

		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
BUSINESS PLAN		31/12/2026	31/12/2027	31/12/2028	31/12/2029	31/12/2030	31/12/2031	31/12/2032	31/12/2033	31/12/2034	31/12/2035
a	GIOVANILI E BIGLIETTERIA		14,500	29,000	30,160	31,366	32,621	33,926	35,283	36,694	38,162
b	ORGANIZZAZIONE EVENTI/TORNE	5,000	7,500	15,000	15,750	16,538	17,364	18,233	19,144	20,101	21,107
c	TENNIS - TESSERAMENTO E AFFITT	40,000	40,000	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494
d	PADDLE - TESS./AFFITTI CAMPI		30,000	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792
e	LAVANDERIA A GETTONI		9,000	18,000	18,900	19,845	20,837	21,879	22,973	24,122	25,328
f	SALA POLIVALENTE		3,000	6,000	6,300	6,615	6,946	7,293	7,658	8,041	8,443
g	SAGRE		15,000	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213
h	FOTOVOLTAICO			3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
i	CAMPI ESTIVI BAMBINI		15,000	15,750	16,538	17,364	18,233	19,144	20,101	21,107	22,162
j	SPONSORIZZIONI (TENNIS/PADDLE/CALCIO)	15,000	15,000	40,000	50,000	52,500	55,125	57,881	60,775	63,814	67,005
k	AFFITTO BAR/RISTORANTE		15,000	30,000	30,450	30,907	31,370	31,841	32,319	32,803	33,295
A	RICAVI CARATTERISTICI	60,000	164,000	296,750	315,898	327,909	340,424	353,468	367,062	381,230	396,001
	5XMILLE		5,000	7,500	10,000	11,000	12,100	13,310	14,641	16,105	17,716
	COSTI										
l	PERSONALE DIPENDENTE/COLLABO	15,000	20,000	50,000	60,000	63,000	66,150	69,458	72,930	76,577	80,406
m	MANUTENZIONI ORDINARIE	5,000	15,000	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213
n	UTENZE	8,000	10,000	20,000	20,000	21,000	22,050	23,153	24,310	25,526	26,802
o	QUOTE AMMORTAMENTO - NETTO	2,000	37,080	72,160	72,160	72,160	70,160	70,160	70,160	70,160	70,160
p	SERVIZI PULIZIE	6,000	6,000	12,000	12,600	13,230	13,892	14,586	15,315	16,081	16,885
q	COSTI AMMINISTRATIVI	15,000	35,000	35,000	35,000	36,050	37,132	38,245	39,393	40,575	41,792
r	ONERI DIVERSI DI GESTIONE	10,000	10,000	20,000	20,000	20,600	21,218	21,855	22,510	23,185	23,881
s	CANONE CONCESSIONE	-	-	-	-	-	-	-	-	-	-
B	COSTI GESTIONE CARATTER.	61,000	133,080	239,160	251,260	259,115	265,330	273,922	282,907	292,307	302,139
t											
A-B	UTILE GESTIONE CARATTER.	-1,000	30,920	57,590	64,638	68,794	75,094	79,546	84,155	88,923	93,862
E	UTILE ANTE IMPOSTE (A-B-C+D)	-1,000	30,920	57,590	64,638	68,794	75,094	79,546	84,155	88,923	93,862
F	IMPOSTE DELL'ESERCIZIO		7421	13822	15513	16511	18023	19091	20197	21342	22527
G	UTILE NETTO	-1,000	23,499	43,768	49,125	52,284	57,072	60,455	63,958	67,582	71,335
	BUSINESS PLAN FINANZIARIO	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035

[illegible]

	STATO PATRIMONIALE										
	ATTIVO										
al	SPESE COSTITUTIVE	8,000	6,000	4,000	2,000						
am	IMPIANTI (NETTO CONTRIB. COMUNE E QUOTA AMMORT.)	790,050	1,424,970	1,650,883	1,580,723	1,510,563	1,440,403	1,370,243	1,300,083	1,229,923	1,159,763
an	CREDITO IVA	150,000	220,000	256,000	230,400	204,800	179,200	153,600	128,000	102,400	76,800
ap	LIQDUIDITA' - CASSA/BANCA	839,950	204,329	32,985	98,669	167,513	239,144	314,159	392,677	474,819	560,714
H	TOTALE ATTIVO	1,788,000	1,855,299	1,943,868	1,911,792	1,882,876	1,858,747	1,838,002	1,820,760	1,807,142	1,797,277
ar	PASSIVO E NETTO										
as	CAPITALE SOCIALE	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
at	RISERVE UTILI		-1,000	22,499	66,268	115,392	167,676	224,747	285,202	349,160	416,742
av	RISULTATO ESERCIZIO	-1,000	23,499	43,768	49,125	52,284	57,072	60,455	63,958	67,582	71,335
I	TOTALE PATRIMONIO NETTO	23,000	46,499	90,268	139,392	191,676	248,747	309,202	373,160	440,742	512,077
aw	MUTUO BANCARIO	1,655,000	1,588,800	1,522,600	1,456,400	1,390,200	1,324,000	1,257,800	1,191,600	1,125,400	1,059,200
au	FINANZIAMENTO SOCI	110,000	220,000	331,000	316,000	301,000	286,000	271,000	256,000	241,000	226,000
L	TOTALE PASSIVO	1,765,000	1,808,800	1,853,600	1,772,400	1,691,200	1,610,000	1,528,800	1,447,600	1,366,400	1,285,200
M	TOTALE PASSIVO E NETTO	1,788,000	1,855,299	1,943,868	1,911,792	1,882,876	1,858,747	1,838,002	1,820,760	1,807,142	1,797,277
	Considerato che l'investimento, al netto del contributo del Comune e dell'IVA, da parte del Concessionario è pari ad euro 1.764.123, si illustrano di seguito i flus										
	FLUSSI UNLEVERD										
b1	RICAVI CARATTERISTICI	60,000	164,000	296,750	315,898	327,909	340,424	353,468	367,062	381,230	396,001
b2	COSTI GESTIONE CARATTER.	-61,000	-133,080	-239,160	-251,260	-259,115	-265,330	-273,922	-282,907	-292,307	-302,139
	IMPOSTE	0	8,627	16,068	18,034	19,194	20,951	22,193	23,479	24,810	26,187
b3	AMMORTAMENTI	2,000	37,080	72,160	72,160	72,160	70,160	70,160	70,160	70,160	70,160
b4	INVESTIMENTI	-1,764,123									
b5	CAPITALE CIRCOLANTE - IVA	-40,000	40,000	75,000	10,600	10,600	10,600	10,600	10,600	10,600	10,600
N	FLUSSI NETTI	-1,803,123	116,627	220,818	165,431	170,748	176,805	182,500	188,394	194,493	200,809
		-1,803,123	116,627	220,818	165,431	170,748	176,805	182,500	188,394	194,493	200,809
b6	TIR UNLEVERED	10.11%									
	FLUSSI LEVERED										
b7	UTILE NETTO	-1,000	23,499	43,768	49,125	52,284	57,072	60,455	63,958	67,582	71,335
b8	AMMORTAMENTI	2,000	37,080	72,160	72,160	72,160	70,160	70,160	70,160	70,160	70,160
b9	CAPITALE CIRCOLANTE - IVA	-40,000	40,000	75,000	10,600	10,600	10,600	10,600	10,600	10,600	10,600
b10	INVESTIMENTI	-1,764,123	0	0	0	0	0	0	0	0	0
b11	FINANZIAMENTI BANCARI	1,655,000	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200
O	FLUSSI NETTI	-148,123	34,379	124,728	65,685	68,844	71,632	75,015	78,518	82,142	85,895
		-148,123	34,379	124,728	65,685	68,844	71,632	75,015	78,518	82,142	85,895
b12	TIR LEVERED	48.17%									
	NOTA TIR: nel calcolo dei TIR l'investimento è stato prudenzialmente considerato come sostenuto tutto nel primo anno										

T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22
31/12/2036	31/12/2037	31/12/2038	31/12/2039	31/12/2040	31/12/2041	31/12/2042	31/12/2043	31/12/2044	31/12/2045	31/12/2046	31/12/2047
39,689	41,276	42,927	44,644	46,430	48,287	50,219	52,227	54,316	56,489	58,749	61,099
22,162	23,270	24,433	25,655	26,938	28,285	29,699	31,184	32,743	34,380	36,099	37,904
63,339	65,239	67,196	69,212	71,288	73,427	75,629	77,898	80,235	82,642	85,122	87,675
76,006	78,286	80,635	83,054	85,546	88,112	90,755	93,478	96,282	99,171	102,146	105,210
26,594	27,924	29,320	30,786	32,325	33,942	35,639	37,421	39,292	41,256	43,319	45,485
8,865	9,308	9,773	10,262	10,775	11,314	11,880	12,474	13,097	13,752	14,440	15,162
44,324	46,540	48,867	51,310	53,876	56,569	59,398	62,368	65,486	68,761	72,199	75,809
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
23,270	24,433	25,655	26,938	28,285	29,699	31,184	32,743	34,380	36,099	37,904	39,799
70,355	73,873	77,566	81,445	85,517	89,793	94,282	98,997	103,946	109,144	114,601	120,331
33,795	34,302	34,816	35,338	35,869	36,407	36,953	37,507	38,070	38,641	39,220	39,809
411,399	427,451	444,188	461,644	479,848	498,835	518,638	539,297	560,848	583,335	606,799	631,283
19,487	21,436	23,579	25,937	28,531	31,384	34,523	37,975	41,772	45,950	50,545	55,599
84,426	88,647	93,080	97,734	102,620	107,751	113,139	118,796	124,736	130,972	137,521	144,397
44,324	46,540	48,867	51,310	53,876	56,569	59,398	62,368	65,486	68,761	72,199	75,809
28,142	29,549	31,027	32,578	34,207	35,917	37,713	39,599	41,579	43,657	45,840	48,132
70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160
17,729	18,616	19,547	20,524	21,550	22,628	23,759	24,947	26,194	27,504	28,879	30,323
43,046	44,337	45,667	47,037	48,448	49,902	51,399	52,941	54,529	56,165	57,850	59,585
24,597	25,335	26,095	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049
-	-	-	-	-	-	-	-	-	-	-	-
312,424	323,184	334,443	346,221	358,546	371,442	384,939	399,063	413,844	429,313	445,506	462,455
98,974	104,267	109,745	115,423	121,302	127,393	133,699	140,234	147,004	154,022	161,293	168,828
98,974	104,267	109,745	115,423	121,302	127,393	133,699	140,234	147,004	154,022	161,293	168,828
23754	25024	26339	27701	29113	30574	32088	33656	35281	36965	38710	40519
75,221	79,243	83,406	87,721	92,190	96,819	101,611	106,578	111,723	117,057	122,583	128,309
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047

66,200	66,200	66,200	66,200	66,200	66,200	66,200	66,200	66,200	66,200	66,200	66,200
15,000	15,000	15,000	15,000	15000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
81,200	81,200	81,200	81,200	81,200	81,200	81,200	81,200	81,200	81,200	81,200	81,200
560,714	650,494	744,298	842,264	918,945	1,000,095	1,085,874	1,176,445	1,271,983	1,372,666	1,478,683	1,590,225
75,221	79,243	83,406	87,721	92,190	96,819	101,611	106,578	111,723	117,057	122,583	128,309
25,600	25,600	25,600									
70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160
0	0	0	0	0	0	0	0	0	0	0	0
731,694	825,498	923,464	1,000,145	1,081,295	1,167,074	1,257,645	1,353,183	1,453,866	1,559,883	1,671,425	1,788,695
650,494	744,298	842,264	918,945	1,000,095	1,085,874	1,176,445	1,271,983	1,372,666	1,478,683	1,590,225	1,707,495
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047

1,089,603	1,019,443	949,283	879,123	808,963	738,803	668,643	598,483	528,323	458,163	388,003	317,843
51,200	25,600										
650,494	744,298	842,264	918,945	1,000,095	1,085,874	1,176,445	1,271,983	1,372,666	1,478,683	1,590,225	1,707,495
1,791,297	1,789,341	1,791,547	1,798,068	1,809,058	1,824,677	1,845,088	1,870,466	1,900,989	1,936,846	1,978,228	2,025,338
24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
488,077	563,297	642,541	725,947	813,668	905,858	1,002,677	1,104,288	1,210,866	1,322,589	1,439,646	1,562,228
75,221	79,243	83,406	87,721	92,190	96,819	101,611	106,578	111,723	117,057	122,583	128,309
587,297	666,541	749,947	837,668	929,858	1,026,677	1,128,288	1,234,866	1,346,589	1,463,646	1,586,228	1,714,538
993,000	926,800	860,600	794,400	728,200	662,000	595,800	529,600	463,400	397,200	331,000	264,800
211,000	196,000	181,000									
1,204,000	1,122,800	1,041,600	794,400	728,200	662,000	595,800	529,600	463,400	397,200	331,000	264,800
1,791,297	1,789,341	1,791,547	1,632,068	1,658,058	1,688,677	1,724,088	1,764,466	1,809,989	1,860,846	1,917,228	1,979,338
si di cassa unlevered e levered, da cui si ricavano i TIR relativi.											
411,399	427,451	444,188	461,644	479,848	498,835	518,638	539,297	560,848	583,335	606,799	631,283
-312,424	-323,184	-334,443	-346,221	-358,546	-371,442	-384,939	-399,063	-413,844	-429,313	-445,506	-462,455
27,614	29,091	30,619	32,203	33,843	35,543	37,302	39,125	41,014	42,972	45,001	47,103
70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160
10,600	10,600	10,600	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
207,348	214,118	221,124	202,786	210,306	218,096	226,161	234,519	243,178	252,154	261,454	271,091
207,348	214,118	221,124	202,786	210,306	218,096	226,161	234,519	243,178	252,154	261,454	271,091
75,221	79,243	83,406	87,721	92,190	96,819	101,611	106,578	111,723	117,057	122,583	128,309
70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160	70,160
10,600	10,600	10,600	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
0	0	0	0	0	0	0	0	0	0	0	0
-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200	-66,200
89,781	93,803	97,966	76,681	81,150	85,779	90,571	95,538	100,683	106,017	111,543	117,269
89,781	93,803	97,966	76,681	81,150	85,779	90,571	95,538	100,683	106,017	111,543	117,269

T23	T24	T25	T26	T27
31/12/2048	31/12/2049	31/12/2050	31/12/2051	31/12/2052
63,543	66,084	68,728	71,477	74,336
39,799	41,789	43,879	46,073	48,376
90,306	93,015	95,805	98,679	101,640
108,367	111,618	114,966	118,415	121,968
47,759	50,147	52,655	55,287	58,052
15,920	16,716	17,552	18,429	19,351
79,599	83,579	87,758	92,146	96,753
3,000	3,000	3,000	3,000	3,000
41,789	43,879	46,073	48,376	50,795
126,348	132,665	139,298	146,263	156,501
40,406	41,012	41,627	42,251	42,885
656,836	683,504	711,341	740,396	773,657
61,159	67,275	74,002	81,403	89,543
151,617	159,198	167,158	175,516	184,291
79,599	83,579	87,758	92,146	96,753
50,539	53,066	55,719	58,505	61,430
70,160	70,160	70,160	70,160	35,080
31,840	33,432	35,103	36,858	38,701
61,373	63,214	65,110	67,064	69,076
35,070	36,122	37,206	38,322	39,472
-	-	-	-	-
480,198	498,770	518,214	538,571	524,803
176,639	184,733	193,127	201,825	248,854
176,639	184,733	193,127	201,825	248,854
42393	44336	46350	48438	59725
134,246	140,397	146,776	153,387	189,129
2048	2049	2050	2051	2052

66,200	66,200	66,200	66,200	
15,000	15,000	16000		
81,200	81,200	82,200	66,200	0
1,707,495	1,830,700	1,960,057	2,094,794	2,252,141
134,246	140,397	146,776	153,387	189,129
70,160	70,160	70,160	70,160	35,080
0	0	0	0	0
1,911,900	2,041,257	2,176,994	2,318,341	2,476,350
1,830,700	1,960,057	2,094,794	2,252,141	2,476,350
2048	2049	2050	2051	2052

247,683	177,523	107,363	37,203	2,123
1,830,700	1,960,057	2,094,794	2,252,141	2,476,350
2,078,383	2,137,580	2,202,157	2,289,344	2,478,473
24,000	24,000	24,000	24,000	24,000
1,690,538	1,824,783	1,965,180	2,111,957	2,265,344
134,246	140,397	146,776	153,387	189,129
1,848,783	1,989,180	2,135,957	2,289,344	2,478,473
198,600	132,400	66,200		
198,600	132,400	66,200	0	0
2,047,383	2,121,580	2,202,157	2,289,344	2,478,473
656,836	683,504	711,341	740,396	773,657
-480,198	-498,770	-518,214	-538,571	-524,803
49,282	51,541	53,882	56,309	69,430
70,160	70,160	70,160	70,160	35,080
-15,000	-15,000	-16,000	0	0
281,081	291,434	301,169	328,294	353,364
281,081	291,434	301,169	328,294	353,364
134,246	140,397	146,776	153,387	189,129
70,160	70,160	70,160	70,160	35,080
-15,000	-15,000	-16,000	0	0
0	0	0	0	0
-66,200	-66,200	-66,200	-66,200	0
123,206	129,357	134,736	157,347	224,209
123,206	129,357	134,736	157,347	224,209