

LAMPIRAN I

PROFORMA LAPORAN KEUANGAN TERMINAL BAHAN BAKU ROTAN TRANGSAN SUKOHARJO TAHAP EMBRIO-SKENARIO DISTRIBUSI (10% PERSEDIAAN)

1.1. MESIN DAN PERALATAN

No	Jenis Mesin dan Peralatan	Umur Ekonomis (Tahun)	Jumlah (unit)	Harga Beli Satuan (Rp.)	Total Harga (Rp.)
1	Mobil Operasional	10	1	25,000,000	250,000,000
Total Mesin dan Peralatan					250,000,000

1.2. INVENTARIS KANTOR

No	Jenis	Umur Ekonomis	Merk/ Tipe	Jumlah (unit)	Harga Satuan (Rp)	Total Harga (Rp)
1	Komputer	5	0	1	10,000,000	10,000,000
2	Printer	5	0	1	1,000,000	1,000,000
3	Fax	5	0	1	1,000,000	1,000,000
4	Modem Internet	5	0	1	750,000	750,000
Total Inventaris Kantor						12,750,000

1.3. TOTAL AKTIVA TETAP

No	Komponen	Jumlah
1	Mesin & Peralatan	250,000,000
2	Inventaris Kantor	12,750,000
Total		262,750,000

1.4. BIAYA PRA OPERASIONAL

No	Komponen	Umur Ekonomis	Jumlah
1	SKB	5	80,000,000
2	Instalasi	5	100,000,000
Total Biaya Pra Operasional			180,000,000

1.5. SUMBER DANA

No	Komponen	%	Aktiva Lancar	Aktiva Tetap	Pra Operasi	Total
1	Hutang	50%	700,000,000	131,375,000	90,000,000	921,375,000
2	Modal Sendiri	50%	700,000,000	131,375,000	90,000,000	921,375,000
Total		100%	1,400,000,000	262,750,000	180,000,000	1,842,750,000

1.6. PROYEKSI PENJUALAN (UNIT)

No	Tipe	1	2	3	4	5
1	Mandala Poles	98,974	103,923	109,119	114,575	120,304
2	Mandala Semi Poles	111,118	116,674	122,508	128,633	135,065
3	Asalan	87,692	92,076	96,680	101,514	106,590
4	Pulut	12,480	13,104	13,759	14,447	15,170
5	Slimit	1,800	1,890	1,985	2,084	2,188
6	Sega	61,044	64,096	67,301	70,666	74,199
7	Fitrit	158,861	166,804	175,144	183,901	193,096
8	Kubu	75,917	79,713	83,698	87,883	92,278
9	Tohiti	32,140	33,747	35,434	37,206	39,066
10	Sarang Buaya	11,150	11,708	12,293	12,908	13,553
11	Peel	8,709	9,144	9,601	10,081	10,585
12	Lain-lain	18,331	19,248	20,210	21,220	22,281
13	Asalan2	35,676	37,460	39,333	41,299	43,364
	Jumlah	713,891	749,585	787,064	826,418	867,739

1.7. HARGA JUAL PER UNIT

No	Tipe	1	2	3	4	5
1	Mandala Poles	11,783	12,961	14,257	15,683	17,251
2	Mandala Semi Poles	9,000	9,900	10,890	11,979	13,177
3	Asalan	6,639	7,303	8,033	8,837	9,720
4	Pulut	25,571	28,128	30,941	34,035	37,439
5	Slimit	22,800	25,080	27,588	30,347	33,381
6	Sega	11,462	12,608	13,869	15,256	16,782
7	Fitrit	17,614	19,375	21,313	23,444	25,789
8	Kubu	9,684	10,652	11,718	12,889	14,178
9	Tohiti	11,625	12,788	14,066	15,473	17,020
10	Sarang Buaya	13,417	14,759	16,235	17,858	19,644
11	Peel	13,800	15,180	16,698	18,368	20,205
12	Lain-lain	17,700	19,470	21,417	23,559	25,915
13	Asalan2	8,298	9,128	10,041	11,045	12,149

1.8. PROYEKSI PENJUALAN (RUPIAH)

No	Tipe	1	2	3	4	5
1	Mandala Poles	11,783	12,961	14,257	15,683	17,251
2	Mandala Semi Poles	9,000	9,900	10,890	11,979	13,177
3	Asalan	6,639	7,303	8,033	8,837	9,720
4	Pulut	25,571	28,128	30,941	34,035	37,439
5	Slimit	22,800	25,080	27,588	30,347	33,381
6	Sega	11,462	12,608	13,869	15,256	16,782
7	Fitrit	17,614	19,375	21,313	23,444	25,789
8	Kubu	9,684	10,652	11,718	12,889	14,178
9	Tohiti	11,625	12,788	14,066	15,473	17,020
10	Sarang Buaya	13,417	14,759	16,235	17,858	19,644
11	Peel	13,800	15,180	16,698	18,368	20,205
12	Lain-lain	17,700	19,470	21,417	23,559	25,915
13	Asalan2	8,298	9,128	10,041	11,045	12,149

1.9. BIAYA TENAGA KERJA

No	Komponen	Jml	Biaya/ Bulan	1	2	3	4	5
1	Gaji Managng Director	1	4,000,000	48,000,000	52,800,000	58,080,000	63,888,000	70,276,800
2	Gaji Staf Produksi	4	1,500,000	72,000,000	79,200,000	87,120,000	95,832,000	105,415,200
3	Gaji Staff Pengudangan dan Pengiriman	2	1,000,000	24,000,000	26,400,000	29,040,000	31,944,000	35,138,400
4	Gaji Staff Admin & Pelayanan Umum	1	1,000,000	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
5	Gaji Staff Penjualan	1	1,000,000	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
6	Gaji Staff Keuangan & Akun tansi	1	1,000,000	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
7	Gaji Staff Pemeliharaan	1	1,000,000	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
8	Gaji Sertiam	2	1,000,000	24,000,000	26,400,000	29,040,000	31,944,000	35,138,400
9	Astek & Jamsostek	13	100,000	15,600,000	17,160,000	18,876,000	20,763,600	22,839,960
10	Transportasi Pegawai	13	260,000	40,560,000	44,616,000	49,077,600	53,985,360	59,383,896
11	Konsumsi Makan Siang	13	260,000	40,560,000	44,616,000	49,077,600	53,985,360	59,383,896
12	Kesejahteraan Karyawan	13	250,000	39,000,000	42,900,000	47,190,000	51,909,000	57,099,900
Total Biaya Tenaga Kerja				351,720,000	386,892,000	425,581,200	468,139,320	514,953,252

1.10. BIAYA UMUM

No	Komponen	Biaya/bulan	1	2	3	4	5
1	Sewa Tanah & Bangunan	7,000,000	84,000,000	92,400,000	101,640,000	111,804,000	122,984,400
2	BBM	500,000	6,000,000	6,600,000	7,260,000	7,986,000	8,784,600
3	Listrik	500,000	6,000,000	6,600,000	7,260,000	7,986,000	8,784,600
4	Air	300,000	3,600,000	3,960,000	4,356,000	4,791,600	5,270,760
5	Pemeliharaan Bangunan	200,000	2,400,000	2,640,000	2,904,000	3,194,400	3,513,840
6	Pemeliharaan Kendaraan	500,000	6,000,000	6,600,000	7,260,000	7,986,000	8,784,600
7	Telpon	200,000	2,400,000	2,640,000	2,904,000	3,194,400	3,513,840
8	Internet	100,000	1,200,000	1,320,000	1,452,000	1,597,200	1,756,920
9	Surat Kabar	2,500,000	30,000,000	33,000,000	36,300,000	39,930,000	43,923,000
10	Asuransi Bangunan	520,833	6,250,000	6,875,000	7,562,500	8,318,750	9,150,625
11	Asuransi Kendaraan	1,500,000	18,000,000	19,800,000	21,780,000	23,958,000	26,353,800
12	Pajak Bumi & Bangunan	312,500	3,750,000	4,125,000	4,537,500	4,991,250	5,490,375
13	Pajak Kendaraan	200,000	2,400,000	2,640,000	2,904,000	3,194,400	3,513,840
14	Retribusi & Parkir	250,000	3,000,000	3,300,000	3,630,000	3,993,000	4,392,300
15	Administrasi Bank	250,000	3,000,000	3,300,000	3,630,000	3,993,000	4,392,300
Total Biaya Umum			184,000,000	202,400,000	222,640,000	244,904,000	269,394,400

1.11. BIAYA SUPLIES

No	Komponen	Satuan	Kebutuhan/ tahun	Harga/ unit	1	2	3	4	5
1	ATK	set	12	250000	3,000,000	3,300,000	3,630,000	3,993,000	4,392,300
2	Snack & Minuman Tamu	set	12	300000	3,600,000	3,960,000	4,356,000	4,791,600	5,270,760
Total Biaya Supplies					6,600,000	7,260,000	7,986,000	8,784,600	9,663,060

1.12. ANGGARAN SUPLIES (RUPIAH)

No	Komponen	1	2	3	4	5
1	Pemakaian	6,600,000	7,260,000	7,986,000	8,784,600	9,663,060
2	Persediaan Akhir	660,000	726,000	798,600	878,460	966,306
3	Kebutuhan	7,260,000	7,986,000	8,784,600	9,663,060	10,629,366
4	Persediaan Awal	0	660,000	726,000	798,600	878,460
5	Pembelian	7,260,000	7,326,000	8,058,600	8,864,460	9,750,906

1.13. BIAYA PEMASARAN (RUPIAH)

No	Komponen	1	2	3	4	5
1	Packing	178,472,750	196,320,025	215,952,028	237,547,230	261,301,953
2	Distribusi	535,418,250	588,960,075	647,856,083	712,641,691	783,905,860
3	Promosi	24,000,000	26,400,000	29,040,000	31,944,000	35,138,400
4	Komunikasi	6,000,000	6,600,000	7,260,000	7,986,000	8,784,600
5	Lain-lain	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
Total		755,891,000	831,480,100	914,628,110	1,006,090,921	1,106,700,013

1.14. DEPRESIASI MESIN DAN PERALATAN

No	Jenis Mesin dan Peralatan	Umur Ekonomis	1	2	3	4	5
1	Mobil Operasional	10	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
Total Depresiasi			25,000,000	25,000,000	25,000,000	25,000,000	25,000,000

1.15. NILAI BUKU MESIN DAN PERALATAN

No	Jenis Mesin dan Peralatan	1	2	3	4	5
1	Mobil Operasional	225,000,000	200,000,000	175,000,000	150,000,000	125,000,000
Total Nilai Buku		225,000,000	200,000,000	175,000,000	150,000,000	125,000,000

1.16. DEPRESIASI INVENTARIS KANTOR

No	Jenis	Umur Ekonomis	1	2	3	4	5
1	Komputer	5	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
2	Printer	5	200,000	200,000	200,000	200,000	200,000
3	Fax	5	200,000	200,000	200,000	200,000	200,000
4	Modem Internet	5	150,000	150,000	150,000	150,000	150,000
Total Depresiasi			2,550,000	2,550,000	2,550,000	2,550,000	2,550,000

1.17. NILAI BUKU INVENTARIS KANTOR

No	Jenis	Pra Operasi	1	2	3	4	5
1	Komputer	10,000,000	8,000,000	6,000,000	4,000,000	2,000,000	0
2	Printer	1,000,000	800,000	600,000	400,000	200,000	0
3	Fax	1,000,000	800,000	600,000	400,000	200,000	0
4	Modem Internet	750,000	600,000	450,000	300,000	150,000	0
Total Nilai Buku		12,750,000	10,200,000	7,650,000	5,100,000	2,550,000	0

1.18. AMORTISASI BIAYA PRA OPERASIONAL

No	Komponen	Umur Ekonomis	1	2	3	4	5
1	Studi Kelayakan Bisnis	5	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000
2	Instalasi	5	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
Total			36,000,000	36,000,000	36,000,000	36,000,000	36,000,000

1.19. NILAI BUKU BIAYA PRA OPERASIONAL

No	Komponen	Pra Operasi	1	2	3	4	5
1	SKB	80,000,000	64,000,000	48,000,000	32,000,000	16,000,000	0
2	Instalasi	100,000,000	80,000,000	60,000,000	40,000,000	20,000,000	0
Total		180,000,000	144,000,000	108,000,000	72,000,000	36,000,000	0

1.20. PROYEKSI LABA RUGI

No	Komponen	1	2	3	4	5
1	Penjualan	8,605,561,589	9,939,423,635	11,480,034,299	13,259,439,615	15,314,652,755
2	Harga Pokok Penjualan	6,884,449,271	7,882,694,416	9,104,512,050	10,515,711,418	12,145,646,687
3	Laba Kotor	1,721,112,318	2,056,729,220	2,375,522,249	2,743,728,197	3,169,006,068
4	Biaya Tenaga Kerja	351,720,000	386,892,000	425,581,200	468,139,320	514,953,252
5	Biaya Umum	184,000,000	202,400,000	222,640,000	244,904,000	269,394,400
6	Biaya Supplies	6,600,000	7,260,000	7,986,000	8,784,600	9,663,060
7	Biaya Pemasaran	755,891,000	831,480,100	914,628,110	1,006,090,921	1,106,700,013
8	Biaya Depresiasi	27,550,000	27,550,000	27,550,000	27,550,000	27,550,000
9	Biaya Amortisasi	36,000,000	36,000,000	36,000,000	36,000,000	36,000,000
10	Total Biaya Non Operasi	1,361,761,000	1,491,582,100	1,634,385,310	1,791,468,841	1,964,260,725
11	Laba Operasi (EBIT)	359,351,318	565,147,120	741,136,939	952,259,356	1,204,745,343
12	Bunga	110,565,000	88,452,000	66,339,000	44,226,000	22,113,000
13	Laba sebelum pajak (EBT)	248,786,318	476,695,120	674,797,939	908,033,356	1,182,632,343
14	Pajak	74,635,895	143,008,536	202,439,382	272,410,007	354,789,703
15	Laba Bersih (EAT)	174,150,422	333,686,584	472,358,557	635,623,349	827,842,640

1.21. PROYEKSI ANGGARAN KAS DAN PEMBAYARAN DEVIDEN

No	Komponen	1	2	3	4	5
1	Penjualan	8,605,561,589	9,939,423,635	11,480,034,299	13,259,439,615	15,314,652,755
2	Harga Pokok Penjualan	5,593,615,033	6,404,689,213	7,397,416,041	8,544,015,527	9,868,337,933
3	Laba Kotor	3,011,946,556	3,534,734,423	4,082,618,258	4,715,424,088	5,446,314,822
4	Biaya Tenaga Kerja	1,034,280,000	1,137,708,000	1,251,478,800	1,376,626,680	1,514,289,348
5	Biaya Umum	302,650,000	332,915,000	366,206,500	402,827,150	443,109,865
6	Biaya Supplies	6,600,000	7,260,000	7,986,000	8,784,600	9,663,060
7	Biaya Pemasaran	755,891,000	831,480,100	914,628,110	1,006,090,921	1,106,700,013
8	Biaya Depresiasi	91,550,000	91,550,000	91,550,000	91,550,000	91,550,000
9	Biaya Amortisasi	36,000,000	36,000,000	36,000,000	36,000,000	36,000,000
10	Total Biaya Non Operasi	2,226,971,000	2,436,913,100	2,667,849,410	2,921,879,351	3,201,312,286
11	Laba Operasi (EBIT)	784,975,556	1,097,821,323	1,414,768,848	1,793,544,737	2,245,002,536
12	Bunga	168,165,000	134,532,000	100,899,000	67,266,000	33,633,000
13	Laba sebelum pajak (EBT)	616,810,556	963,289,323	1,313,869,848	1,726,278,737	2,211,369,536
14	Pajak	185,043,167	288,986,797	394,160,954	517,883,621	663,410,861
15	Laba Bersih (EAT)	431,767,389	674,302,526	919,708,894	1,208,395,116	1,547,958,675

1.22. PROYEKSI NERACA

No	Komponen	1	2	3	4	5
1	AKTIVA					
2	Kas	1,400,000,000	687,888,446	714,667,559	848,681,697	1,099,032,985
3	Persediaan Barang	0	688,444,927	795,153,891	918,402,744	1,060,755,169
4	Persediaan Supplies	0	660,000	726,000	798,600	878,460
5	Total Aktiva Lancar	1,400,000,000	1,376,993,373	1,510,547,450	1,767,883,041	2,160,666,614
6	Mesin dan Peralatan	250,000,000	225,000,000	200,000,000	175,000,000	150,000,000
7	Inventaris Kantor	12,750,000	10,200,000	7,650,000	5,100,000	2,550,000
8	Tanah	0	0	0	0	0
9	Bangunan	0	0	0	0	0
10	Total Aktiva Tetap	262,750,000	235,200,000	207,650,000	180,100,000	152,550,000
11	Biaya Pra Operasional	180,000,000	144,000,000	108,000,000	72,000,000	36,000,000
12	Total Aktiva	1,842,750,000	1,756,193,373	1,826,197,450	2,019,983,041	2,349,216,614
13	PASIVA					
14	Hutang	921,375,000	737,100,000	552,825,000	368,550,000	184,275,000
15	Modal sendiri	921,375,000	921,375,000	921,375,000	921,375,000	921,375,000
16	Laba ditahan		97,718,373	351,997,450	730,058,041	1,243,566,614
17	Total Pasiva	1,842,750,000	1,756,193,373	1,826,197,450	2,019,983,041	2,349,216,614

1.23. PROYEKSI SUMBER DAN PENGGUNAAN MODAL

No	Komponen	1	2	3	4	5
1	Sumber Dana					
2	Laba Bersih	174,150,422	333,686,584	472,358,557	635,623,349	827,842,640
3	Depresiasi&Amortisasi	63,550,000	63,550,000	63,550,000	63,550,000	63,550,000
4	Penambahan hutang	0	0	0	0	0
5	Total	237,700,422	397,236,584	535,908,557	699,173,349	891,392,640
6	Penggunaan Dana					
7	Pengurangan hutang	184,275,000	184,275,000	184,275,000	184,275,000	184,275,000
8	Deviden	76,432,050	79,407,507	94,297,966	122,114,776	164,164,573
9	Penambahan modal kerja	(23,006,627)	133,554,077	257,335,591	392,783,573	542,953,067
10	Total	237,700,422	397,236,584	535,908,557	699,173,349	891,392,640

1.24. PROYEKSI ARUS KAS BERSIH

No	Uraian	Pra Operasi	1	2	3	4	5
1	Laba Bersih		174,150,422	333,686,584	472,358,557	635,623,349	827,842,640
2	Depresiasi & Amortisasi		63,550,000	63,550,000	63,550,000	63,550,000	63,550,000
3	Bunga (1-t)		77,395,500	61,916,400	46,437,300	30,958,200	15,479,100
4	Arus Kas Operasi		315,095,922	459,152,984	582,345,857	730,131,549	906,871,740
5	Investasi Modal	(1,842,750,000)					
6	Perubahan Modal Kerja		23,006,627	(133,554,077)	(257,335,591)	(392,783,573)	(542,953,067)
7	Terminal Value						
8	* Aktiva Tetap		0	0	0	0	125,000,000
9	* Modal Kerja		0	0	0	0	1,303,619,682
10	Arus Kas Bersih		338,102,550	325,598,907	325,010,266	337,347,976	1,792,538,354

1.25. PENILAIAN INVESTASI

Komponen	Pra Operasi	1	2	3	4	5
Arus Kas Bersih	(1,842,750,000)	338,102,550	325,598,907	325,010,266	337,347,976	1,792,538,354
Faktor Diskon		1.132	1.281424	1.450571968	1.642047468	1.858797734
Present Value Arus Kas	(1,842,750,000)	298,677,164	254,091,469	224,056,630	205,443,498	964,353,637

<i>Net Present Value</i>	103,872,398
<i>Profitability Index</i>	1.06
<i>Internal Rate of Return</i>	15%
<i>Payback Period</i>	4.29
<i>Discounted Payback Period</i>	4.85