

Badi Reiden AG

Mehrjahresplanung

Erfolgsrechnung 2017 - 2027		Planung																				
in CHF		2017	2018		2019		2020		2021		2022		2023		2024		2025		2026		2027	
Eintritt / Kästlimiete / Verkaufsartikel	406'931	34.5%	439'000	33.5%	400'000	31.8%	190'000	16.4%	422'000	29.5%	422'000	28.9%	422'000	28.7%	422'000	28.7%	422'000	28.7%	422'000	28.7%	422'000	28.7%
Wellness / Schulschwimmen / Kurse / Wassermiete	263'830	22.3%	250'970	19.2%	293'000	23.3%	240'000	20.7%	317'000	22.2%	327'000	22.4%	337'000	22.9%	337'000	22.9%	337'000	22.9%	337'000	22.9%	337'000	22.9%
Restaurant	173'992	14.7%	235'000	17.9%	180'000	14.3%	120'000	10.3%	200'000	14.0%	220'000	15.1%	220'000	15.0%	220'000	15.0%	220'000	15.0%	220'000	15.0%	220'000	15.0%
Gemeinde / div. Erträge	336'310	28.5%	385'000	29.4%	385'000	30.6%	610'000	52.6%	492'000	34.4%	492'000	33.7%	492'000	33.4%	492'000	33.4%	492'000	33.4%	492'000	33.4%	492'000	33.4%
Wachstum Total Ertrag	n.a.		n.a.		-4.0%		-7.8%		23.4%		2.1%		0.7%		0.0%		0.0%		0.0%		0.0%	
Total Ertrag	1'181'063	100%	1'309'970	100%	1'258'000	100%	1'160'000	100%	1'431'000	100%	1'461'000	100%	1'471'000	100%	1'471'000	100%	1'471'000	100%	1'471'000	100%	1'471'000	100%
Warenaufwand in % (⇒ optional)			40.0%																			0.0%
Handelsware	11'710	1.0%	12'500	1.0%	11'400	0.9%	5'700	0.5%	12'500	0.9%	12'500	0.9%	12'500	0.8%	12'500	0.8%	12'500	0.8%	12'500	0.8%	12'500	0.8%
Einkäufe Restaurant	76'655	6.5%	103'400	7.9%	79'200	6.3%	52'800	4.6%	88'000	6.1%	96'800	6.6%	96'800	6.6%	96'800	6.6%	96'800	6.6%	96'800	6.6%	96'800	6.6%
Materialaufwand	88'365	7.5%	115'900	8.8%	90'600	7.2%	58'500	5.0%	100'500	7.0%	109'300	7.5%	109'300	7.4%	109'300	7.4%	109'300	7.4%	109'300	7.4%	109'300	7.4%
Wachstum Bruttogewinn I	n.a.		n.a.		-2.2%		-5.6%		20.8%		1.6%		0.7%		0.0%		0.0%		0.0%		0.0%	
Bruttogewinn I	1'092'698	92.5%	1'194'070	91.2%	1'167'400	92.8%	1'101'500	95.0%	1'330'500	93.0%	1'351'700	92.5%	1'361'700	92.6%	1'361'700	92.6%	1'361'700	92.6%	1'361'700	92.6%	1'361'700	92.6%
Wachstum Personalaufwand	n.a.		n.a.		1.4%		-5.0%		4.2%		0.4%		0.4%		0.4%		0.4%		0.4%		0.4%	
Personalaufwand	467'429	39.6%	480'000	36.6%	485'000	38.6%	460'000	39.7%	480'000	33.5%	482'000	33.0%	484'000	32.9%	486'000	33.0%	488'000	33.2%	490'000	33.3%	492'000	33.4%
Sozialleistungen	74'742	6.3%	81'600	6.2%	82'500	6.6%	78'200	6.7%	81'600	5.7%	81'900	5.6%	82'300	5.6%	82'600	5.6%	83'000	5.6%	83'300	5.7%	83'600	5.7%
Sonstiger Personalaufwand	14'419	1.2%	15'000	1.1%	17'000	1.4%	17'000	1.5%	17'000	1.2%	17'000	1.2%	17'000	1.2%	17'000	1.2%	17'000	1.2%	17'000	1.2%	17'000	1.2%
Personalaufwand	556'590	47.1%	576'600	44.0%	584'500	46.5%	555'200	47.9%	578'600	40.4%	580'900	39.8%	583'300	39.7%	585'600	39.8%	588'000	40.0%	590'300	40.1%	592'600	40.3%
Wachstum Bruttogewinn II	n.a.		n.a.		-5.6%		-6.3%		37.6%		2.5%		1.0%		-0.3%		-0.3%		-0.3%		-0.3%	
Bruttogewinn II	536'108	45.4%	617'470	47.1%	582'900	46.3%	546'300	47.1%	751'900	52.5%	770'800	52.8%	778'400	52.9%	776'100	52.8%	773'700	52.6%	771'400	52.4%	769'100	52.3%
Betriebsmaterial (Chemikalien usw.)	31'772	2.7%	31'000	2.4%	31'000	2.5%	30'000	2.6%	30'000	2.1%	30'000	2.1%	30'000	2.0%	30'000	2.0%	30'000	2.0%	30'000	2.0%	30'000	2.0%
Unterhalt, Reparaturen und Ersatz	61'015	5.2%	198'000	15.1%	250'300	19.9%	70'000	6.0%	65'000	4.5%	67'500	4.6%	70'000	4.8%	72'500	4.9%	75'000	5.1%	77'500	5.3%	80'000	5.4%
Versicherungen, Gebühren	30'006	2.5%	27'000	2.1%	27'000	2.1%	28'000	2.4%	28'000	2.0%	28'000	1.9%	28'000	1.9%	28'000	1.9%	28'000	1.9%	28'000	1.9%	28'000	1.9%
Energieaufwand	148'378	12.6%	145'000	11.1%	135'000	10.7%	110'000	9.5%	135'000	9.4%	135'000	9.2%	135'000	9.2%	135'000	9.2%	135'000	9.2%	135'000	9.2%	135'000	9.2%
Büro- und Verwaltungskosten/Informatik	70'272	5.9%	90'000	6.9%	90'000	7.2%	90'000	7.8%	65'000	4.5%	65'000	4.4%	65'000	4.4%	65'000	4.4%	65'000	4.4%	65'000	4.4%	65'000	4.4%
Werbung, Inserate	16'403	1.4%	60'000	4.6%	60'000	4.8%	20'000	1.7%	20'000	1.4%	20'000	1.4%	20'000	1.4%	20'000	1.4%	20'000	1.4%	20'000	1.4%	20'000	1.4%
Diverser Aufwand	7'220	0.6%	7'000	0.5%	7'000	0.6%	7'000	0.6%	7'000	0.5%	7'000	0.5%	7'000	0.5%	7'000	0.5%	7'000	0.5%	7'000	0.5%	7'000	0.5%
Wachstum EBITDA	n.a.		n.a.		-129.3%		-1199.4%		110.1%		4.1%		1.2%		-1.1%		-1.2%		-1.2%		-1.2%	
EBITDA (Gewinn vor Zinsen, Abschr., Steuern)	171'042	14.5%	59'470	4.5%	-17'400	-1.4%	191'300	16.5%	401'900	28.1%	418'300	28.6%	423'400	28.8%	418'600	28.5%	413'700	28.1%	408'900	27.8%	404'100	27.5%
Hardcopy																						
Abschreibung Maschinen und Apparate	23'722	2.0%	13'633	1.0%	13'633	1.1%	13'633	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Abschreibung Mobilien und Geräte	0	0.0%	4'050	0.3%	4'050	0.3%	4'050	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Abschreibung Immobilien	0	0.0%	0	0.0%	0	0.0%	146'000	12.6%	292'000	20.4%	292'000	20.0%	292'000	19.9%	292'000	19.9%	292'000	19.9%	292'000	19.9%	292'000	19.9%
Total Abschreibungen	23'722	2.0%	17'913	1.4%	17'913	1.4%	163'913	14.1%	292'230	20.4%	292'230	20.0%	292'230	19.9%	292'230	19.9%	292'230	19.9%	292'230	19.9%	292'230	19.9%
Wachstum EBIT	n.a.		n.a.		-185.0%		-177.6%		300.5%		15.0%		4.0%		-3.7%		-3.9%		-4.0%		-4.1%	
EBIT (Gewinn vor Zinsen und Steuern)	147'320	12.5%	41'557	3.2%	-35'313	-2.8%	27'387	2.4%	109'670	7.7%	126'070	8.6%	131'170	8.9%	126'370	8.6%	121'470	8.3%	116'670	7.9%	111'870	7.6%
Zinsen (- eingeben) Senior Debt 1 / Hypothek	0	0.0%	0	0.0%	0	0.0%	-66'000	-5.7%	-123'000	-8.6%	-117'000	-8.0%	-110'000	-7.5%	-104'000	-7.1%	-98'000	-6.7%	-91'000	-6.2%	-85'000	-5.8%
Total Finanzertrag	-30'668	-2.6%	0	0.0%	0	0.0%	-66'000	-5.7%	-123'000	-8.6%	-117'000	-8.0%	-110'000	-7.5%	-104'000	-7.1%	-98'000	-6.7%	-91'000	-6.2%	-85'000	-5.8%
Wachstum Unternehmensgewinn vor Steuern	n.a.		n.a.		-185.0%		9.3%		-65.5%		-168.0%		133.4%		5.7%		4.9%		9.4%		4.7%	
Unternehmensgewinn vor Steuern	4'379	0.4%	41'557	3.2%	-35'313	-2.8%	-38'613	-3.3%	-13'330	-0.9%	9'070	0.6%	21'170	1.4%	22'370	1.5%	23'470	1.6%	25'670	1.7%	26'870	1.8%
Steuern	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wachstum Unternehmensgewinn	n.a.		n.a.		-185.0%		9.3%		-65.5%		-168.0%		133.4%		5.7%		4.9%		9.4%		4.7%	
Unternehmenserfolg	4'379	0.4%	41'557	3.2%	-35'313	-2.8%	-38'613	-3.3%	-13'330	-0.9%	9'070	0.6%	21'170	1.4%	22'370	1.5%	23'470	1.6%	25'670	1.7%	26'870	1.8%

Bilanz Aktiven	geprüft		Plan		Plan		Plan		Plan		Plan		Plan		Plan		Plan							
	31.12.2017		31.12.2018		31.12.2019		31.12.2020		31.12.2021		31.12.2022		31.12.2023		31.12.2024		31.12.2025		31.12.2026		31.12.2027			
Summe Flüssige Mittel + Geldüberschuss			245'814		234'056		50'000		65'122		136'635		219'898		304'909		391'020		479'331		568'842			
Geldüberschuss			195'814	57.8%	184'056	60.1%	0	0.0%	15'122	0.2%	86'635	1.3%	169'898	2.6%	254'909	4.0%	341'020	5.6%	429'331	7.2%	518'842	9.0%		
Flüssige Mittel	147'516	55.8%	50'000	14.8%	50'000	16.3%	50'000	0.7%	50'000	0.7%	50'000	0.7%	50'000	0.8%	50'000	0.8%	50'000	0.8%	50'000	0.8%	50'000	0.8%	50'000	0.9%
Forderungen aus Lief. u. Leist.	48'764	18.4%	38'012	11.2%	35'877	11.7%	22'603	0.3%	38'589	0.6%	39'822	0.6%	40'233	0.6%	40'233	0.6%	40'233	0.7%	40'233	0.7%	40'233	0.7%	40'233	0.7%
Forderungen Dritte	-180	-0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Warenlager	8'200	3.1%	12'671	3.7%	11'959	3.9%	7'534	0.1%	12'863	0.2%	13'274	0.2%	13'411	0.2%	13'411	0.2%	13'411	0.2%	13'411	0.2%	13'411	0.2%	13'411	0.2%
Umlaufvermögen	204'301	77.3%	296'497	87.5%	281'891	92.1%	80'137	1.1%	116'574	1.7%	189'731	2.8%	273'542	4.2%	358'553	5.6%	444'664	7.2%	532'975	9.0%	622'486	10.8%		
		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		
Maschinen und Apparate	40'900	15.5%	27'267	8.0%	13'633	4.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobiliar und Geräte	12'150	4.6%	8'100	2.4%	4'050	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Immobilien	0	0.0%	0	0.0%	0	0.0%	7'154'000	98.8%	6'862'000	98.2%	6'570'000	97.1%	6'278'000	95.7%	5'986'000	94.3%	5'694'000	92.7%	5'402'000	90.9%	5'110'000	89.1%		
<i>Sachanlagen</i>	<i>59'950</i>	<i>22.7%</i>	<i>42'037</i>	<i>12.4%</i>	<i>24'123</i>	<i>7.9%</i>	<i>7'160'210</i>	<i>98.9%</i>	<i>6'867'980</i>	<i>98.3%</i>	<i>6'575'750</i>	<i>97.2%</i>	<i>6'283'520</i>	<i>95.8%</i>	<i>5'991'290</i>	<i>94.4%</i>	<i>5'699'060</i>	<i>92.8%</i>	<i>5'406'830</i>	<i>91.0%</i>	<i>5'114'600</i>	<i>89.1%</i>		
Anlagevermögen	60'150	22.7%	42'237	12.5%	24'323	7.9%	7'160'410	98.9%	6'868'180	98.3%	6'575'950	97.2%	6'283'720	95.8%	5'991'490	94.4%	5'699'260	92.8%	5'407'030	91.0%	5'114'800	89.2%		
Aktiven	264'451	100%	338'734	100%	306'215	100%	7'240'547	100%	6'984'754	100%	6'765'681	100%	6'557'262	100%	6'350'043	100%	6'143'924	100%	5'940'005	100%	5'737'286	100%		

Seite

Passiven	31.12.2017		31.12.2018		31.12.2019		31.12.2020		31.12.2021		31.12.2022		31.12.2023		31.12.2024		31.12.2025		31.12.2026		31.12.2027	
	Finanzierungsbedarf			0	0.0%	0	0.0%	18'546	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Verbindlichkeiten aus Lief. u. Leist.	58'654	22.2%	55'389	16.4%	56'786	18.5%	33'986	0.5%	37'027	0.5%	37'956	0.6%	38'162	0.6%	38'367	0.6%	38'573	0.6%	38'778	0.7%	38'984	0.7%
Sonstige Kreditoren	19'398	7.3%	55'389	16.4%	56'786	18.5%	33'986	0.5%	37'027	0.5%	37'956	0.6%	38'162	0.6%	38'367	0.6%	38'573	0.6%	38'778	0.7%	38'984	0.7%
Passive Rechnungsabgrenzung	70'019	26.5%	70'019	20.7%	70'019	22.9%	70'019	1.0%	70'019	1.0%	70'019	1.0%	70'019	1.1%	70'019	1.1%	70'019	1.1%	70'019	1.2%	70'019	1.2%
<i>Kurzfristiges Fremdkapital</i>	<i>148'072</i>	<i>56.0%</i>	<i>180'797</i>	<i>53.4%</i>	<i>183'592</i>	<i>60.0%</i>	<i>156'537</i>	<i>2.2%</i>	<i>144'074</i>	<i>2.1%</i>	<i>145'932</i>	<i>2.2%</i>	<i>146'343</i>	<i>2.2%</i>	<i>146'753</i>	<i>2.3%</i>	<i>147'164</i>	<i>2.4%</i>	<i>147'575</i>	<i>2.5%</i>	<i>147'986</i>	<i>2.6%</i>
Senior Debt 1 / Hypothek	0	0.0%	0	0.0%	0	0.0%	4'000'000	55.2%	3'800'000	54.4%	3'600'000	53.2%	3'400'000	51.9%	3'200'000	50.4%	3'000'000	48.8%	2'800'000	47.1%	2'600'000	45.3%
Senior Debt 2 / Darlehen	0	0.0%	0	0.0%	0	0.0%	600'000	8.3%	570'000	8.2%	540'000	8.0%	510'000	7.8%	480'000	7.6%	450'000	7.3%	420'000	7.1%	390'000	6.8%
<i>Langfristiges Fremdkapital</i>	<i>0</i>	<i>0.0%</i>	<i>0</i>	<i>0.0%</i>	<i>0</i>	<i>0.0%</i>	<i>4'600'000</i>	<i>63.5%</i>	<i>4'370'000</i>	<i>62.6%</i>	<i>4'140'000</i>	<i>61.2%</i>	<i>3'910'000</i>	<i>59.6%</i>	<i>3'680'000</i>	<i>58.0%</i>	<i>3'450'000</i>	<i>56.2%</i>	<i>3'220'000</i>	<i>54.2%</i>	<i>2'990'000</i>	<i>52.1%</i>
Rückstellungen Investitionen	12'000	4.5%	12'000	3.5%	12'000	3.9%	12'000	0.2%	12'000	0.2%	12'000	0.2%	12'000	0.2%	12'000	0.2%	12'000	0.2%	12'000	0.2%	12'000	0.2%
<i>Total Rückstellungen</i>	<i>12'000</i>	<i>4.5%</i>	<i>12'000</i>	<i>3.5%</i>	<i>12'000</i>	<i>3.9%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>	<i>12'000</i>	<i>0.2%</i>
		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%
Total Fremdkapital	160'072	60.5%	192'797	56.9%	195'592	63.9%	4'768'537	65.9%	4'526'074	64.8%	4'297'932	63.5%	4'068'343	62.0%	3'838'753	60.5%	3'609'164	58.7%	3'379'575	56.9%	3'149'986	54.9%
Aktienkapital	100'000	37.8%	100'000	29.5%	100'000	32.7%	2'500'000	34.5%	2'500'000	35.8%	2'500'000	37.0%	2'500'000	38.1%	2'500'000	39.4%	2'500'000	40.7%	2'500'000	42.1%	2'500'000	43.6%
Gewinnvortrag & (ab Plan) Freie Reserven	0	0.0%	4'379	1.3%	45'936	15.0%	10'623	0.1%	-27'990	-0.4%	-41'320	-0.6%	-32'250	-0.5%	-11'080	-0.2%	11'290	0.2%	34'760	0.6%	60'430	1.1%
Unternehmenserfolg	4'379	1.7%	41'557	12.3%	-35'313	-11.5%	-38'613	-0.5%	-13'330	-0.2%	9'070	0.1%	21'170	0.3%	22'370	0.4%	23'470	0.4%	25'670	0.4%	26'870	0.5%
Eigenkapital	104'379	39.5%	145'936	43.1%	110'623	36.1%	2'472'010	34.1%	2'458'680	35.2%	2'467'750	36.5%	2'488'920	38.0%	2'511'290	39.5%	2'534'760	41.3%	2'560'430	43.1%	2'587'300	45.1%
Passiven	264'451	100%	338'734	100%	306'215	100%	7'240'547	100%	6'984'754	100%	6'765'681	100%	6'557'262	100%	6'350'043	100%	6'143'924	100%	5'940'005	100%	5'737'286	100%

Mittelflussrechnung in CHF	geprüft 2017	Plan 2018	Plan 2019	Plan 2020	Plan 2021	Plan 2022	Plan 2023	Plan 2024	Plan 2025	Plan 2026	Plan 2027
Unternehmensergebnis	4'379	41'557	-35'313	-38'613	-13'330	9'070	21'170	22'370	23'470	25'670	26'870
Abschreibungen	23'722	17'913	17'913	163'913	292'230	292'230	292'230	292'230	292'230	292'230	292'230
Veränderung Rückstellungen	12'000	0	0	0	0	0	0	0	0	0	0
Unternehmens-Cashflow	40'101	59'470	-17'400	125'300	278'900	301'300	313'400	314'600	315'700	317'900	319'100
Mittelfluss aus Reduktion(+)/Erhöhung(-) des UV											
Forderungen aus Lief. u. Leist.	-48'764	10'752	2'136	13'274	-15'986	-1'233	-411	0	0	0	0
Forderungen Dritte	180	-180	0	0	0	0	0	0	0	0	0
Warenlager	-8'200	-4'471	712	4'425	-5'329	-411	-137	0	0	0	0
Total Veränderung des Umlaufvermögens	-56'784	6'101	2'848	17'699	-21'315	-1'644	-548	0	0	0	0
Mittelfluss aus Reduktion(-)/Erhöhung(+) des KFFK											
Finanzierungsbedarf		0	0	18'546	-18'546	0	0	0	0	0	0
Verbindlichkeiten aus Lief. u. Leist.	58'654	-3'265	1'397	-22'800	3'041	929	205	205	205	205	205
Sonstige Kreditoren	19'398	35'991	1'397	-22'800	3'041	929	205	205	205	205	205
Passive Rechnungsabgrenzung	70'019	0	0	0	0	0	0	0	0	0	0
Total Veränderung des kurzfristigen Fremdkapitals	148'072	32'726	2'795	-27'054	-12'463	1'858	411	411	411	411	411
Investitionen/Desinvestitionen ins operative NUV	91'287	38'827	5'642	-9'356	-33'778	214	-137	411	411	411	411
Cashflow aus operativer Tätigkeit	131'388	98'297	-11'758	115'944	245'122	301'514	313'263	315'011	316'111	318'311	319'511
Mittelfluss aus Investitionstätigkeit											
Maschinen und Apparate	-64'622	0	0	0	0	0	0	0	0	0	0
Möbiliar und Geräte	-12'150	0	0	0	0	0	0	0	0	0	0
Immobilien	0	0	0	-7'300'000	0	0	0	0	0	0	0
Sachanlagen	-83'672	0	0	-7'300'000	0	0	0	0	0	0	0
Mittelfluss aus Investitions (-) und Desinvestitionstätigkeit (+)	-83'872	0	0	-7'300'000	0	0	0	0	0	0	0
Mittelfluss aus Finanzierungstätigkeit											
Senior Debt 1 / Hypothek	0	0	0	4'000'000	-200'000	-200'000	-200'000	-200'000	-200'000	-200'000	-200'000
Senior Debt 2 / Darlehen	0	0	0	600'000	-30'000	-30'000	-30'000	-30'000	-30'000	-30'000	-30'000
Langfristiges Fremdkapital	0	0	0	4'600'000	-230'000	-230'000	-230'000	-230'000	-230'000	-230'000	-230'000
Aktienkapital	100'000	0	0	2'400'000	0	0	0	0	0	0	0
Veränderung Eigenkapital	100'000	0	0	2'400'000	0	0	0	0	0	0	0
Mittelfluss aus Finanzierungs (+) und Defanzierungstätigkeit (-)	100'000	0	0	7'000'000	-230'000	-230'000	-230'000	-230'000	-230'000	-230'000	-230'000
Veränderung Flüssige Mittel	147'516	98'297	-11'758	-184'056	15'122	71'514	83'263	85'011	86'111	88'311	89'511
Kontrolle der Fonds - Veränderung											
Fonds Flüssige Mittel zu Beginn des GJ	0	147'516	245'814	234'056	50'000	65'122	136'635	219'898	304'909	391'020	479'331
Fonds Flüssige Mittel am Ende des GJ	147'516	245'814	234'056	50'000	65'122	136'635	219'898	304'909	391'020	479'331	568'842
Differenz Flüssige Mittel	147'516	98'297	-11'758	-184'056	15'122	71'514	83'263	85'011	86'111	88'311	89'511