

Årsredovisning för
Carlstaden Real Estate AB
556552-5804

Räkenskapsåret
2022-01-01 - 2022-12-31

Innehållsförteckning:

Sida

Fastställelseintyg

Undertecknad styrelseledamot i Carlstaden Real Estate AB intygar härmed dels att denna kopia av årsredovisningen överensstämmer med originalet, dels att resultat- och balansräkningen fastställts på årsstämma 2023-06-30. Stämman beslöt också att godkänna styrelsens förslag till resultatdisposition.

Karlstad 2023-06-30


Johan Widén

2023071131118

Årsredovisning för
Carlstaden Real Estate AB
556552-5804

Räkenskapsåret
2022-01-01 - 2022-12-31

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Förvaltningsberättelse

Styrelsen för Carlstaden Real Estate AB, 556552-5804 med säte i Karlstad har härmed upprättat årsredovisning för 2022.

Verksamheten

Allmänt om verksamheten

Carlstaden Real Estate AB, f d Carlstaden Norrstrand AB, bedriver fastighetsförvaltning. Bolaget är sedan mars 2011 ett helägt dotterföretag till Carlstaden AB. Dessutom är Carlstaden Real Estate AB kommanditdelägare i Carlstaden Herrhagen KB.

Väsentliga händelser under räkenskapsåret

Under året har inga väsentliga händelser inträffat.

Flerårsöversikt

	2022	2021	2020	Belopp i kkr 2019
Nettoomsättning	-	-	-	432
Resultat efter finansiella poster	-15	-546	10	11 092
Soliditet, %	100	92	3	92

Förändringar i eget kapital

	Aktie- kapital	Reserv- fond	Fritt eget kapital
Vid årets början	190 000	23 200	6 755 136
Aktieägartillskott, erhållna			1 400 000
Utdelning			-800 000
Årets resultat			44
Vid årets slut	190 000	23 200	7 355 180

Resultatdisposition

	Belopp i kr
Styrelsen föreslår att till förfogande stående medel:	
balanserat resultat	7 355 136
årets resultat	44
Totalt	7 355 180
disponeras för	
balanseras i ny räkning	7 355 180
Summa	7 355 180

Bolagets resultat och ställning framgår av efterföljande resultat- och balansräkningar med tilläggsupplysningar.

Resultaträkning

<i>Belopp i kr</i>	<i>Not</i>	<i>2022-01-01- 2022-12-31</i>	<i>2021-01-01- 2021-12-31</i>
Rörelseintäkter			
Summa rörelseintäkter		-	-
Rörelsekostnader			
Övriga externa kostnader		-24 629	-30 019
Personalkostnader	2	-	-525 462
Summa rörelsekostnader		-24 629	-555 481
Rörelseresultat		-24 629	-555 481
Finansiella poster			
Ränteintäkter och liknande resultatposter		9 990	9 990
Räntekostnader och liknande resultatposter		-117	-144
Summa finansiella poster		9 873	9 846
Resultat efter finansiella poster		-14 756	-545 635
Bokslutsdispositioner			
Erhållna koncernbidrag		14 800	1 253 700
Summa bokslutsdispositioner		14 800	1 253 700
Resultat före skatt		44	708 065
Skatter			
Årets resultat		44	708 065

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Balansräkning

<i>Belopp i kr</i>	<i>Not</i>	<i>2022-12-31</i>	<i>2021-12-31</i>
TILLGÅNGAR			
Anläggningstillgångar			
<i>Materiella anläggningstillgångar</i>			
Byggnader och mark	3	6 262 800	6 262 800
Pågående nyanläggningar och förskott avseende materiella anläggningstillgångar	4	552 922	543 171
Summa materiella anläggningstillgångar		6 815 722	6 805 971
<i>Finansiella anläggningstillgångar</i>			
Andra långfristiga fordringar	5	740 000	740 000
Summa finansiella anläggningstillgångar		740 000	740 000
Summa anläggningstillgångar		7 555 722	7 545 971
Omsättningstillgångar			
<i>Kortfristiga fordringar</i>			
Övriga fordringar		5	22
Förutbetalda kostnader och upplupna intäkter		9 990	-
Summa kortfristiga fordringar		9 995	22
<i>Kassa och bank</i>			
Kassa och bank		7 931	39 729
Summa kassa och bank		7 931	39 729
Summa omsättningstillgångar		17 926	39 751
SUMMA TILLGÅNGAR		7 573 648	7 585 722

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Balansräkning

<i>Belopp i kr</i>	<i>Not</i>	<i>2022-12-31</i>	<i>2021-12-31</i>
EGET KAPITAL OCH SKULDER			
<i>Eget kapital</i>			
<i>Bundet eget kapital</i>			
Aktiekapital (1900 aktier)		190 000	190 000
Reservfond		23 200	23 200
Summa bundet eget kapital		213 200	213 200
<i>Fritt eget kapital</i>			
Balanserat resultat		7 355 136	6 047 071
Årets resultat		44	708 065
Summa fritt eget kapital		7 355 180	6 755 136
Summa eget kapital		7 568 380	6 968 336
<i>Kortfristiga skulder</i>			
Skulder till koncernföretag		869	391 183
Övriga skulder		-	221 203
Upplupna kostnader och förutbetalda intäkter		4 399	5 000
Summa kortfristiga skulder		5 268	617 386
SUMMA EGET KAPITAL OCH SKULDER		7 573 648	7 585 722

Noter**Not 1 Redovisningsprinciper**

Årsredovisningen är upprättad i enlighet med årsredovisningslagen och BFNAR 2016:10
Årsredovisning i mindre företag.

Koncernuppgifter

Carlstaden Real Estate AB är dotterföretag till Carlstaden AB, org nr 556682-6250 med säte i Karlstad. Koncernredovisningen har ej upprättats i enlighet med ÄRL 7 kap 3 § då bolaget är en mindre koncern.

Not 2 Anställda och personalkostnader**Personal**

	2022-01-01- 2022-12-31	2021-01-01- 2021-12-31
Medelantalet anställda	-	1
Summa	-	1

Not 3 Byggnader och mark

	2022-12-31	2021-12-31
Akkumulerade anskaffningsvärden:		
-Vid årets början	6 262 800	6 262 800
Vid årets slut	6 262 800	6 262 800
Redovisat värde vid årets slut	6 262 800	6 262 800
Varav mark		
Akkumulerade anskaffningsvärden	6 262 800	6 262 800

Not 4 Pågående nyanläggningar och förskott materiella anläggningstillgångar

	2022-12-31	2021-12-31
Vid årets början	543 171	-
Investeringar	9 751	543 171
Redovisat värde vid årets slut	552 922	543 171

Not 5 Andra långfristiga fordringar

	2022-12-31	2021-12-31
Akkumulerade anskaffningsvärden:		
-Vid årets början	740 000	740 000
Redovisat värde vid årets slut	740 000	740 000

Not 6 Ställda säkerheter och eventalförpliktelser**Ställda säkerheter**

	2022-12-31	2021-12-31
<i>Panter och därmed jämförliga säkerheter som har ställts för egna skulder och avsättningar</i>	<i>Inga</i>	<i>Inga</i>

Summa ställda säkerheter**Eventalförpliktelser**

Andel i Carlstaden Herrhagen KB	100	100
Summa eventalförpliktelser	100	100

Underskrifter

Karlstad enligt elektronisk signatur

DocuSigned by:
Johan Johan Fredrik Widén
F99626CC752E473...
Johan Widén

2023071131124

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Certificate Of Completion

Envelope Id: FCB81B74CA594D35961C6E2E577FDE1B

Status: Completed

Subject: Complete with DocuSign: AR Real Estate 2022.pdf

Source Envelope:

Document Pages: 7

Signatures: 1

Envelope Originator:

Certificate Pages: 5

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: 83.226.32.89

Record Tracking

Status: Original

Holder: Tobias Lilja

Location: DocuSign

6/15/2023 10:10:19 AM

tobias.lilja@kpmg.se

Signer Events

Hans Johan Fredrik Widén

johan@carlstaden.se

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by: Hans Johan Fredrik Widén F99626CC752E473...

Timestamp

Sent: 6/15/2023 10:12:35 AM

Viewed: 6/15/2023 10:17:20 AM

Signed: 6/15/2023 10:19:19 AM

Signature Adoption: Pre-selected Style

Using IP Address: 46.8.173.124

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: 71e3b23d-7c58-5e54-8928-6e702db17aaa

Country or Region of ID: SE

Result: Passed

Performed: 6/15/2023 10:16:56 AM

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: f4810954-20c9-593e-a63d-14d1fe0cdc4a

Country or Region of ID: SE

Result: Passed

Performed: 6/15/2023 10:22:21 AM

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: f4810954-20c9-593e-a63d-14d1fe0cdc4a

Country or Region of ID: SE

Result: Passed

Performed: 6/15/2023 12:24:54 PM

Electronic Record and Signature Disclosure:

Accepted: 6/15/2023 10:17:20 AM

ID: 593aa5d9-bf5c-41a9-b8ae-61a8040ad872

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

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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	6/15/2023 10:12:35 AM
Certified Delivered	Security Checked	6/15/2023 10:17:20 AM
Signing Complete	Security Checked	6/15/2023 10:19:19 AM
Completed	Security Checked	6/15/2023 10:19:19 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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