

Årsredovisning för

Tryggheten i Ludvika Fastigheter KB

969676-4365

Räkenskapsåret

2021-01-01 - 2021-12-31

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Förvaltningsberättelse

Delägarna för Tryggheten i Ludvika Fastigheter KB, 969676-4365, med säte i Ludvika, får härmed avge årsredovisning för räkenskapsåret 2021.

Verksamheten

Allmänt om verksamheten

Bolagets verksamhet är att äga och förvalta äldreboende- och samhällsfastigheter.

Tryggheten i Ludvika Fastigheter KB äger och förvaltar fastigheten Solsidan 24 i Ludvika kommun. Solsidan 24 består av ett äldreboende samt en förskola.

Ägarförhållanden

Sedan 2014-01-31 är Ludvika kommunfastigheter AB, organisationsnummer 556049-7140, kommanditdelägare i bolaget och LudvikaHem AB, organisationsnummer 556048-2019, är komplementär. Båda ägarbolagen hör till de kommunalt ägda bolagen i Ludvika.

Risker och osäkerheter

Avtalen med Ludvika Kommun gällande äldreboendet och förskolan löper tom år 2024 respektive 2029.

Flerårsöversikt

	2021	2020	2019	2018	Belopp i Tkr 2017
Hysesintäkter	4 940	4 895	4 858	4 715	4 628
Resultat efter finansiella poster	198	1 353	1 664	1 475	1 309
Soliditet, %	35	34	29	24	21

Företagets resultat och ställning

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

Resultaträkning

<i>Belopp i Tkr</i>	<i>Not</i>	<i>2021-01-01- 2021-12-31</i>	<i>2020-01-01- 2020-12-31</i>
Rörelseintäkter			
Hysesintäkter	2	4 940	4 895
Summa rörelseintäkter, lagerförändring m.m.		4 940	4 895
Rörelsekostnader			
Fastighetskostnader	3	-2 365	-1 457
Övriga externa kostnader	4,5	-671	-109
Avskrivningar av materiella anläggningstillgångar		-981	-1 130
Summa rörelsekostnader		-4 017	-2 696
Rörelseresultat		923	2 199
Finansiella poster			
Räntekostnader och liknande resultatposter	6	-725	-846
Summa finansiella poster		-725	-846
Resultat efter finansiella poster		198	1 353
Årets resultat		198	1 353

Balansräkning

<i>Belopp i Tkr</i>	<i>Not</i>	<i>2021-12-31</i>	<i>2020-12-31</i>
TILLGÅNGAR			
Anläggningstillgångar			
<i>Materiella anläggningstillgångar</i>			
Byggnader och mark	7	33 553	34 534
Summa materiella anläggningstillgångar		33 553	34 534
Summa anläggningstillgångar		33 553	34 534
Omsättningstillgångar			
<i>Kortfristiga fordringar</i>			
Kundfordringar		35	36
Koncernkonto Ludvika kommun		3 259	2 573
Förutbetalda kostnader och upplupna intäkter		5	-
Summa kortfristiga fordringar		3 299	2 609
Summa omsättningstillgångar		3 299	2 609
SUMMA TILLGÅNGAR		36 852	37 143

Balansräkning

<i>Belopp i Tkr</i>	<i>Not</i>	<i>2021-12-31</i>	<i>2020-12-31</i>
EGET KAPITAL OCH SKULDER			
<i>Eget kapital</i>			
Eget kapital vid räkenskapsårets början		12 735	11 381
Årets resultat		198	1 353
Eget kapital vid räkenskapsårets slut		12 933	12 734
Summa eget kapital		12 933	12 734
<i>Långfristiga skulder</i>			
Skulder till koncernföretag	8,9	19 829	21 829
Summa långfristiga skulder		19 829	21 829
<i>Kortfristiga skulder</i>			
Leverantörsskulder		122	95
Skulder till koncernföretag	9	3 839	2 197
Övriga skulder		52	131
Upplupna kostnader och förutbetalda intäkter		77	157
Summa kortfristiga skulder		4 090	2 580
SUMMA EGET KAPITAL OCH SKULDER		36 852	37 143

Noter

Belopp i Tkr om inget annat anges.

Not 1 Redovisningsprinciper

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

Avskrivningsprinciper för anläggningstillgångar

Avskrivningar enligt plan baseras på ursprungliga anskaffningsvärden och beräknad nyttjandeperiod. Följande avskrivningstider tillämpas:

<i>Anläggningstillgångar</i>	<i>År</i>
Materiella anläggningstillgångar:	
-Byggnader	50
-Markanläggningar	5

Definition av nyckeltal

Soliditet

Eget kapital i förhållande till balansomslutningen.

Not 2 Hyresintäkter

	<i>2021-01-01- 2021-12-31</i>	<i>2020-01-01- 2020-12-31</i>
Bostäder	2 598	2 580
Lokaler	2 342	2 315
Summa hyresintäkter, netto	4 940	4 895

Not 3 Fastighetskostnader

	<i>2021-01-01- 2021-12-31</i>	<i>2020-01-01- 2020-12-31</i>
Fastighetsskötsel exkl.personalkostnader	-23	-61
Reparationer	-64	-109
Taxebundna kostnader	-1 033	-991
Underhåll	-1 149	-194
Riskkostnader, försäkringsärenden	-96	-102
Summa	-2 365	-1 457

Not 4 Övriga externa kostnader

	<i>2021-01-01- 2021-12-31</i>	<i>2020-01-01- 2020-12-31</i>
Programvaror	-6	-41
Reklam o PR	-1	-
Företagsförsäkring	-10	-
Revisionskostnader	-45	-46
Redovisningstjänster	-7	-22
Administrativa tjänster koncernföretag	-600	-
Övriga externa kostnader	-2	-
Summa	-671	-109

Not 5 Arvode och kostnadsersättning till revisorer

	2021-01-01- 2021-12-31	2020-01-01- 2020-12-31
<i>Öhrlings PricewaterhouseCoopers AB</i>		
Revisionsarvode	38	46
<i>KPMG AB</i>		
Revisionsarvode	20	-

Not 6 Räntekostnader och liknande resultatposter

	2021-01-01- 2021-12-31	2020-01-01- 2020-12-31
Räntekostnader, koncernföretag	-725	-846
Summa	-725	-846

Not 7 Byggnader och mark

	2021-01-01- 2021-12-31	2020-01-01- 2020-12-31
Akkumulerade anskaffningsvärden:		
-Vid årets början	51 297	51 297
Vid årets slut	51 297	51 297
Akkumulerade avskrivningar enligt plan:		
-Vid årets början	-16 764	-15 633
-Årets avskrivning enligt plan	-980	-1 130
Vid årets slut	-17 744	-16 763
Redovisat värde vid årets slut	33 553	34 534

Not 8 Skulder till koncernföretag

	2021-12-31	2020-12-31
Belopp varmed skuldposten förväntas betalas efter mer än fem år efter balansdagen	11 829	13 829

Not 9 Skulder som redovisas i fler än en post

	2021-12-31	2020-12-31
Skulder till koncernföretag, långfristig del	19 829	21 829
Skulder till koncernföretag, kortfristig del	2 000	2 000
Summa	21 829	23 829

Not 10 Koncernuppgifter

Bolaget är dotterföretag till Ludvika kommunfastigheter AB, org nr 556049-7140 med säte i Ludvika. Ludvika kommunfastigheter AB upprättar koncernredovisning. Ludvika kommunfastigheter AB är helägt av Ludvika Kommun.

Tryggheten i Ludvika Fastigheter KB
969676-4365

Ludvika

Ludvika kommunfastigheter AB

DocuSigned by:
Ulf Rosenkvist
C36F9D65B0EF447...
Ulf Rosenkvist

2022-

DocuSigned by:
Ingvar Henriksson
7E2F0D2BA4254A4...
Ingvar Henriksson

2022-

Vår revisionsberättelse har lämnats 2022-

KPMG AB

DocuSigned by:
Margareta Sandberg
7A162CC160CF45B...
Margareta Sandberg
Auktoriserad revisor

Certificate Of Completion

Envelope Id: 790BE4DBE5EB4425BBED51756F20E365	Status: Completed
Subject: Please DocuSign: ÅR 2021 Tryggheten.pdf	
Source Envelope:	
Document Pages: 8	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Camilla Edelbrink
Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern, Rome, Stockholm, Vienna	PO Box 50768
	Malmö, SE -202 71
	camilla.edelbrink@kpmg.se
	IP Address: 83.252.5.136


Record Tracking

Status: Original	Holder: Camilla Edelbrink	Location: DocuSign
4/27/2022 2:35:29 PM	camilla.edelbrink@kpmg.se	

Signer Events

Ingvar Henriksson
ingvar.henriksson@ludvika.se
Ordförande
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

7E2F0D2BA4254A4...
Signature Adoption: Pre-selected Style
Signed by link sent to ingvar.henriksson@ludvika.se
Using IP Address: 91.130.13.117

Timestamp

Sent: 4/27/2022 2:39:51 PM
Viewed: 4/27/2022 4:24:42 PM
Signed: 4/27/2022 4:25:19 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: SE_BANKID
Transaction Unique ID: 858d5290-aae1-53e8-af0b-592be5d9a98f
Country of ID: SE
Result: Passed
Performed: 4/27/2022 4:24:29 PM

Electronic Record and Signature Disclosure:

Accepted: 4/27/2022 4:24:42 PM
ID: 639fb51d-b9b9-457a-a245-240b53c7464a

Margareta Sandberg
margareta.sandberg@kpmg.se
KPMG AB

DocuSigned by:

7A182CC180CF45B...
Signature Adoption: Pre-selected Style
Signed by link sent to
margareta.sandberg@kpmg.se
Using IP Address: 95.205.31.192

Sent: 4/27/2022 2:39:51 PM
Viewed: 5/20/2022 8:50:01 AM
Signed: 5/20/2022 8:50:27 AM

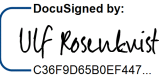
Security Level: Email, Account Authentication (None)

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: SE_BANKID
Transaction Unique ID: a7ff6225-3659-5c42-9542-586f002e7c69
Country of ID: SE
Result: Passed
Performed: 5/20/2022 8:49:48 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Signer Events	Signature	Timestamp
Ulf Rosenkvist ulf.rosenqvist@ludvika.se vd Security Level: Email, Account Authentication (None)	 <p>Signature Adoption: Pre-selected Style Signed by link sent to ulf.rosenqvist@ludvika.se Using IP Address: 194.18.168.66</p>	Sent: 4/27/2022 2:39:52 PM Viewed: 4/28/2022 5:13:03 PM Signed: 4/28/2022 5:13:22 PM

Authentication Details

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: SE_BANKID
 Transaction Unique ID: 8171a814-fa88-504b-86d6-ca1e269f4570
 Country of ID: SE
 Result: Passed
 Performed: 4/28/2022 5:12:26 PM

Electronic Record and Signature Disclosure:

Accepted: 4/28/2022 5:13:03 PM
 ID: b02e00c9-c92d-4ffb-adea-618bf321a89a

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	4/27/2022 2:39:52 PM
Certified Delivered	Security Checked	4/28/2022 5:13:03 PM
Signing Complete	Security Checked	4/28/2022 5:13:22 PM
Completed	Security Checked	5/20/2022 8:50:27 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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