

**Fluxo de Caixa ORIGINAL**

Referência	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Número de Vistorias (ano)	222.081	488.731	577.576	612.112	647.002	683.882	722.863	764.066	807.618	853.652
Valor unitário	117,66	117,66 / 136,52 / 149,21	149,21	149,21 / 175,76	109,80	109,80	109,80	109,80	109,80	109,80
<b>Custo A (R\$/ano)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Infraestrutura	2.895.625,00	2.963.382,63	3.032.725,78	3.103.691,56	3.176.317,94	3.250.643,78	3.326.708,85	3.404.553,84	3.484.220,40	3.565.751,15
Água/Esgoto	162.000,00	165.790,80	169.670,30	173.640,59	177.703,78	181.862,05	186.117,62	190.472,77	194.929,84	199.491,19
Luz	432.000,00	442.108,80	452.454,15	463.041,57	473.876,75	484.965,46	496.313,65	507.927,39	519.812,89	531.976,52
Telefone / Call Center	140.400,00	143.685,36	147.047,60	150.488,51	154.009,94	157.613,78	161.301,94	165.076,40	168.939,19	172.892,37
Internet (2 provedores)	72.000,00	73.684,80	75.409,02	77.173,60	78.979,46	80.827,58	82.718,94	84.654,57	86.635,48	88.662,75
Rádios Nextel	72.000,00	73.684,80	75.409,02	77.173,60	78.979,46	80.827,58	82.718,94	84.654,57	86.635,48	88.662,75
Materiais de Escritório	240.000,00	245.616,00	251.363,41	257.245,32	263.264,86	269.425,26	275.729,81	282.181,88	288.784,94	295.542,51
Segurança	2.160.000,00	2.210.544,00	2.262.270,73	2.315.207,86	2.369.383,73	2.424.827,31	2.481.568,27	2.539.636,96	2.599.064,47	2.659.882,58
Limpeza	1.368.000,00	1.400.011,20	1.432.771,46	1.466.298,31	1.500.609,69	1.535.723,96	1.571.659,90	1.608.436,74	1.646.074,16	1.684.592,30
Site (manutenção)	18.000,00	18.421,20	18.852,26	19.293,40	19.744,86	20.206,89	20.679,74	21.163,64	21.658,87	22.165,69
Contabilidade	300.000,00	307.020,00	314.204,27	321.556,65	329.081,07	336.781,57	344.662,26	352.727,36	360.981,18	369.428,14
UCG (Unidade de Gestão Central)	4.455.000,00	4.559.247,00	4.665.933,38	4.775.116,22	4.886.853,94	5.001.206,32	5.118.234,55	5.238.001,24	5.360.570,47	5.486.007,82
Material de Uso e Consumo	1.500.000,00	1.535.100,00	1.571.021,34	1.607.783,24	1.645.405,37	1.683.907,85	1.723.311,30	1.763.636,78	1.804.905,88	1.847.140,68
Advocacia	480.000,00	491.232,00	502.726,83	514.490,64	526.529,72	538.850,51	551.459,61	564.363,77	577.569,88	591.085,02
Subtotal A	14.295.025,00	14.629.528,59	14.971.859,55	15.322.201,07	15.680.740,57	16.047.669,90	16.423.185,38	16.807.487,92	17.200.783,13	17.603.281,46
<b>Custo B (R\$/ano)</b>										
Taxa Pref. Publ/Alvara	26.105,00	26.715,86	27.341,01	27.980,79	28.635,54	29.305,61	29.991,36	30.693,16	31.411,38	32.146,40
Sindical Patronal Anual	2.000,00	2.046,80	2.094,70	2.143,71	2.193,87	2.245,21	2.297,75	2.351,52	2.406,54	2.462,85
ISO 9001	75.000,00	76.755,00	78.551,07	80.389,16	82.270,27	84.195,39	86.165,56	88.181,84	90.245,29	92.357,03
IPTU	54.000,00	55.263,60	56.556,77	57.880,20	59.234,59	60.620,68	62.039,21	63.490,92	64.976,61	66.497,06
Apolice de Seguro	52.035,00	53.252,62	54.498,73	55.774,00	57.079,11	58.414,76	59.781,67	61.180,56	62.612,19	64.077,31
TRCF/AGR	555.202,50	1.221.827,50	1.443.940,00	1.530.280,00	1.617.505,96	1.709.703,80	1.807.156,92	1.910.164,86	2.019.044,26	2.134.129,78
Subtotal B	764.342,50	1.435.861,38	1.662.982,27	1.754.447,86	1.846.919,35	1.944.485,46	2.047.432,47	2.156.062,86	2.270.696,27	2.391.670,45
<b>Custo C (R\$/ano)</b>										
Salários	13.920.000,00	15.286.944,00	15.678.289,77	16.305.421,36	16.957.638,21	17.635.943,74	18.341.381,49	19.075.036,75	19.838.038,22	20.631.559,75
Encargos Sociais (73,83%)	10.277.136,00	11.286.350,76	11.575.281,33	12.038.292,59	12.519.824,29	13.020.617,26	13.541.441,95	14.083.099,63	14.646.423,62	15.232.280,56
Vale Transporte	1.065.600,00	1.090.535,04	1.116.053,56	1.142.169,21	1.168.895,97	1.196.248,14	1.224.240,35	1.252.887,57	1.282.205,14	1.312.208,74
Subtotal C	25.262.736,00	27.663.829,80	28.369.624,66	29.485.883,16	30.646.358,48	31.852.809,14	33.107.063,79	34.411.023,95	35.766.666,97	37.176.049,05
<b>Custo D (R\$/ano)</b>										
Juros sobre capital investido	521.375,04	469.237,54	417.100,03	364.962,53	312.825,02	260.687,52	208.550,02	156.412,51	104.275,01	52.137,50
Subtotal D	521.375,04	469.237,54	417.100,03	364.962,53	312.825,02	260.687,52	208.550,02	156.412,51	104.275,01	52.137,50
<b>Custo E (R\$/ano)</b>										
ISSQN (5%)	1.306.502,52	3.236.359,18	4.309.005,75	4.718.220,92	5.552.043,09	6.754.509,54	8.396.516,59	10.494.722,03	13.194.821,19	16.686.549,00
PIS (0,65%)	169.845,33	420.726,69	560.170,75	613.368,72	746.176,60	908.086,24	1.111.907,16	1.381.313,86	1.736.396,75	2.211.251,37
COFINS (3%)	783.901,51	1.941.815,51	2.585.403,45	2.830.932,55	3.411.225,85	4.152.705,73	5.081.109,95	6.246.833,22	7.702.292,71	9.499.929,40
IRPJ (4,8%)	1.254.242,42	3.106.904,82	4.136.645,52	4.529.492,09	5.409.961,36	6.604.329,16	8.097.775,92	10.026.933,15	12.566.468,34	15.999.087,04
CSLL (2,88%)	752.545,45	1.864.142,89	2.481.987,31	2.717.695,25	3.245.976,82	3.962.597,50	4.852.865,55	5.961.159,89	7.453.881,01	9.499.452,22
Subtotal E	4.267.037,24	10.569.949,09	14.073.212,77	15.409.709,54	18.000.972,73	22.262.228,17	27.661.175,18	34.699.962,16	43.948.860,01	55.306.269,03
<b>Custo F (R\$/ano)</b>										
Custo da Concessão	3.919.507,57	9.709.077,55	12.927.017,24	14.154.662,77	10.656.129,26	11.263.528,63	11.905.549,76	12.584.166,10	13.301.463,57	14.059.646,99
Subtotal F	3.919.507,57	9.709.077,55	12.927.017,24	14.154.662,77	10.656.129,26	11.263.528,63	11.905.549,76	12.584.166,10	13.301.463,57	14.059.646,99
<b>Resumo (R\$/ano)</b>										
CUSTO A	14.295.025,00	14.629.528,59	14.971.859,55	15.322.201,07	15.680.740,57	16.047.669,90	16.423.185,38	16.807.487,92	17.200.783,13	17.603.281,46
CUSTO B	764.342,50	1.435.861,38	1.662.982,27	1.754.447,86	1.846.919,35	1.944.485,46	2.047.432,47	2.156.062,86	2.270.696,27	2.391.670,45
CUSTO C	25.262.736,00	27.663.829,80	28.369.624,66	29.485.883,16	30.646.358,48	31.852.809,14	33.107.063,79	34.411.023,95	35.766.666,97	37.176.049,05
CUSTO D	521.375,04	469.237,54	417.100,03	364.962,53	312.825,02	260.687,52	208.550,02	156.412,51	104.275,01	52.137,50
CUSTO E	4.267.037,24	10.569.949,09	14.073.212,77	15.409.709,54	18.000.972,73	22.262.228,17	27.661.175,18	34.699.962,16	43.948.860,01	55.306.269,03
CUSTO F	3.919.507,57	9.709.077,55	12.927.017,24	14.154.662,77	10.656.129,26	11.263.528,63	11.905.549,76	12.584.166,10	13.301.463,57	14.059.646,99
<b>Total dos Custos de Produção</b>	<b>49.030.023,35</b>	<b>64.477.483,93</b>	<b>72.421.796,53</b>	<b>76.491.866,92</b>	<b>70.743.945,40</b>	<b>73.631.408,83</b>	<b>76.652.956,59</b>	<b>79.815.115,50</b>	<b>83.124.744,96</b>	<b>86.589.054,47</b>
Receita Operacional Bruta	26.130.050,46	64.727.183,65	86.180.114,96	94.364.418,47	71.040.861,76	75.090.190,88	79.370.331,76	83.894.440,67	88.676.423,79	93.730.979,95
Investimento a ser realizado					5.299.415,00					
Resultado Líquido	-26.622.500,00	3.722.527,11	249.699,72	13.758.318,43	17.872.551,55	-5.002.498,64	1.458.782,06	2.717.375,17	4.079.325,18	5.551.678,83
		14,25%	0,39%	15,96%	18,94%	-7,04%	1,94%	3,42%	4,86%	6,26%
TIR										7,62%
Lucro Médio										
Payback										4º ano

Acréscimo custos 2,34%  
Acréscimo receita 5,70%