

LAMPIRAN 5

**PROFORMA LAPORAN KEUANGAN
TERMINAL BAHAN BAKU ROTAN TRANGSAN SUKOHARJO
SKENARIO FULL CAPACITY
10% PERSEDIAAN**

5.1. 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	12	60,000,000	720,000,000
2	Mesin Polis	15	12	60,000,000	720,000,000
3	Mesin Split	15	8	60,000,000	480,000,000
4	Mobil Operasional	10	1	250,000,000	250,000,000
Total Mesin dan Peralatan					2,170,000,000

5.2. 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

5.3. TOTAL AKTIVA TETAP

No	Komponen	Jumlah
1	Mesin & Peralatan	2,170,000,000
2	Inventaris Kantor	12,750,000
Total		2,182,750,000

5.4. 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

5.5. SUMBER DANA

No	Komponen	%	Aktiva Lancar	Aktiva Tetap	Pra Operasi	Total
1	Hutang	50%	1,000,000,000	1,091,375,000	90,000,000	2,181,375,000
2	Modal Sendiri	50%	1,000,000,000	1,091,375,000	90,000,000	2,181,375,000
Total			2,000,000,000	2,182,750,000	180,000,000	4,362,750,000

5.6. PROYEKSI PENJUALAN (UNIT)

No	Tipe	1	2	3	4	5
1	Mandala Poles	197,948	207,845	218,238	229,150	240,607
2	Mandala Semi Poles	222,236	233,348	245,015	257,266	270,129
3	Asalan	175,384	184,153	193,360	203,028	213,180
4	Pulut	24,960	26,208	27,518	28,894	30,339
5	Silmit	3,600	3,780	3,969	4,167	4,376
6	Sega	122,088	128,192	134,602	141,332	148,399
7	Fitrit	317,721	333,607	350,288	367,802	386,192
8	Kubu	151,834	159,426	167,397	175,767	184,555
9	Tohiti	64,280	67,494	70,868	74,412	78,132
10	Sarang Buaya	22,300	23,415	24,586	25,815	27,106
11	Peel	17,417	18,288	19,202	20,162	21,170
12	Lain-lain	36,662	38,495	40,420	42,441	44,563
13	Asalan2	71,352	74,920	78,666	82,599	86,729
Jumlah		1,427,781	1,499,170	1,574,129	1,652,835	1,735,477

5.7. 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	Silmit	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

5.8. PROYEKSI PENJUALAN (RUPIAH)

No	Tipe	1	2	3	4	5
1	Mandala Poles	2,332,421,284	2,693,946,583	3,111,508,303	3,593,792,090	4,150,829,864
2	Mandala Semi Poles	2,000,124,000	2,310,143,220	2,668,215,419	3,081,788,809	3,559,466,074
3	Asalan	1,164,371,531	1,344,849,118	1,553,300,731	1,794,062,345	2,072,142,008
4	Pulut	638,252,160	737,181,245	851,444,338	983,418,210	1,135,848,033
5	Silmit	82,080,000	94,802,400	109,496,772	126,468,772	146,071,431
6	Sega	1,399,372,656	1,616,275,418	1,866,798,107	2,156,151,814	2,490,355,345
7	Fitrit	5,596,340,210	6,463,772,943	7,465,657,749	8,622,834,700	9,959,374,079
8	Kubu	1,470,360,456	1,698,266,327	1,961,497,607	2,265,529,736	2,616,686,846
9	Tohiti	747,250,885	863,074,772	996,851,362	1,151,363,323	1,329,824,638
10	Sarang Buaya	299,199,100	345,574,960	399,139,079	461,005,637	532,461,510
11	Peel	240,354,600	277,609,563	320,639,045	370,338,097	427,740,502
12	Lain-lain	648,917,400	749,499,597	865,672,035	999,851,200	1,154,828,136
13	Asalan2	592,078,896	683,851,125	789,848,049	912,274,497	1,053,677,044
Total		17,211,123,178	19,878,847,271	22,960,068,597	26,518,879,230	30,629,305,511

5.9. 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	56	1,500,000	1,008,000,000	1,108,800,000	1,219,680,000	1,341,648,000	1,475,812,800
3	Gaji Staff Pergudangan 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	Astek & Jamsostek	65	100,000	78,000,000	85,800,000	94,380,000	103,818,000	114,199,800
10	Transportasi Pegawai	65	260,000	202,800,000	223,080,000	245,388,000	269,926,800	296,919,480
11	Konsumsi Makan Siang	65	260,000	202,800,000	223,080,000	245,388,000	269,926,800	296,919,480
12	Kesejahteraan Karyawan	65	250,000	195,000,000	214,500,000	235,950,000	259,545,000	285,499,500
Total Biaya Tenaga Kerja				1,830,600,000	2,013,660,000	2,215,026,000	2,436,528,600	2,680,181,460

5.10. BIAYA UMUM

No	Komponen	Biaya/ bulan	1	2	3	4	5
1	Sewa Tanah & Bangunan	12,000,000	144,000,000	158,400,000	174,240,000	191,664,000	210,830,400
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	1,000,000	12,000,000	13,200,000	14,520,000	15,972,000	17,569,200
7	Pemeliharaan Kendaraan	200,000	2,400,000	2,640,000	2,904,000	3,194,400	3,513,840
8	Telepon	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	7,187,500	86,250,000	94,875,000	104,362,500	114,798,750	126,278,625
12	Asuransi Kendaraan	520,833	6,250,000	6,875,000	7,562,500	8,318,750	9,150,625
13	Pajak Bumi & Bangunan	4,687,500	56,250,000	61,875,000	68,062,500	74,868,750	82,355,625
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			355,900,000	391,490,000	430,639,000	473,702,900	521,073,190

5.11. 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 Suplies					6,600,000	7,260,000	7,986,000	8,784,600	9,663,060

5.12. ANGGARAN SUPLIES (RUPIAH)

No	Komponen	1	2	3	4	5
1	Packing	356,945,340	392,639,874	431,903,861	475,094,248	522,603,672
2	Distribusi	1,070,836,020	1,177,919,622	1,295,711,584	1,425,282,743	1,567,811,017
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		1,469,781,360	1,616,759,496	1,778,435,446	1,956,278,991	2,151,906,890

5.13. BIAYA PEMASARAN (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

5.14. DEPRESIASI MESIN DAN PERALATAN

No	Jenis Mesin dan Peralatan	Umur Ekonomis	1	2	3	4	5
1	Mesin Proses Double	15	48,000,000	48,000,000	48,000,000	48,000,000	48,000,000
2	Mesin Polis	15	48,000,000	48,000,000	48,000,000	48,000,000	48,000,000
3	Mesin Split	15	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000
4	Mobil Operasional	10	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
Total Depresiasi			153,000,000	153,000,000	153,000,000	153,000,000	153,000,000

5.15. NILAI BUKU MESIN DAN PERALATAN

No	Jenis Mesin dan Peralatan	1	2	3	4	5
1	Mesin Proses Double	720,000,000	672,000,000	624,000,000	576,000,000	528,000,000
2	Mesin Polis	720,000,000	672,000,000	624,000,000	576,000,000	528,000,000
3	Mesin Split	480,000,000	448,000,000	416,000,000	384,000,000	352,000,000
4	Mobil Operasional	250,000,000	225,000,000	200,000,000	175,000,000	150,000,000
Total Nilai Buku		2,170,000,000	2,017,000,000	1,864,000,000	1,711,000,000	1,558,000,000

5.16. 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

5.17. 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

5.18. 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

5.19. 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

5.20. PROYEKSI LABA RUGI

No	Komponen	1	2	3	4	5
1	Penjualan	17,211,123,178	19,878,847,271	22,960,068,597	26,518,879,230	30,629,305,511
2	Harga Pokok Penjualan	11,187,230,066	12,809,378,425	14,794,832,081	17,088,031,054	19,736,675,867
3	Labas Kotor	6,023,893,112	7,069,468,845	8,165,236,516	9,430,848,176	10,892,629,644
4	Biaya Tenaga Kerja	1,830,600,000	2,013,660,000	2,215,026,000	2,436,528,600	2,680,181,460
5	Biaya Umum	355,900,000	391,490,000	430,639,000	473,702,900	521,073,190
6	Biaya Supplies	6,600,000	7,260,000	7,986,000	8,784,600	9,663,060
7	Biaya Pemasaran	1,469,781,360	1,616,759,496	1,778,435,446	1,956,278,991	2,151,906,890
8	Biaya Depresiasi	155,550,000	155,550,000	155,550,000	155,550,000	155,550,000
9	Biaya Amortisasi	36,000,000	36,000,000	36,000,000	36,000,000	36,000,000
10	Total Biaya Non Operasi	3,854,431,360	4,220,719,496	4,623,636,446	5,066,845,091	5,554,374,600
11	Labas Operasi (EBIT)	2,169,461,752	2,848,749,349	3,541,600,070	4,364,003,086	5,338,255,044
12	Bunga	261,765,000	209,412,000	157,059,000	104,706,000	52,353,000
13	Labas sebelum pajak (EBT)	1,907,696,752	2,639,337,349	3,384,541,070	4,259,297,086	5,285,902,044
14	Pajak	572,309,026	791,801,205	1,015,362,321	1,277,789,126	1,585,770,613
15	Labas Bersih (EAT)	1,335,387,726	1,847,536,144	2,369,178,749	2,981,507,960	3,700,131,431

5.21. PROYEKSI ANGGARAN KAS DAN PEMBAYARAN DEVIDEN

No	Komponen	1	2	3	4	5
1	Penjualan	17,211,123,178	19,878,847,271	22,960,068,597	26,518,879,230	30,629,305,511
2	Arus Kas Masuk	17,211,123,178	19,878,847,271	22,960,068,597	26,518,879,230	30,629,305,511
3	Pembelian Persediaan	12,305,953,072	12,982,780,491	14,995,111,467	17,319,353,745	20,003,853,575
4	Biaya Tenaga Kerja	1,830,600,000	2,013,660,000	2,215,026,000	2,436,528,600	2,680,181,460
5	Biaya Umum	355,900,000	391,490,000	430,639,000	473,702,900	521,073,190
6	Pembelian Supplies	7,260,000	7,326,000	8,058,600	8,864,460	9,750,906
7	Biaya Pemasaran	1,469,781,360	1,616,759,496	1,778,435,446	1,956,278,991	2,151,906,890
8	Bunga	261,765,000	209,412,000	157,059,000	104,706,000	52,353,000
9	Pajak	572,309,026	791,801,205	1,015,362,321	1,277,789,126	1,585,770,613
10	Arus Kas Keluar	16,803,568,458	18,013,229,192	20,599,691,834	23,577,223,821	27,004,889,634
11	Arus Kas Operasi	407,554,720	1,865,618,078	2,360,376,763	2,941,655,409	3,624,415,877
12	Pinjaman	0	0	0	0	0
13	Angsuran Pinjaman	436,275,000	436,275,000	436,275,000	436,275,000	436,275,000
14	Saldo Kas Awal	2,000,000,000	1,774,151,748	2,883,145,344	4,326,522,396	6,148,712,524
15	Saldo Kas Akhir	1,971,279,720	3,203,494,826	4,807,247,107	6,831,902,805	9,336,853,401
16	Kas Minimum	1,774,151,748	2,883,145,344	4,326,522,396	6,148,712,524	8,403,168,061
17	Deviden	197,127,972	320,349,483	480,724,711	683,190,280	933,685,340

5.22. PROYEKSI NERACA

No	Komponen	1	2	3	4	5
1	AKTIVA					
2	Kas	1,774,151,748	2,883,145,344	4,326,522,396	6,148,712,524	8,403,168,061
3	Persediaan Barang	1,118,723,007	1,292,125,073	1,492,404,459	1,723,727,150	1,990,904,858
4	Persediaan Supplies	660,000	726,000	798,600	878,460	966,306
5	Total Aktiva Lancar	2,893,534,754	4,175,996,416	5,819,725,455	7,873,318,134	10,395,039,225
6	Mesin dan Peralatan	2,017,000,000	1,864,000,000	1,711,000,000	1,558,000,000	1,405,000,000
7	Inventaris Kantor	10,200,000	7,650,000	5,100,000	2,550,000	0
8	Tanah	0	0	0	0	0
9	Bangunan	0	0	0	0	0
10	Total Aktiva Tetap	2,027,200,000	1,871,650,000	1,716,100,000	1,560,550,000	1,405,000,000
11	Biaya Pra Operasional	144,000,000	108,000,000	72,000,000	36,000,000	0
12	Total Aktiva	5,064,734,754	6,155,646,416	7,607,825,455	9,469,868,134	11,800,039,225
13	PASIVA					
14	Hutang	1,745,100,000	1,308,825,000	872,550,000	436,275,000	0
15	Modal sendiri	2,181,375,000	2,181,375,000	2,181,375,000	2,181,375,000	2,181,375,000
16	Laba ditahan	1,138,259,754	2,665,446,416	4,553,900,455	6,852,218,134	9,618,664,225
17	Total Pasiva	5,064,734,754	6,155,646,416	7,607,825,455	9,469,868,134	11,800,039,225

5.23. PROYEKSI SUMBER DAN PENGGUNAAN MODAL

No	Komponen	1	2	3	4	5
1	Sumber Dana					
2	Laba Bersih	1,335,387,726	1,847,536,144	2,369,178,749	2,981,507,960	3,700,131,431
3	Depresiasi&Amortisasi	191,550,000	191,550,000	191,550,000	191,550,000	191,550,000
4	Penambahan hutang	0	0	0	0	0
5	Total	1,526,937,726	2,039,086,144	2,560,728,749	3,173,057,960	3,891,681,431
6	Penggunaan Dana					
7	Pengurangan hutang	436,275,000	436,275,000	436,275,000	436,275,000	436,275,000
8	Dividen	197,127,972	320,349,483	480,724,711	683,190,280	933,685,340
9	Penambahan modal kerja	893,534,754	1,282,461,662	1,643,729,039	2,053,592,680	2,521,721,091
10	Total	1,526,937,726	2,039,086,144	2,560,728,749	3,173,057,960	3,891,681,431

5.24. PROYEKSI ARUS KAS BERSIH

No	Uraian	Pra Operasi	1	2	3	4	5
1	Laba Bersih		1,335,387,726	1,847,536,144	2,369,178,749	2,981,507,960	3,700,131,431
2	Depresiasi & Amortisasi		191,550,000	191,550,000	191,550,000	191,550,000	191,550,000
3	Bunga (1-t)		183,235,500	146,588,400	109,941,300	73,294,200	36,647,100
4	Arus Kas Operasi		1,710,173,226	2,185,674,544	2,670,670,049	3,246,352,160	3,928,328,531
5	Investasi Modal	(4,362,750,000)					
6	Perubahan Modal Kerja		(893,534,754)	(1,282,461,662)	(1,643,729,039)	(2,053,592,680)	(2,521,721,091)
7	Terminal Value						
8	* Aktiva Tetap		0	0	0	0	1,405,000,000
9	* Modal Kerja		0	0	0	0	8,395,039,225
10	Arus Kas Bersih		816,638,472	903,212,883	1,026,941,011	1,192,759,480	11,206,646,665

5.25. PENILAIAN INVESTASI

Komponen	Pra Operasi	1	2	3	4	5
Arus Kas Bersih	(4,362,750,000)	816,638,472	903,212,883	1,026,941,011	1,192,759,480	11,206,646,665
Faktor Diskon		1.132	1.281424	1.450571968	1.642047468	1.858797734
Present Value Arus Kas	(4,362,750,000)	721,412,078	704,850,918	707,955,919	726,385,506	6,028,975,861

<i>Net Present Value</i>	4,526,830,281
<i>Profitability Index</i>	2.04
<i>Internal Rate of Return</i>	35%
<i>Payback Period</i>	4.04
<i>Discounted Payback Period</i>	4.23