

BRF FÅLLBÄNKEN

Audit Report

2019

To the general meeting of Brf Fållbänken 1 org.nr 769625-1730

Report on the annual report

Statements

I have performed an audit of the annual report for Brf Fållbänken 1 for the financial year 2019.

In my opinion, the annual report has been prepared in accordance with the Swedish Annual Accounts Act and provides, in all material respects, a true and fair view of the association's financial position as of 2019-12-31 and of its financial results for the year according to the Annual Accounts Act. The Directors' Report is consistent with the other parts of the Annual Report.

I therefore recommend that the AGM establish the income statement and the balance sheet for the association.

Basis for statements

I conducted the audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. My responsibilities under these standards are described in more detail in the Accountant's Responsibility section. I am independent in relation to the association in accordance with generally accepted auditors in Sweden and have otherwise fulfilled my professional ethical responsibilities in accordance with these requirements.

I believe that the audit evidence I have obtained is sufficient and appropriate as a basis for my statements.

The Board's responsibility

It is the Board of Directors who is responsible for the preparation of the annual report and that it provides a true and fair view in accordance with the Swedish Annual Accounts Act. The Board is also responsible for the internal control that they deem necessary to prepare an annual report that does not contain any material errors, whether due to irregularities or mistakes.

In preparing the annual report, the board is responsible for assessing the association's ability to continue its operations. They provide information, where applicable, on conditions that may affect the ability to continue operations and to use the assumption of continued operations. However, the assumption of continued operation is not applied if a decision has been made to discontinue operations.

Auditor's responsibility

My goals are to achieve a reasonable degree of certainty as to whether the annual report as a whole does not contain any material errors, whether due to irregularities or mistakes, and to submit an audit report containing my statements. Reasonable security is a high degree of security, but is no guarantee that an audit performed in accordance with ISA and good auditing practice in Sweden will always detect a material misstatement if one exists. Errors can occur due to irregularities or mistakes and are considered to be material if they individually or together can reasonably be expected to influence the financial decisions that users make on the basis of the annual report.

As part of an audit according to ISA, I use professional judgment and have a professionally skeptical attitude throughout the audit. Also:

- I identify and assess the risks of material misstatement in the annual report, whether due to irregularities or mistakes, design and perform audit procedures, among other things based on these risks, and obtain audit evidence that is sufficient and appropriate to form the basis for my statements.

The risk of not detecting a material inaccuracy as a result of irregularities is higher than that of a material inaccuracy due to errors, since irregularities may include acts of mascopy, falsification, intentional omissions, misinformation or breach of internal control.

- I gain an understanding of the part of the association's internal control that is relevant to my audit to design audit measures that are appropriate in the circumstances, but not to express my opinion on the effectiveness of internal control.

- I evaluate the appropriateness of the accounting principles used and the reasonableness of the Board's estimates in the accounting and associated information.

- I conclude on the appropriateness of the Board's use of the assumption of continued operations in the preparation of the annual report. I also conclude, on the basis of the obtained audit evidence, whether there is any material uncertainty factor relating to such events or circumstances that may cause significant doubts about the association's ability to continue operations. If I conclude that there is a material uncertainty factor, I must, in the audit report, draw attention to the disclosures in the annual report on the material uncertainty factor or, if such disclosures are insufficient, modify the statement on the annual report. My conclusions are based on the audit evidence obtained up to the date of the audit report. However, future events or conditions may prevent an association from continuing operations.

- I evaluate the overall presentation, structure and content of the annual report, including the disclosures, and whether the annual report reflects the underlying transactions and events in a way that gives a true and fair view.

I must inform the Board of Directors about, among other things, the planned scope and focus of the audit and the timing of it. I also need to inform you of significant observations during the audit, including any significant deficiencies in the internal control that I identified.

Report on other requirements in accordance with laws and regulations

In addition to my audit of the annual report, I have also conducted an audit of the Board's administration of Brf Fällbanken 1 for the financial year 2019 and of the proposal for allocations regarding the association's profit or loss.

I recommend that the general meeting discuss the loss in accordance with the proposal in the directors' report and grant discharge to the board members for the financial year.

Basis for statements

I have performed the audit in accordance with generally accepted auditing standards in Sweden. My responsibility according to this is described in more detail in the accountant's section. I am independent in relation to the association in accordance with generally accepted auditors in Sweden and have otherwise fulfilled my professional ethical responsibilities in accordance with these requirements.

I believe that the audit evidence I have obtained is sufficient and appropriate as a basis for my statements.

The Board's responsibility

It is the Board of Directors who is responsible for the proposal for allocations regarding the association's profit or loss. In the case of a proposal for a dividend, this includes, among other things, an assessment of whether the dividend is justifiable in view of the requirements that the association's type of activity, scope and risks place on the size of the association's equity, consolidation needs, liquidity and position in general.

The Board is responsible for the association's organization and the management of the association's affairs. This includes, among other things, continuously assessing the financial situation of the association and ensuring that the organization of the association is designed so that accounting, funds management and the financial affairs of the association are otherwise controlled in a satisfactory manner.

Auditor's responsibility

My goal regarding the audit of the administration, and thus my statement on discharge, is to obtain audit evidence in order to be able to assess, with a reasonable degree of certainty, whether any board member in any material respect:

- have taken any action or been guilty of any negligence that may cause liability to the association, or
- in any other way acted in contravention of the Tenants Act, applicable parts of the Act on Economic Associations, the Annual Accounts Act or the statutes.

My goal regarding the revision of the proposal for dispositions of the association's profit or loss, and thus my statement on this, is to judge with reasonable degree of certainty whether the proposal is compatible with the Housing Act.

Reasonable assurance is a high degree of assurance, but no guarantee that an audit performed in accordance with generally accepted auditing standards in Sweden will always detect measures or omissions that may give rise to liability to the association, or that a proposal for dispositions of the association's profit or loss is not in accordance with the Housing Law.

As part of an audit in accordance with generally accepted auditing standards in Sweden, I use professional judgment and have a professionally skeptical attitude throughout the audit. The audit of the administration and the proposal for the allocation of the profit or loss of the association is mainly based on the audit of the accounts. The additional review measures that are performed are based on my professional judgment based on risk and materiality. This means that I focus my review on those measures, areas and conditions that are essential to the business and where deviations and violations would have particular significance for the association's situation. I review and make decisions, decisions, decisions and other matters that are relevant to my discharge statement. As a basis for my statement on the Board's proposal for dispositions regarding the association's profit or loss, I have examined whether the proposal is compatible with the Housing Law Act.

Stockholm den 25 maj 2020



Eva Stein

Chartered Accountant