

Årsredovisning
för
Nolbridge Fastighets AB
556778-5190

Räkenskapsåret

2022

Fastställelseintyg

Undertecknad styrelseledamot i Nolbridge Fastighets AB intygar, dels att denna kopia av årsredovisningen stämmer överens med originalet, dels att resultaträkningen och balansräkningen i årsredovisningen har fastställts på årsstämma 2023-04-05. Årsstämman beslutade att godkänna styrelsens förslag till resultatdisposition.

Karlstad 2023-04-05



Gösta Auoja

Årsredovisning

för

Nolbridge FastighetsAB

556778-5190

Räkenskapsåret

2022

Nolbridge Fastighets AB
Org.nr 556778-5190

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Styrelsen för Nolbridge Fastighets AB avger följande årsredovisning för räkenskapsåret 2022.

Förvaltningsberättelse

Verksamheten

Allmänt om verksamheten

Föremålet för bolagets verksamhet är att äga och förvalta fast egendom och värdepapper samt idka därmed förenlig verksamhet.

Bolaget bedriver fastighetsförvaltning genom det helägda dotterbolaget Tolvmansgatan Fastighets AB (org 559026-2902, säte Karlstad).

Koncernredovisning upprättas ej med hänsyn till reglerna enligt ÅRL 7 kap 3§.

Företaget har sitt säte i Karlstad.

Väsentliga händelser under räkenskapsåret

Inga väsentliga händelser har skett under räkenskapsåret.

Flerårsöversikt (tkr)	2022	2021	2020	2019	2018
Nettoomsättning	265	207	183	246	266
Resultat efter finansiella poster	-370	-268	-300	-564	7 764
Soliditet (%)	92	93	93	93	64

Förändringar i eget kapital

	Aktie- kapital	Balanserat resultat	Årets resultat	Totalt
Belopp vid årets ingång	100 000	36 259 507	2 382	36 361 889
Disposition enligt beslut av årsstämman:				
Utdelning		-1 000 000		-1 000 000
Balanseras i ny räkning		2 382	-2 382	0
Årets resultat			250	250
Belopp vid årets utgång	100 000	35 261 889	250	35 362 139

Resultatdisposition

Styrelsen föreslår att till förfogande stående vinstmedel (kronor):

balanserad vinst	35 261 889
årets vinst	250
	35 262 139
disponeras så att	
i ny räkning överföres	35 262 139
	35 262 139

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Företagets resultat och ställning i övrigt framgår av efterföljande resultat- och balansräkning med noter.

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Nolbridge Fastighets AB
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Resultaträkning

	Not 1	2022-01-01 -2022-12-31	2021-01-01 -2021-12-31
Rörelseintäkter			
Nettoomsättning		264 945	206 888
Summa rörelseintäkter		264 945	206 888
Rörelsekostnader			
Övriga externa kostnader		-391 501	-393 647
Personalkostnader	2	-7 752	-3 469
Avskrivningar av materiella anläggningstillgångar		-7 484	0
Summa rörelsekostnader		-406 737	-397 116
Rörelseresultat		-141 792	-190 228
Finansiella poster			
Ränteintäkter		1	0
Räntekostnader		-228 671	-77 390
Summa finansiella poster		-228 670	-77 390
Resultat efter finansiella poster		-370 462	-267 618
Bokslutsdispositioner			
Erhållna koncernbidrag		371 000	270 000
Summa bokslutsdispositioner		371 000	270 000
Resultat före skatt		538	2 382
Skatter			
Skatt på årets resultat		-288	0
Årets resultat		250	2 382

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BalansräkningNot
1

2022-12-31

2021-12-31

TILLGÅNGAR**Anläggningstillgångar***Materiella anläggningstillgångar*

Inventarier

3

62 000

0

Lägenhet

4 230 000

4 230 000

Summa materiella anläggningstillgångar**4 292 000****4 230 000***Finansiella anläggningstillgångar*

Andelar i koncernföretag

4

30 000 000

30 000 000

Andra långfristiga värdepappersinnehav

5

1 587 732

1 587 732

Summa finansiella anläggningstillgångar**31 587 732****31 587 732****Summa anläggningstillgångar****35 879 732****35 817 732****Omsättningstillgångar***Kortfristiga fordringar*

Fordringar hos koncernföretag

2 599 091

3 329 846

Övriga fordringar

7 080

7 079

Förutbetalda kostnader och upplupna intäkter

15 280

11 744

Summa kortfristiga fordringar**2 621 451****3 348 669***Kassa och bank*

Kassa och bank

48 035

58 330

Summa kassa och bank**48 035****58 330****Summa omsättningstillgångar****2 669 486****3 406 999****SUMMA TILLGÅNGAR****38 549 218****39 224 731**

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BalansräkningNot
1

2022-12-31

2021-12-31

EGET KAPITAL OCH SKULDER**Eget kapital***Bundet eget kapital*

Aktiekapital

100 000

100 000

Summa bundet eget kapital**100 000****100 000***Fritt eget kapital*

Balanserat resultat

35 261 889

36 259 507

Årets resultat

250

2 382

Summa fritt eget kapital**35 262 139****36 261 889****Summa eget kapital****35 362 139****36 361 889****Långfristiga skulder**

6

Övriga skulder till kreditinstitut

2 417 171

2 334 103

Summa långfristiga skulder**2 417 171****2 334 103****Kortfristiga skulder**

Leverantörsskulder

9 274

31 145

Skatteskulder

288

0

Övriga skulder

729 626

469 918

Upplupna kostnader och förutbetalda intäkter

30 720

27 676

Summa kortfristiga skulder**769 908****528 739****SUMMA EGET KAPITAL OCH SKULDER****38 549 218****39 224 731**

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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.

Not Ställda säkerheter

	2022-12-31	2021-12-31
Lägenhet utanför Sverige	4 230 000	4 230 000
Andelar i bostadsrättsförening	1 087 731	1 087 731
	5 317 731	5 317 731

Not 2 Medelantalet anställda

	2022	2021
Medelantalet anställda	0	0

Not 3 Inventarier

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	400 000	400 000
Inköp	69 484	
Utgående ackumulerade anskaffningsvärden	469 484	400 000
Ingående avskrivningar	-400 000	-400 000
Årets avskrivningar	-7 484	
Utgående ackumulerade avskrivningar	-407 484	-400 000
Utgående redovisat värde	62 000	0

Not 4 Andelar i koncernföretag

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	30 000 000	30 000 000
Utgående ackumulerade anskaffningsvärden	30 000 000	30 000 000
Utgående redovisat värde	30 000 000	30 000 000

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Not 5 Andra långfristiga värdepappersinnehav

	2022-12-31	2021-12-31
Ingående anskaffningsvärden	1 587 732	1 587 732
Utgående ackumulerade anskaffningsvärden	1 587 732	1 587 732
Utgående redovisat värde	1 587 732	1 587 732

Not 6 Skulder till kreditinstitut

	2022-12-31	2021-12-31
Bolopp varmed skuldposten förväntas betalas efter mer än fem år efter balansdagen	1 876 240	2 208 140
	1 876 240	2 208 140

Karlstad 2023-03-

DocuSigned by:
Gösta Auoja
A6EEB4B0357E43E...

Gösta Auoja
Ordförande

DocuSigned by:
Maria Auoja
D92512D1CAFF492...
Maria Auoja

DocuSigned by:
Magnus Auoja
DB9E4E7957644AE...
Magnus Auoja

DocuSigned by:
Matilda Forsgren
0E289F4B4FDE40D...
Matilda Forsgren

2023041100889

Certificate Of Completion

Envelope Id: 1DB75A18D75D486FAC60196A56C15882 Status: Completed
Subject: AR Nolbridge Fastighets AB 220101-221231.pdf
Source Envelope:
Document Pages: 8 Signatures: 4 Envelope Originator:
Certificate Pages: 6 Initials: 0 Tobias Lilja
AutoNav: Enabled PO Box 50768
Envelopeld Stamping: Enabled Malmö, SE -202 71
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna tobias.lilja@kpmg.se
IP Address: 195.84.56.2

Record Tracking

Status: Original Holder: Tobias Lilja Location: DocuSign
3/28/2023 12:18:43 PM tobias.lilja@kpmg.se

Signer Events

Gösta Auoja
g.auoja@nolbridge.se
Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Gösta Auoja
A6EEB4B0357E43E...
Signature Adoption: Pre-selected Style
Using IP Address: 46.8.172.90

Timestamp

Sent: 3/28/2023 12:20:44 PM
Viewed: 4/2/2023 12:33:59 PM
Signed: 4/2/2023 12:34:51 PM

Authentication Details

Identity Verification Details:
Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
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: f5faed5f-9fc1-5c47-a0b5-77d6f2bcd7ce
Country or Region of ID: SE
Result: Passed
Performed: 4/2/2023 12:33:39 PM

Identity Verification Details:
Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
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: f5faed5f-9fc1-5c47-a0b5-77d6f2bcd7ce
Country or Region of ID: SE
Result: Passed
Performed: 4/2/2023 12:39:09 PM

Electronic Record and Signature Disclosure:

Accepted: 4/2/2023 12:33:59 PM
ID: c78659ff-b2c3-4dc8-a47e-ad2af12344e0

Magnus Auoja
magnusauoja@hotmail.com
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Magnus Auoja
DB9E4E7957844AE...
Signature Adoption: Drawn on Device
Using IP Address: 94.255.130.79
Signed using mobile

Sent: 3/28/2023 12:20:45 PM
Viewed: 4/4/2023 7:48:20 PM
Signed: 4/4/2023 7:54:05 PM

Authentication Details

Signer Events**Signature****Timestamp****Identity Verification Details:**

Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
 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: df0632bf-5ef4-5928-b9f2-9aa5eaf4389d
 Country or Region of ID: SE
 Result: Passed
 Performed: 4/4/2023 7:48:01 PM

Electronic Record and Signature Disclosure:

Accepted: 4/4/2023 7:48:20 PM
 ID: 58ffd48c-269e-4a00-a09f-90dd2529b26a

Maria Auoja
 maria.auoja@nolbridge.se
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 D92512D1CAFF492...

Sent: 3/28/2023 12:20:46 PM
 Viewed: 3/28/2023 1:31:31 PM
 Signed: 3/28/2023 1:37:21 PM

Signature Adoption: Pre-selected Style
 Using IP Address: 90.141.50.60

Authentication Details**Identity Verification Details:**

Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
 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: d5323770-2203-50d9-bd8b-709c14efca60
 Country or Region of ID: SE
 Result: Passed
 Performed: 3/28/2023 1:30:58 PM

Identity Verification Details:

Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
 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: d5323770-2203-50d9-bd8b-709c14efca60
 Country or Region of ID: SE
 Result: Passed
 Performed: 3/28/2023 1:39:44 PM

Electronic Record and Signature Disclosure:

Accepted: 3/28/2023 1:31:31 PM
 ID: 27d5c37d-64d7-4c7a-af81-5733a43d2f16

Matilda Forsgren
 matilda.forsgren@titanium-gateway.com
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 0E289F4B4FDE40D...

Sent: 3/28/2023 12:20:47 PM
 Resent: 4/5/2023 7:51:20 AM
 Viewed: 4/5/2023 7:55:39 AM
 Signed: 4/5/2023 7:55:56 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 213.67.248.133
 Signed using mobile

Authentication Details**Identity Verification Details:**

Workflow ID: facedebc-e28d-4182-adbf-789fbd673b01
 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: 5da45b73-9f48-5976-afdb-625658720d4e
 Country or Region of ID: SE
 Result: Passed
 Performed: 4/5/2023 7:55:24 AM

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2023041100892

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