>	<b>11 013</b>	<b>136 123</b>

#### Resultatdisposition

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	75 110
årets vinst	11 013
	<b>86 123</b>
disponeras så att i ny räkning överföres	86 123
	<b>86 123</b>

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<b>Resultaträkning</b>	<b>Not</b>	<b>2022-01-01 -2022-12-31</b>	<b>2021-01-01 -2021-12-31</b>
<i>Rörelseintäkter, lagerförändringar m. m.</i>			
Nettoomsättning		540 000	540 000
<b>Summa rörelseintäkter, lagerförändringar m.m.</b>		<b>540 000</b>	<b>540 000</b>
<i>Rörelsekostnader</i>			
Övriga externa kostnader		-229 157	-167 263
Personalkostnader	2	0	0
Av- och nedskrivningar av materiella och immateriella anläggningstillgångar		-183 000	-183 006
<b>Summa rörelsekostnader</b>		<b>-412 157</b>	<b>-350 269</b>
<b>Rörelseresultat</b>		<b>127 843</b>	<b>189 731</b>
<b>Finansiella poster</b>			
Övriga ränteintäkter och liknande resultatposter		19	0
Räntekostnader och liknande resultatposter		-92 115	-77 161
<b>Summa finansiella poster</b>		<b>-92 096</b>	<b>-77 161</b>
<b>Resultat efter finansiella poster</b>		<b>35 747</b>	<b>112 570</b>
<b>Resultat före skatt</b>		<b>35 747</b>	<b>112 570</b>
<b>Skatter</b>			
Skatt på årets resultat		-24 734	-40 559
<b>Årets resultat</b>		<b>11 013</b>	<b>72 011</b>

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<b>Balansräkning</b>	<b>Not</b>	<b>2022-12-31</b>	<b>2021-12-31</b>
<b>TILLGÅNGAR</b>			
<i>Anläggningstillgångar</i>			
<i>Materiella anläggningstillgångar</i>			
Byggnader och mark	3	2 488 596	2 616 996
Inventarier, verktyg och installationer	4	109 200	163 800
<b>Summa materiella anläggningstillgångar</b>		<b>2 597 796</b>	<b>2 780 796</b>
<b>Summa anläggningstillgångar</b>		<b>2 597 796</b>	<b>2 780 796</b>
<i>Omsättningstillgångar</i>			
<i>Kortfristiga fordringar</i>			
Övriga fordringar		19 195	11 293
<b>Summa kortfristiga fordringar</b>		<b>19 195</b>	<b>11 293</b>
<i>Kassa och bank</i>			
Kassa och bank		167 313	155 794
<b>Summa kassa och bank</b>		<b>167 313</b>	<b>155 794</b>
<b>Summa omsättningstillgångar</b>		<b>186 508</b>	<b>167 087</b>
<b>SUMMA TILLGÅNGAR</b>		<b>2 784 304</b>	<b>2 947 883</b>

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<b>Balansräkning</b>	<b>Not</b>	<b>2022-12-31</b>	<b>2021-12-31</b>
<b>EGET KAPITAL OCH SKULDER</b>			
<i>Eget kapital</i>			
<i>Bundet eget kapital</i>			
Aktiekapital		50 000	50 000
<b>Summa bundet eget kapital</b>		<b>50 000</b>	<b>50 000</b>
<i>Fritt eget kapital</i>			
Balanserat resultat		75 110	3 099
Årets resultat		11 013	72 011
<b>Summa fritt eget kapital</b>		<b>86 123</b>	<b>75 110</b>
<b>Summa eget kapital</b>		<b>136 123</b>	<b>125 110</b>
<i>Långfristiga skulder</i>			
	5		
Övriga skulder till kreditinstitut		1 913 674	2 066 898
Skulder till koncernföretag		460 000	463 531
<b>Summa långfristiga skulder</b>		<b>2 373 674</b>	<b>2 530 429</b>
<i>Kortfristiga skulder</i>			
Övriga skulder till kreditinstitut		151 600	150 000
Skatteskulder		26 450	32 820
Övriga skulder		81 457	89 524
Upplupna kostnader och förutbetalda intäkter		15 000	20 000
<b>Summa kortfristiga skulder</b>		<b>274 507</b>	<b>292 344</b>
<b>SUMMA EGET KAPITAL OCH SKULDER</b>		<b>2 784 304</b>	<b>2 947 883</b>

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## Noter

### Not 1 Redovisningsprinciper

#### Allmänna upplysningar

Årsredovisningen är upprättad i enlighet med årsredovisningslagen och Bokföringsnämndens allmänna råd (BFNAR 2016:10) om årsredovisning i mindre företag.

#### Anläggningstillgångar

Tillämpade avskrivningstider:

Byggnader	25 år
Inventarier, verktyg och installationer	5 år

#### Nyckeltalsdefinitioner

Nettoomsättning

Rörelsens huvudintäkter, fakturerade kostnader, sidointäkter samt intäktskorrigeringar.

Resultat efter finansiella poster

Resultat efter finansiella intäkter och kostnader men före bokslutsdispositioner och skatter.

Soliditet (%)

Justerat eget kapital (eget kapital och obeskattade reserver med avdrag för uppskjuten skatt) i procent av balansomslutning.

### Not 2 Medelantalet anställda

2022 2021

Bolaget har ingen anställd personal.

### Not 3 Byggnader och mark

2022-12-31 2021-12-31

Ingående anskaffningsvärden	4 192 838	1 892 278
Rättelse av tidigare års fusionsresultat	0	2 300 560
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>4 192 838</b>	<b>4 192 838</b>
Ingående avskrivningar	-1 575 842	-1 363 142
Årets avskrivningar	-128 400	-128 406
Rättelse av tidigare års fusionsresultat	0	-84 294
<b>Utgående ackumulerade avskrivningar</b>	<b>-1 704 242</b>	<b>-1 575 842</b>
<b>Utgående redovisat värde</b>	<b>2 488 596</b>	<b>2 616 996</b>

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**Not 4 Inventarier, verktyg och installationer**

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	273 000	273 000
<b>Utgående ackumulerade anskaffningsvärden</b>	<b>273 000</b>	<b>273 000</b>
Ingående avskrivningar	-109 200	-54 600
Årets avskrivningar	-54 600	-54 600
<b>Utgående ackumulerade avskrivningar</b>	<b>-163 800</b>	<b>-109 200</b>
<b>Utgående redovisat värde</b>	<b>109 200</b>	<b>163 800</b>

**Not 5 Långfristiga skulder**

	2022-12-31	2021-12-31
Del av långfristiga skulder som förfaller efter 5 år	1 310 000	1 460 000
	<b>1 310 000</b>	<b>1 460 000</b>

Undertecknade försäkrar härmed att årsredovisningen har upprättats i enlighet med årsredovisningslagen och god redovisningssed, att aktuella redovisningsnormer har tillämpats och att lämnade uppgifter stämmer med faktiska förhållanden.

Boden

DocuSigned by:  
*Michael Lyckhagen*  
D3F75F706404420...  
Michael Lyckhagen  
Verkställande direktör

DocuSigned by:  
*Mattias Nilsson*  
4AA93E57B78E471...  
Mattias Nilsson

2023062227536

Certificate Of Completion

Envelope Id: 2256F03309D44CD2AD64F174DE94CA4C
Subject: Complete with DocuSign: Årsredovisning 2022 Lyckhagen Nilsson Fastighet AB 2021.pdf
Source Envelope:
Document Pages: 8
Certificate Pages: 5
AutoNav: Enabled
Envelopeld Stamping: Enabled
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna

Status: Completed
Envelope Originator:
William Edenström
PO Box 50768
Malmö, SE -202 71
william.edenstrom@kpmg.se
IP Address: 195.84.56.2

Record Tracking

Status: Original
6/12/2023 10:33:31 AM
Holder: William Edenström
william.edenstrom@kpmg.se
Location: DocuSign

Signer Events

Mattias Nilsson
mattias.nilsson@lindustrimontage.se
Vice-vd
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Mattias Nilsson
4AA93E57B78E471...
Signature Adoption: Pre-selected Style
Using IP Address: 31.12.81.218

Timestamp

Sent: 6/12/2023 10:34:22 AM
Resent: 6/12/2023 5:21:34 PM
Viewed: 6/12/2023 8:49:32 PM
Signed: 6/12/2023 8:50:02 PM

Authentication Details

Identity Verification Details:
Workflow ID: facedebc-e28d-4182-adbf-789fd673b01
Workflow Name: DocuSign ID Verification
Workflow Description: The signer will need to identify themselves with a valid government ID.
Identification Method: Electronic ID
Type of Electronic ID: BankID Sweden
Transaction Unique ID: 63f3a716-3347-5a32-ba42-c1c5bad0bb9f
Country or Region of ID: SE
Result: Passed
Performed: 6/12/2023 8:49:03 PM

Identity Verification Details:
Workflow ID: facedebc-e28d-4182-adbf-789fd673b01
Workflow Name: DocuSign ID Verification
Workflow Description: The signer will need to identify themselves with a valid government ID.
Identification Method: Electronic ID
Type of Electronic ID: BankID Sweden
Transaction Unique ID: 29b2d877-7bca-5efb-b56b-a314b3d22167
Country or Region of ID: SE
Result: Failed - incorrect signer name
Performed: 6/13/2023 8:50:57 AM

Electronic Record and Signature Disclosure:

Accepted: 6/12/2023 8:49:32 PM
ID: a0c17668-b808-4f28-bb79-85e7b2657ad9

Michael Lyckhagen
michael.lyckhagen@lindustrimontage.se
Security Level: Email, Account Authentication (None)

DocuSigned by:
Michael Lyckhagen
D3F75F706404420...
Signature Adoption: Pre-selected Style
Using IP Address: 195.22.87.81

Sent: 6/12/2023 10:34:21 AM
Viewed: 6/12/2023 5:04:59 PM
Signed: 6/12/2023 5:06:13 PM

Authentication Details

2023062227537

**Signer Events**

**Signature**

**Timestamp**

**Identity Verification Details:**

Workflow ID: facedebc-e28d-4182-adbf-789fdb673b01  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: BankID Sweden  
Transaction Unique ID: f39724de-3161-5482-8ea6-c69f03cf1a36  
Country or Region of ID: SE  
Result: Passed  
Performed: 6/12/2023 5:04:43 PM

**Identity Verification Details:**

Workflow ID: facedebc-e28d-4182-adbf-789fdb673b01  
Workflow Name: DocuSign ID Verification  
Workflow Description: The signer will need to identify themselves with a valid government ID.  
Identification Method: Electronic ID  
Type of Electronic ID: BankID Sweden  
Transaction Unique ID: 495ec0f3-fc58-5f76-893d-62609a800b06  
Country or Region of ID: SE  
Result: Passed  
Performed: 6/13/2023 1:18:35 PM

**Electronic Record and Signature Disclosure:**

Accepted: 6/12/2023 5:04:59 PM  
ID: 5ad01778-4791-4e5a-8749-6b06297b3147

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**

**Witness Events**

**Signature**

**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

Envelope Sent Hashed/Encrypted 6/12/2023 10:34:22 AM  
Envelope Updated Security Checked 6/12/2023 5:21:34 PM  
Certified Delivered Security Checked 6/12/2023 5:04:59 PM  
Signing Complete Security Checked 6/12/2023 5:06:13 PM  
Completed Security Checked 6/12/2023 8:50:02 PM

**Payment Events**

**Status**

**Timestamps**

**Electronic Record and Signature Disclosure**

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