

LAMPIRAN 4

**PROFORMA LAPORAN KEUANGAN
TERMINAL BAHAN BAKU ROTAN TRANGSAN SUKOHARJO
TAHAP EMBRIO - SKENARIO PRODUKSI & DISTRIBUSI
20% PERSEDIAAN**

4.1. MESIN DAN PERALATAN

| No | Jenis Mesin dan Peralatan | Umur Ekonomis (Tahun) | Jumlah (unit) | Harga Beli Satuan (Rp.) | Total Harga (Rp.) |
|----------------------------------|---------------------------|-----------------------|---------------|-------------------------|----------------------|
| 1 | Mesin Proses Double | 15 | 6 | 60,000,000 | 360,000,000 |
| 2 | Mesin Polis | 15 | 6 | 60,000,000 | 360,000,000 |
| 3 | Mesin Split | 15 | 4 | 60,000,000 | 240,000,000 |
| 4 | Mobil Operasional | 10 | 1 | 250,000,000 | 250,000,000 |
| Total Mesin dan Peralatan | | | | | 1,210,000,000 |

4.2. 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 |

4.3. TOTAL AKTIVA TETAP

| No | Komponen | Jumlah |
|--------------|-------------------|----------------------|
| 1 | Mesin & Peralatan | 1,210,000,000 |
| 2 | Inventaris Kantor | 12,750,000 |
| Total | | 1,222,750,000 |

4.4. 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 |

4.5. SUMBER DANA

| No | Komponen | % | Aktiva Lancar | Aktiva Tetap | Pra Operasi | Total |
|--------------|---------------|-------------|----------------------|----------------------|--------------------|----------------------|
| 1 | Hutang | 50% | 700,000,000 | 611,375,000 | 90,000,000 | 1,401,375,000 |
| 2 | Modal Sendiri | 50% | 700,000,000 | 611,375,000 | 90,000,000 | 1,401,375,000 |
| Total | | 100% | 1,400,000,000 | 1,222,750,000 | 180,000,000 | 2,802,750,000 |

4.6. 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 |

4.7. 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 |

4.8. PROYEKSI PENJUALAN (RUPIAH)

| No | Typ | 1 | 2 | 3 | 4 | 5 |
|----|--------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|
| 1 | Mandala Poles | 1,166,210,642 | 1,346,973,292 | 1,555,754,152 | 1,796,896,045 | 2,075,414,932 |
| 2 | Mandala Semi Poles | 1,000,062,000 | 1,155,071,610 | 1,334,107,710 | 1,540,894,405 | 1,779,733,037 |
| 3 | Asalan | 582,185,765 | 672,424,559 | 776,650,366 | 897,031,172 | 1,036,071,004 |
| 4 | Pulut | 319,126,080 | 368,590,622 | 425,722,169 | 491,709,105 | 567,924,016 |
| 5 | Slimit | 41,040,000 | 47,401,200 | 54,748,386 | 63,234,386 | 73,035,716 |
| 6 | Sega | 699,686,328 | 808,137,709 | 933,399,054 | 1,078,075,907 | 1,245,177,673 |
| 7 | Fitrit | 2,798,170,105 | 3,231,886,471 | 3,732,828,875 | 4,311,417,350 | 4,979,687,039 |
| 8 | Kubu | 735,180,228 | 849,133,163 | 980,748,804 | 1,132,764,868 | 1,308,343,423 |
| 9 | Tohiti | 373,625,442 | 431,537,386 | 498,425,681 | 575,681,661 | 664,912,319 |
| 10 | Sarang Buaya | 149,599,550 | 172,787,480 | 199,569,540 | 230,502,818 | 266,230,755 |
| 11 | Peel | 120,177,300 | 138,804,782 | 160,319,523 | 185,169,049 | 213,870,251 |
| 12 | Lain-lain | 324,458,700 | 374,749,799 | 432,836,017 | 499,925,600 | 577,414,068 |
| 13 | Asalan2 | 296,039,448 | 341,925,562 | 394,924,025 | 456,137,248 | 526,838,522 |
| | Total | 8,605,561,589 | 9,939,423,635 | 11,480,034,299 | 13,259,439,615 | 15,314,652,755 |

4.9. BIAYA TENAGA KERJA

| No | Komponen | Jumlah | Biaya/ Bulan | 1 | 2 | 3 | 4 | 5 |
|----|---------------------------------------|--------|-----------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 1 | Gaji Managing Director | 1 | 4,000,000 | 48,000,000 | 52,800,000 | 58,080,000 | 63,888,000 | 70,276,800 |
| 2 | Gaji Staf Produksi | 28 | 1,500,000 | 504,000,000 | 554,400,000 | 609,840,000 | 670,824,000 | 737,906,400 |
| 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 | 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 Satkam | 2 | 1,000,000 | 24,000,000 | 26,400,000 | 29,040,000 | 31,944,000 | 35,138,400 |
| 9 | Astak & Jamsostek | 37 | 100,000 | 44,400,000 | 48,840,000 | 53,724,000 | 59,096,400 | 65,006,040 |
| 10 | Transportasi Pegawai | 37 | 260,000 | 115,440,000 | 126,984,000 | 139,682,400 | 153,650,640 | 169,015,704 |
| 11 | Konsumsi Makan Siang | 37 | 260,000 | 115,440,000 | 126,984,000 | 139,682,400 | 153,650,640 | 169,015,704 |
| 12 | Kesejahteraan Karyawan | 37 | 250,000 | 111,000,000 | 122,100,000 | 134,310,000 | 147,741,000 | 162,515,100 |
| | Total Biaya Tenaga Kerja | | | 1,034,280,000 | 1,137,708,000 | 1,251,478,800 | 1,376,626,680 | 1,514,289,348 |

4.10. BIAYA UMUM

| No | Komponen | Biaya/ bulan | 1 | 2 | 3 | 4 | 5 |
|----|-----------------------------|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1 | Sewa Tanah & Bangunan | 10,000,000 | 120,000,000 | 132,000,000 | 145,200,000 | 159,720,000 | 175,692,000 |
| 2 | BBM | 500,000 | 6,000,000 | 6,600,000 | 7,260,000 | 7,986,000 | 8,784,600 |
| 3 | Listrik | 1,000,000 | 12,000,000 | 13,200,000 | 14,520,000 | 15,972,000 | 17,569,200 |
| 4 | Air | 500,000 | 6,000,000 | 6,600,000 | 7,260,000 | 7,986,000 | 8,784,600 |
| 5 | Pemeliharaan Mesin Produksi | 500,000 | 6,000,000 | 6,600,000 | 7,260,000 | 7,986,000 | 8,784,600 |
| 6 | Pemeliharaan Bangunan | 750,000 | 9,000,000 | 9,900,000 | 10,890,000 | 11,979,000 | 13,176,900 |
| 7 | Pemeliharaan Kendaraan | 200,000 | 2,400,000 | 2,640,000 | 2,904,000 | 3,194,400 | 3,513,840 |
| 8 | Telpon | 500,000 | 6,000,000 | 6,600,000 | 7,260,000 | 7,986,000 | 8,784,600 |
| 9 | Internet | 200,000 | 2,400,000 | 2,640,000 | 2,904,000 | 3,194,400 | 3,513,840 |
| 10 | Surat Kabar | 100,000 | 1,200,000 | 1,320,000 | 1,452,000 | 1,597,200 | 1,756,920 |
| 11 | Asuransi Bangunan | 5,937,500 | 71,250,000 | 78,375,000 | 86,212,500 | 94,833,750 | 104,317,125 |
| 12 | Asuransi Kendaraan | 520,833 | 6,250,000 | 6,875,000 | 7,562,500 | 8,318,750 | 9,150,625 |
| 13 | Pajak Bumi & Bangunan | 3,750,000 | 45,000,000 | 49,500,000 | 54,450,000 | 59,895,000 | 65,884,500 |
| 14 | Pajak Kendaraan | 312,500 | 3,750,000 | 4,125,000 | 4,537,500 | 4,991,250 | 5,490,375 |
| 15 | Retribusi & Parkir | 200,000 | 2,400,000 | 2,640,000 | 2,904,000 | 3,194,400 | 3,513,840 |
| 16 | Administrasi Bank | 250,000 | 3,000,000 | 3,300,000 | 3,630,000 | 3,993,000 | 4,392,300 |
| | Total Biaya Umum | | 302,650,000 | 332,915,000 | 366,206,500 | 402,827,150 | 443,109,865 |

4.11. BIAYA SUPLIES

| No | Komponen | Satuan | Kebutuhan/ tahun | Harga/ unit | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|----------------------|--------|---------------------|----------------|------------------|------------------|------------------|------------------|------------------|
| 1 | ATK | set | 12 | 250,000 | 3,000,000 | 3,300,000 | 3,630,000 | 3,993,000 | 4,392,300 |
| 2 | Snack & Minuman Tamu | set | 12 | 300,000 | 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 |

4.12. 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 |

4.13. 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 |

4.14. DEPRESIASI MESIN DAN PERALATAN

| No | Jenis Mesin dan Peralatan | Umur Ekonomis | 1 | 2 | 3 | 4 | 5 |
|-------------------------|---------------------------|---------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1 | Mesin Proses Double | 15 | 24,000,000 | 24,000,000 | 24,000,000 | 24,000,000 | 24,000,000 |
| 2 | Mesin Polis | 15 | 24,000,000 | 24,000,000 | 24,000,000 | 24,000,000 | 24,000,000 |
| 3 | Mesin Split | 15 | 16,000,000 | 16,000,000 | 16,000,000 | 16,000,000 | 16,000,000 |
| 4 | Mobil Operasional | 10 | 25,000,000 | 25,000,000 | 25,000,000 | 25,000,000 | 25,000,000 |
| Total Depresiasi | | | 89,000,000 | 89,000,000 | 89,000,000 | 89,000,000 | 89,000,000 |

4.15. NILAI BUKU MESIN DAN PERALATAN

| No | Jenis Mesin dan Peralatan | 1 | 2 | 3 | 4 | 5 |
|-------------------------|---------------------------|----------------------|----------------------|----------------------|--------------------|--------------------|
| 1 | Mesin Proses Double | 360,000,000 | 336,000,000 | 312,000,000 | 288,000,000 | 264,000,000 |
| 2 | Mesin Polis | 360,000,000 | 336,000,000 | 312,000,000 | 288,000,000 | 264,000,000 |
| 3 | Mesin Split | 240,000,000 | 224,000,000 | 208,000,000 | 192,000,000 | 176,000,000 |
| 4 | Mobil Operasional | 250,000,000 | 225,000,000 | 200,000,000 | 175,000,000 | 150,000,000 |
| Total Nilai Buku | | 1,210,000,000 | 1,121,000,000 | 1,032,000,000 | 943,000,000 | 854,000,000 |

4.16. 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 |

4.17. 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 |

4.18. 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 |

4.19. 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 |

4.20. 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 | 5,593,615,033 | 6,348,753,062 | 7,332,809,787 | 8,469,395,304 | 9,782,151,576 |
| 3 | Lab a Kotor | 3,011,946,556 | 3,590,670,573 | 4,147,224,512 | 4,790,044,311 | 5,532,501,179 |
| 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 | Lab a Operasi (EBIT) | 784,975,556 | 1,153,757,473 | 1,479,375,102 | 1,868,164,960 | 2,331,188,893 |
| 12 | Bunga | 168,165,000 | 134,532,000 | 100,899,000 | 67,266,000 | 33,633,000 |
| 13 | Lab a sebelum pajak (EBT) | 616,810,556 | 1,019,225,473 | 1,378,476,102 | 1,800,898,960 | 2,297,555,893 |
| 14 | Pajak | 185,043,167 | 305,767,642 | 413,542,831 | 540,269,688 | 689,266,768 |
| 15 | Lab a Bersih (EAT) | 431,767,389 | 713,457,831 | 964,933,271 | 1,260,629,272 | 1,608,289,125 |

4.21. 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 | Arus Kas Masuk | 8,605,561,589 | 9,939,423,635 | 11,480,034,299 | 13,259,439,615 | 15,314,652,755 |
| 3 | Pembelian Persediaan | 6,712,338,039 | 6,522,155,128 | 7,533,089,173 | 8,700,717,995 | 10,049,329,284 |
| 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 | Pembelian Supplies | 7,260,000 | 7,326,000 | 8,058,600 | 8,864,460 | 9,750,906 |
| 7 | Biaya Pemasaran | 755,891,000 | 831,480,100 | 914,628,110 | 1,006,090,921 | 1,106,700,013 |
| 8 | Bunga | 168,165,000 | 134,532,000 | 100,899,000 | 67,266,000 | 33,633,000 |
| 9 | Pajak | 185,043,167 | 305,767,642 | 413,542,831 | 540,269,688 | 689,266,768 |
| 10 | Arus Kas Kehuar | 9,165,627,206 | 9,271,883,870 | 10,587,903,014 | 12,102,662,894 | 13,846,079,184 |
| 11 | Arus Kas Operasi | (560,065,617) | 667,539,765 | 892,131,285 | 1,156,776,721 | 1,468,573,571 |
| 12 | Pinjaman | 0 | 0 | 0 | 0 | 0 |
| 13 | Angsuran Pinjaman | 280,275,000 | 280,275,000 | 280,275,000 | 280,275,000 | 280,275,000 |
| 14 | Saldo Kas Awal | 1,400,000,000 | 503,693,444 | 801,862,389 | 1,272,346,806 | 1,933,963,675 |
| 15 | Saldo Kas Akhir | 559,659,383 | 890,958,210 | 1,413,718,674 | 2,148,848,527 | 3,122,262,246 |
| 16 | Kas Minimum | 503,693,444 | 801,862,389 | 1,272,346,806 | 1,933,963,675 | 2,810,036,021 |
| 17 | Deviden | 55,965,938 | 89,095,821 | 141,371,867 | 214,884,853 | 312,226,225 |

4.22. PROYEKSI NERACA

| No | Komponen | 1 | 2 | 3 | 4 | 5 |
|----|----------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 1 | AKTIVA | | | | | |
| 2 | Kas | 1,400,000,000 | 503,693,444 | 801,862,389 | 1,272,346,806 | 1,933,963,675 |
| 3 | Persediaan Barang | 0 | 1,118,723,007 | 1,292,125,073 | 1,492,404,459 | 1,723,727,150 |
| 4 | Persediaan Supplies | 0 | 660,000 | 726,000 | 798,600 | 878,460 |
| 5 | Total Aktiva Lancar | 1,400,000,000 | 1,623,076,451 | 2,094,713,461 | 2,765,549,865 | 3,658,569,284 |
| 6 | Mesin dan Peralatan | 1,210,000,000 | 1,121,000,000 | 1,032,000,000 | 943,000,000 | 854,000,000 |
| 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 | 1,222,750,000 | 1,131,200,000 | 1,039,650,000 | 948,100,000 | 856,550,000 |
| 11 | Biaya Pra Operasional | 180,000,000 | 144,000,000 | 108,000,000 | 72,000,000 | 36,000,000 |
| 12 | Total Aktiva | 2,802,750,000 | 2,898,276,451 | 3,242,363,461 | 3,785,649,865 | 4,551,119,284 |
| 13 | PASIVA | | | | | |
| 14 | Hutang | 1,401,375,000 | 1,121,100,000 | 840,825,000 | 560,550,000 | 280,275,000 |
| 15 | Modal sendiri | 1,401,375,000 | 1,401,375,000 | 1,401,375,000 | 1,401,375,000 | 1,401,375,000 |
| 16 | Laba ditahan | | 375,801,451 | 1,000,163,461 | 1,823,724,865 | 2,869,469,284 |
| 17 | Total Pasiva | 2,802,750,000 | 2,898,276,451 | 3,242,363,461 | 3,785,649,865 | 4,551,119,284 |

4.23. PROYEKSI SUMBER DAN PENGGUNAAN MODAL

| No | Komponen | 1 | 2 | 3 | 4 | 5 |
|----|------------------------|-------------|-------------|---------------|---------------|---------------|
| 1 | Sumber Dana | | | | | |
| 2 | Laba Bersih | 431,767,389 | 713,457,831 | 964,933,271 | 1,260,629,272 | 1,608,289,125 |
| 3 | Depresiasi&Amortisasi | 127,550,000 | 127,550,000 | 127,550,000 | 127,550,000 | 127,550,000 |
| 4 | Penambahan hutang | 0 | 0 | 0 | 0 | 0 |
| 5 | Total | 559,317,389 | 841,007,831 | 1,092,483,271 | 1,388,179,272 | 1,735,839,125 |
| 6 | Penggunaan Dana | | | | | |
| 7 | Pengurangan hutang | 280,275,000 | 280,275,000 | 280,275,000 | 280,275,000 | 280,275,000 |
| 8 | Deviden | 55,965,938 | 89,095,821 | 141,371,867 | 214,884,853 | 312,226,225 |
| 9 | Penambahan modal kerja | 223,076,451 | 471,637,010 | 670,836,404 | 893,019,419 | 1,143,337,901 |
| 10 | Total | 559,317,389 | 841,007,831 | 1,092,483,271 | 1,388,179,272 | 1,735,839,125 |

4.24. PROYEKSI ARUS KAS BERSIH

| No | Uraian | Pra Operasi | 1 | 2 | 3 | 4 | 5 |
|----|-------------------------|-----------------|---------------|---------------|---------------|---------------|-----------------|
| 1 | Laba Bersih | | 431,767,389 | 713,457,831 | 964,933,271 | 1,260,629,272 | 1,608,289,125 |
| 2 | Depresiasi & Amortisasi | | 127,550,000 | 127,550,000 | 127,550,000 | 127,550,000 | 127,550,000 |
| 3 | Bunga (1-t) | | 117,715,500 | 94,172,400 | 70,629,300 | 47,086,200 | 23,543,100 |
| 4 | Arus Kas Operasi | | 677,032,889 | 935,180,231 | 1,163,112,571 | 1,435,265,472 | 1,759,382,225 |
| 5 | Investasi Modal | (2,802,750,000) | | | | | |
| 6 | Perubahan Modal Kerja | | (223,076,451) | (471,637,010) | (670,836,404) | (893,019,419) | (1,143,337,901) |
| 7 | Terminal Value | | | | | | |
| 8 | * Aktiva Tetap | | 0 | 0 | 0 | 0 | 765,000,000 |
| 9 | * Modal Kerja | | 0 | 0 | 0 | 0 | 3,401,907,185 |
| 10 | Arus Kas Bersih | | 453,956,438 | 463,543,221 | 492,276,167 | 542,246,053 | 4,782,951,510 |

4.25. PENILAIAN INVESTASI

| Komponen | Pra Operasi | 1 | 2 | 3 | 4 | 5 |
|-------------------------------|------------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Arus Kas Bersih | (2,802,750,000) | 453,956,438 | 463,543,221 | 492,276,167 | 542,246,053 | 4,782,951,510 |
| Faktor Diskon | | 1.132 | 1.281424 | 1.450571968 | 1.642047468 | 1.858797734 |
| Present Value Arus Kas | (2,802,750,000) | 401,021,589 | 361,740,705 | 339,366,938 | 330,225,565 | 2,573,142,534 |

| | |
|----------------------------------|---------------|
| Net Present Value | 1,202,747,330 |
| Profitability Index | 1.43 |
| Internal Rate of Return | 24% |
| Payback Period | 4.18 |
| Discounted Payback Period | 4.51 |