Årsredovisning för

Bostadsrättsföreningen 303 Lodge

769637-3286

Räkenskapsåret 2022-07-01 - 2023-06-30

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Fastställelseintyg

Undertecknad styrelseledamot i Bostadsrättsföreningen 303 Lodge intygar härmed dels att denna kopia av årsredovisningen överensstämmer med originalet, dels att resultat- och balansräkningen fastställts på årsstämma 2023- . Stämman beslutade också att godkänna styrelsens förslag till resultatdisposition.

Malung 2023-

Håkan Karlsson Styrelseleordförande

Förvaltningsberättelse

Styrelsen för Bostadsrättsföreningen 303 Lodge, 769637-3286, får härmed avge årsredovisning för räkenskapsåret 2022-07-01 - 2023-06-30.

Verksamheten

Allmänt om verksamheten

Föreningen har till ändamål att främja medlemmarnas ekonomiska intressen genom att i föreningens hus, mot ersättning, till föreningens medlemmar upplåta bostadslägenheter och i förekommande fall lokaler, till nyttjande utan begränsning i tiden.

Föreningen är ett privatbostadsföretag enligt inkomstskattelagen (1999:1229) och utgör därmed en äkta bostadsrättsförening.

Bostadsrättsföreningen registrerades 2019-03-14 och nuvarande stadgar registrerades 2019-03-14.

Föreningen har sitt säte i Malungs kommun.

I resultatet ingår avskrivningar med 1 049 462, exkluderar man avskrivningarna blir resultatet -209 840. Avskrivningar påverkar inte föreningens likviditet.

Fastighetsuppgifter

Föreningen äger fastigheterna Malung-Sälen Västra 7:318, Malung-Sälen Västra 7:319 samt Malung-Sälen Västra 7:320.

På fastigheterna finns tre stycken flerbostadshus med sammanlagt 25 lägenheter

Fastigheterna är fullvärdesförsäkrade i IF Skadeförsäkring. I försäkringen ingår egendomsförsäkring och ansvarsförsäkring. Hemförsäkring bekostas individuellt av bostadsrättsinnehavarna.

Styrelse Ordinare ledamöter Håkan Karlsson Magnus Fält Marika Treschow Peter Sundgren	uppdrag Styrelseledamot Styrelseledamot Styrelseledamot Styrelseledamot	Mandat t.o.m. stämman 2023 2023 2024 2024 2024
Inga suppleanter finns valo	la.	
Revisorer Susanne Karlsson	Förtroendevald revisor	2023

Föreningen tecknas förutom av styrelsen i sin helhet av styrelsens ledamöter, två i förening.

Väsentliga händelser under räkenskapsåret

I januari månad fick föreningens lån hos Leksands Sparbank ny ränta och bindningstid. Räntan är 4,310 % och bindningstiden är på 3 år.

Bostadsrättsföreningen 303 Lodge

769637-3286

Flerårsöversikt		Belopp i kr
	2022/2023	2021/2022
Resultat efter finansiella poster	-1 259 352	136 603
Soliditet, %	88	89

Förändringar i eget kapital

5 5 1			Fritt eget	
	Insatser	Yttre fond	kapital	Totalt
Vid årets början Disposition enl årsstämmobeslut	114 940 000		136 603	115 076 603
Underhållsfond		4 420	-4 420	
Årets resultat			-1 259 352	-1 259 352
Vid årets slut	114 940 000	4 420	-1 127 169	113 817 251

Resultatdisposition

	Belopp i kr
Till Årsstämmobehandling finns följande underskott i kr	
Balanserat resultat Årets resultat Totalt	132 183 <u>-1 259 352</u> -1 127 169
Disponeras på följande sätt. Balanseras i ny räkning Summa	-1 127 169 -1 127 169

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

<u>Resultaträkning</u>

Belopp i kr	Not	2022-07-01-	2021-07-01-
		2023-06-30	2022-06-30
Rörelseintäkter, lagerförändring m.m.			
Lägenhetsavgift		919 572	536 417
Driftintäkter		642 021	402 909
Övriga intäkter		39 126	-
Summa rörelseintäkter, lagerförändring m.m.		1 600 719	939 326
Rörelsekostnader			
Driftkostnader		-1 153 263	-456 183
Övriga externa kostnader		-80 311	-31 300
Av- och nedskrivningar av materiella och			
immateriella anläggningstillgångar		-1 049 462	-
Summa rörelsekostnader		-2 283 036	-487 483
Rörelseresultat		-682 317	451 843
Finansiella poster			
Räntekostnader och liknande resultatposter	2	-577 035	-315 230
Summa finansiella poster		-577 035	-315 230
Resultat efter finansiella poster		-1 259 352	136 613
Bokslutsdispositioner			
Resultat före skatt		-1 259 352	136 613
Skatter			
Årets resultat		-1 259 352	136 613

Balansräkning	
Belopp i kr	

TILLGÅNGAR			
Anläggningstillgångar			
<i>Materiella anläggningstillgångar</i> Byggnader och mark Summa materiella anläggningstillgångar	3	<u>103 946 767</u> 103 946 767	104 946 229 104 946 229
<i>Finansiella anläggningstillgångar</i> Andelar i koncernföretag Summa finansiella anläggningstillgångar	4	<u>24 667 270</u> 24 667 270	24 667 270 24 667 270
Summa anläggningstillgångar		128 614 037	129 613 499
Omsättningstillgångar			
<i>Kortfristiga fordringar</i> Kundfordringar Övriga fordringar Förutbetalda kostnader och upplupna intäkter Summa kortfristiga fordringar		61 420 43 105 311 166 774	82 774 12 422 35 420 130 616
<i>Kassa och bank</i> Kassa och bank Summa kassa och bank		<u> </u>	<u>318 457</u> 318 457
Summa omsättningstillgångar		364 036	449 073
SUMMA TILLGÅNGAR		128 978 073	130 062 572

Not

2023-06-30

2022-06-30

Balansräkning

Belopp i kr	Not	2023-06-30	2022-06-30
EGET KAPITAL OCH SKULDER			
Eget kapital			
Bundet eget kapital			
Insatser		114 944 420	114 940 000
Summa bundet eget kapital		114 944 420	114 940 000
Fritt eget kapital			
Balanserat resultat		132 183	-10
Årets resultat		-1 259 352	136 613
Summa fritt eget kapital		-1 127 169	136 603
Summa eget kapital		113 817 251	115 076 603
Långfristiga skulder			
Övriga skulder till kreditinstitut	5	14 782 500	14 868 974
Summa långfristiga skulder		14 782 500	14 868 974
Kortfristiga skulder			
Övriga skulder till kreditinstitut		114 000	114 000
Förskott från kunder		4 535	2 995
Leverantörsskulder		171 888	-
Skatteskulder Övrige skulder		17 680 50 000	-
Övriga skulder Upplupna kostnader och förutbetalda intäkter		20 219	-
Summa kortfristiga skulder		378 322	116 995
		310 322	110 995
SUMMA EGET KAPITAL OCH SKULDER		128 978 073	130 062 572

Kassaflödesanalys

Belopp i kr	2022-07-01- 2023-06-30	2021-07-01- 2022-06-30
Den löpande verksamheten	2020 00 00	2022 00 00
Resultat efter finansiella poster	-1 259 352	136 613
Justeringar för poster som inte ingår i kassaflödet, m m	1 049 462	
	-209 890	136 613
Kassaflöde från den löpande verksamheten före förändringar av rörelsekapital	-209 890	136 613
Kassaflöde från förändringar i rörelsekapital		
Ökning(-)/Minskning (+) av rörelsefordringar	-36 158	-130 616
Ökning(+)/Minskning (-) av rörelseskulder	243 647	-883 005
Kassaflöde från den löpande verksamheten	-2 401	-877 008
Investeringsverksamheten		
Investering i fastighet	-82 750	-3 409 302
Kassaflöde från investeringsverksamheten	-82 750	-3 409 302
Finansieringsverksamheten		
Insatser		699 500
Upptagna lån	-86 474	-265 026
Kassaflöde från finansieringsverksamheten	-86 474	434 474
Årets kassaflöde	-171 625	-3 851 836
Likvida medel vid årets början	318 457	4 170 293
Likvida medel vid årets slut	146 832	318 457

Bostadsrättsföreningen 303 Lodge

769637-3286

Noter

Belopp i kr om inget annat anges.

Not 1 Redovisningsprinciper

Årsredovisningen har upprättats i enlighet med Årsredovisningslagen och Bokföringsnämndens allmänna råd BFNAR 2016:10 Årsredovisning i mindre företag.

Avskrivningsprinciper för anläggningstillgångar

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

Anläggningstillgångar	År
Materiella anläggningstillgångar:	
-Byggnader	100

Skillnaden mellan ovan nämnda avskrivningar och skattemässigt gjorda avskrivningar redovisas som ackumulerade överavskrivningar, vilka ingår i obeskattade reserver.

Not 2 Räntekostnader och liknande resultatposter

······	2022-07-01-	2021-07-01-
	2023-06-30	2022-06-30
Räntekostnader, övriga	577 035	315 230
Summa	577 035	315 230

Not 3 Byggnader och mark

	2023-06-30	2022-06-30
Ackumulerade anskaffningsvärden:		
-Vid årets början	104 946 229	104 946 229
-Nyanskaffningar	50 000	
	104 996 229	104 946 229
Ackumulerade avskrivningar enligt plan:		
-Årets avskrivning enligt plan	-1 049 462	
	-1 049 462	
Redovisat värde vid årets slut	103 946 767	104 946 229

Not 4 Andelar i koncernföretag

Not + Andelar i Koncernioretag		
-	2023-06-30	2022-06-30
Ackumulerade anskaffningsvärden:		
-Vid årets början	24 667 270	24 667 270
Redovisat värde vid årets slut	24 667 270	24 667 270
Not 5 Övriga skulder till kreditinstitut		
-	2023-06-30	2022-06-30
Belopp varmed skuldposten förväntas betalas		
efter mer än fem år efter balansdagen	14 326 500	14 412 974
	14 326 500	14 412 974

Ställda säkerheter		
	2023-06-30	2022-06-30
Ställda panter och säkerheter	30 000 000	30 000 000
Eventualförpliktelser		
Övriga eventualförpliktelser	Inga	Inga

Not 7 Väsentliga händelser efter räkenskapsårets slut

2023-08-24 hölls en extra föreningsstämma.

Stämman var positiv till att genomföra föreslagna markarbeten och upphandling av laddstolpar samt att finansieringen sker genom att föreningen tar ett nytt banklån. Stämman beslutade att månadsavgiften höjs till den nivå som följer av det justerade ekonomiska underlaget.

Underskrifter

Malung 2023-



Styrelseledamot

DocuSigned by: Magnus Fält FD5D1CACB86B435... Magnus Fält Styrelseledamot DocuSigned by:



DocuSign

Certificate Of Completion		
Envelope Id: C3EF390FC11949AD935F11A19152A	.816	Status: Completed
Subject: Complete with DocuSign: Årsredovisning 2		
Source Envelope:		
Document Pages: 9	Signatures: 4	Envelope Originator:
Certificate Pages: 6	Initials: 0	Peter Sundgren
AutoNav: Enabled		Smålandsgatan 20, Box 1703
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Time Zone: (UTC+01:00) Amsterdam, Berlin, Bern,	Rome, Stockholm, Vienna	peter.sundgren@vinge.se IP Address: 84.17.219.30
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Status: Original	Holder: Peter Sundgren	Location: DocuSign
2023-11-30 09:49	peter.sundgren@vinge.se	
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Håkan Karlsson	DocuSigned by:	Sent: 2023-11-30 10:08
hakan.karlsson@tingsvalvet.se	Håkan karlsson	Viewed: 2023-11-30 10:32
Security Level: Email, Account Authentication (None), Digital Certificate	D6AEE040522942E	Signed: 2023-11-30 10:36
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magnus.falt@tingsvalvet.se	Magnus Fält	Viewed: 2023-11-30 10:41
Security Level: Email, Account Authentication (None), Digital Certificate	FD5b1CACB88B435	Signed: 2023-11-30 10:42
Signature Provider Details:	Signature Adoption: Pre-selected Style	
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Authentication Details Identity Verification Details: Workflow ID: 0505e99c-9c81-4739-9732-bf6c35 Workflow Name: IDV - DS EU Advanced Workflow Description: Advanced Electronic Sign Identification Method: Electronic ID Type of Electronic ID: BankID Sweden Transaction Unique ID: 24306c52-3306-554e-9f: Country or Region of ID: SE Result: Failed Performed: 2023-11-30 10:40	ature	

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Accepted: 2023-12-01 10:26 ID: 7ee1e2da-0f0b-4340-a423-1f87c7f8875a Peter Sundgren beter.sundgren@vinge.se Security Level: Email, Account Authentication (None), Digital Certificate Signature Provider Details: Signature Type: DocuSign Protect & Sign (Client ID: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Issuer: DocuSign Cloud Signing CA - Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02	Workflow ID: 0505e99c-9c81-4739-9732-bf6c350 Workflow Name: IDV - DS EU Advanced Workflow Description: Advanced Electronic Signa Identification Method: Electronic ID Type of Electronic ID: BankID Sweden Transaction Unique ID: cd685f5b-61c4-5607-815 Country or Region of ID: SE Result: Passed	ature	
beter sundgren@vinge.se Security Level: Email, Account Authentication None), Digital Certificate Signature Provider Details: Signature Type: DocuSign Protect & Sign (Client Di: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Issuer: DocuSign Cloud Signing CA - Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02	Accepted: 2023-12-01 10:26		
Security Level: Email, Account Authentication Signed: 2023-11-30 10:10 None), Digital Certificate Signature Provider Details: Signature Provider Details: Signature Adoption: Pre-selected Style Using IP Address: 84.17.219.30 Using IP Address: 84.17.219.30 ID: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Provider Location: https://ps-ws.dsf.docusi Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi S11 gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02 n/2PSIGAES/SERVID02	Peter Sundgren	DocuSigned by:	Sent: 2023-11-30 10:08
Signature Provider Details: Signature Adoption: Pre-selected Style Signature Type: DocuSign Protect & Sign (Client Using IP Address: 84.17.219.30 ID: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Provider Location: https://ps-ws.dsf.docusi Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi S11 gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02 Noauth	Security Level: Email, Account Authentication	feter Sundaren 4A5F9BA8D9C942E	I
ID: dde5e85d-4085-40b6-8785-da3ccd16d81e) Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02	Signature Provider Details:		
Signature Issuer: DocuSign Cloud Signing CA - Signature Provider Location: https://ps-ws.dsf.docusi SI1 gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig n/2PSIGAES/SERVID02 n/2PSIGAES/SERVID02	Signature Type: DocuSign Protect & Sign (Client	Using IP Address: 84.17.219.30	
	511	gn.net/ds-server/s/noauth/psm/tsp/sign/psm-docusig	

Signer Events	Signature	Timestamp
Identity Verification Details: Workflow ID: 0505e99c-9c81-4739-9732-bf6c350d9d6f Workflow Name: IDV - DS EU Advanced Workflow Description: Advanced Electronic Signature Identification Method: Electronic ID Type of Electronic ID: BankID Sweden Transaction Unique ID: 9a0a9d89-70c8-59a7-931f-5790a340357b Country or Region of ID: SE Result: Passed Performed: 2023-11-30 10:09 Electronic Record and Signature Disclosure: Not Offered via DocuSign		
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	2023-11-30 10:08
Certified Delivered	Security Checked	2023-11-30 10:09
Signing Complete	Security Checked	2023-11-30 10:10
Completed	Security Checked	2023-12-01 10:27
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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