

**DESGLOSE DE FLUJOS DE CAJA Y CÁLCULO DE VALOR DEL SUELO.**

Nº de trimestres:

18

Fórmula a utilizar:

$$F = \sum \frac{E_j}{(1+i)^{t_j}} - \sum \frac{S_k}{(1+i)^{t_k}}$$

ITEMS	TOTAL	TRIMESTRES																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
INGRESOS	TOTAL																		
Ventas	23.206.600,00								773.553,33	773.553,33	773.553,33	773.553,33	773.553,33	773.553,33	3.094.213,33	3.094.213,33	3.094.213,33	3.094.213,33	3.094.213,33
<b>TOTAL DE INGRESOS (COBROS)</b>	<b>23.206.600,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>0,00</b>	<b>773.553,33</b>	<b>773.553,33</b>	<b>773.553,33</b>	<b>773.553,33</b>	<b>773.553,33</b>	<b>773.553,33</b>	<b>3.094.213,33</b>	<b>3.094.213,33</b>	<b>3.094.213,33</b>	<b>3.094.213,33</b>	<b>3.094.213,33</b>
GASTOS	TOTAL																		
Evolución de gastos trimestral	0,008																		
Inherentes al suelo	618.450,00	618.450,00																	
Urbanización	702.652,00	117.108,67	117.108,67	117.108,67	117.108,67	117.108,67	117.108,67	117.108,67											
<b>Δ Gastos urbanización</b>	<b>708.273,22</b>	<b>118.045,54</b>	<b>118.045,54</b>	<b>118.045,54</b>	<b>118.045,54</b>	<b>118.045,54</b>	<b>118.045,54</b>	<b>118.045,54</b>											
Costes de ejecución por contrata	7.049.888,44								1.174.981,41	1.174.981,41	1.174.981,41	1.174.981,41	1.174.981,41	1.174.981,41					
<b>Δ Costes de ejecución por contrata</b>	<b>7.106.287,55</b>								<b>1.184.381,26</b>	<b>1.184.381,26</b>	<b>1.184.381,26</b>	<b>1.184.381,26</b>	<b>1.184.381,26</b>	<b>1.184.381,26</b>					
Honorarios profesionales	420.623,60								70.103,93	70.103,93	70.103,93	70.103,93	70.103,93	70.103,93					
<b>Δ Honorarios profesionales</b>	<b>423.988,58</b>								<b>70.664,76</b>	<b>70.664,76</b>	<b>70.664,76</b>	<b>70.664,76</b>	<b>70.664,76</b>	<b>70.664,76</b>					
Gastos fiscales	361.380,84								60.230,14	60.230,14	60.230,14	60.230,14	60.230,14	60.230,14					
<b>Δ Gastos fiscales</b>	<b>364.271,88</b>								<b>60.711,98</b>	<b>60.711,98</b>	<b>60.711,98</b>	<b>60.711,98</b>	<b>60.711,98</b>	<b>60.711,98</b>					
Gastos de promoción	434.249,43								72.374,91	72.374,91	72.374,91	72.374,91	72.374,91	72.374,91					
<b>Δ Gastos de promoción</b>	<b>437.723,43</b>								<b>72.953,90</b>	<b>72.953,90</b>	<b>72.953,90</b>	<b>72.953,90</b>	<b>72.953,90</b>	<b>72.953,90</b>					
Gastos de financiación	696.198,00	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50	58.016,50					
<b>Δ Gastos de financiación</b>	<b>701.767,58</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>	<b>58.480,63</b>					
Gastos de comercialización	928.264,00	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22	51.570,22
<b>Δ Gastos de comercialización</b>	<b>935.690,11</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>
<b>TOTAL DE GASTOS (PAGOS)</b>	<b>11.296.452,35</b>	<b>846.958,95</b>	<b>228.508,95</b>	<b>228.508,95</b>	<b>228.508,95</b>	<b>228.508,95</b>	<b>228.508,95</b>	<b>228.508,95</b>	<b>1.499.175,32</b>	<b>1.499.175,32</b>	<b>1.499.175,32</b>	<b>1.499.175,32</b>	<b>1.499.175,32</b>	<b>1.499.175,32</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>	<b>51.982,78</b>
FLUJO DE CAJA	11.910.147,65	-846.958,95	-228.508,95	-228.508,95	-228.508,95	-228.508,95	-228.508,95	-228.508,95	-725.621,99	-725.621,99	-725.621,99	-725.621,99	-725.621,99	-725.621,99	3.042.230,55	3.042.230,55	3.042.230,55	3.042.230,55	3.042.230,55
COEFICIENTE DE ACTUALIZACIÓN	1/(1+i) <sup>t</sup>	0,9676	0,9363	0,9060	0,8767	0,8483	0,8209	0,7943	0,7686	0,7437	0,7196	0,6964	0,6738	0,6520	0,6309	0,6105	0,5907	0,5716	0,5531
FLUJO DE CAJA ACTUALIZADO		-819.547,41	-213.957,08	-207.032,43	-200.331,90	-193.848,22	-187.574,39	-187.574,39	-576.358,21	-557.704,57	-539.654,65	-522.188,91	-505.288,44	-488.934,95	1.983.556,13	1.919.359,01	1.857.239,61	1.797.130,68	1.738.967,15

**VALOR DEL SUELO (F) (€): 5.966.517,48**