

PT VIA RENATA  
N E R A C A  
PER, 31 DESEMBER 2019

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A K T I V A

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AKTIVA LANCAR

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Dalam Rp

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Kas & Setara Kas  
Piutang Usaha  
Dibayar Dimuka

1.713.467.635  
623.610.000  
265.644.712

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Total Aktiva Lancar

2.602.722.347

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AKTIVA TIDAK LANCAR

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Harga Perolehan  
Akumulasi Penyusutan

2.351.782.696  
(1.402.623.873)

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Total Aktiva Tidak Lancar

949.158.823

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TOTAL AKTIVA

3.551.881.171

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PT VIA RENATA  
N E R A C A  
PER, 31 DESEMBER 2019

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KEWAJIBAN DAN EKUITAS

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KEWAJIBAN LANCAR

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Dalam Rp

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|                        |            |
|------------------------|------------|
| Hutang Beban           | -          |
| Hutang Pajak           | 90.667.104 |
|                        | -----      |
| Total Kewajiban Lancar | 90.667.104 |
|                        | =====      |

E K U I T A S

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|   |               |
|---|---------------|
| Modal Yang Disetor                      | 2.000.000.000 |
| Laba (Rugi) Ditahan                     | 711.008.674   |
| Laba (Rugi) Ditahan Terkait Tax Amnesty | 659.291.000   |
| Laba (Rugi) Tahun Berjalan              | 90.914.393    |
|   | -----         |
| Total Ekuitas                           | 3.461.214.067 |
|   | =====         |

|                             |               |
|-----------------------------|---------------|
| TOTAL KEWAJIBAN DAN EKUITAS | 3.551.881.171 |
|                             | =====         |

PT VIA RENATA  
PERHITUNGAN LABA DAN RUGI  
PERIODE YANG BERAKHIR, 31 DESEMBER 2019

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|                                      | Dalam Rp          |
|--------------------------------------|-------------------|
| <b>P E N D A P A T A N</b>           |                   |
| - Villa                              | 5.814.799.652     |
| - Kitchen                            | 787.229.000       |
| - Cafeteria                          | 97.198.900        |
| - Lain - Lain                        | 8.801.000         |
|                                      | -----             |
| Pendapatan Bersih                    | 6.708.028.552     |
| Harga Pokok Pendapatan               | 4.952.367.085     |
|                                      | -----             |
| Laba (Rugi) Kotor                    | 1.755.661.467     |
|                                      | -----             |
| Beban - Beban :                      |                   |
| Beban Administrasi dan Umum          | 1.002.109.783     |
| Beban Operasional dan Pendapatan     | 703.700.000       |
|                                      | -----             |
| Total Beban                          | 1.705.809.783     |
|                                      | -----             |
| Pendapatan (Beban) Lain - Lain :     |                   |
| Pendapatan Jasa Giro                 | 1.132.045         |
| Beban Pajak Bunga Bank               | (225.951)         |
| Pendapatan Bunga Deposito            | 77.702.317        |
| Beban Pajak Bunga Deposito           | (15.540.464)      |
|                                      | -----             |
| Total Pendapatan (Beban) Lain - Lain | 63.067.947        |
|                                      | -----             |
| Laba (Rugi) Sebelum Pajak            | 112.919.631       |
| Pajak Penghasilan                    | (22.005.238)      |
|                                      | =====             |
| <b>LABA (RUGI) SETELAH PAJAK</b>     | <b>90.914.393</b> |
|                                      | =====             |

## Penjelasan Neraca

Dalam Rp

### Kas & Setara Kas

|                       |               |
|-----------------------|---------------|
| Kas VRA Jakarta       | 1.327.766     |
| Kas VRA Puncak        | 140.753.483   |
| Bank BCA              | 32.967.441    |
| Bank Danamon          | 27.747.670    |
| Bank Maybank          | 70.096.753    |
| Bank BCA - 1970607788 | 40.574.523    |
| Deposito & Tabungan   | 1.400.000.000 |
|                       | -----         |
|                       | 1.713.467.635 |
|                       | =====         |

### Piutang Usaha

|                              |             |
|------------------------------|-------------|
| Ambar                        | 8.412.000   |
| Bank Mandiri                 | 44.355.000  |
| PT Benxz Werkz Indonesia     | 29.200.000  |
| Desi                         | 18.650.000  |
| Ernst & Young                | 57.878.000  |
| PT Gajah Tunggal             | 23.362.000  |
| PT Gunung Selang             | 26.570.000  |
| PT Indogravure               | 16.370.000  |
| Lina Ibu                     | 8.100.000   |
| Martha                       | 17.772.000  |
| Nizal                        | 9.680.000   |
| PT New Ratna Motor           | 14.586.000  |
| PT Pama Persada Nusantara    | 15.480.000  |
| Pukesmas Matraman            | 65.770.000  |
| PT Pachira Distrinusa        | 19.076.000  |
| Bapak Rony                   | 16.630.000  |
| Rifai                        | 8.162.000   |
| PT Saeti Concretindo         | 31.145.000  |
| SD Al Azhar                  | 14.235.000  |
| PT Sinar Jaya Langgeng Utama | 13.750.000  |
| SD Ragunan 7                 | 10.721.000  |
| Star Data                    | 10.305.000  |
| Suyatini Ibu                 | 22.257.000  |
| Sukses Mandiri Jaya Teknik   | 19.507.000  |
| Sugandi                      | 7.075.000   |
| Shirley                      | 8.412.000   |
| Sumaji                       | 9.375.000   |
| Silviana                     | 5.250.000   |
| Toyota Astra Motor           | 25.248.000  |
| PT Trans Pacific Logistic    | 8.950.000   |
| Usianusari                   | 9.800.000   |
| Yeni                         | 10.611.000  |
| Yuni Hart                    | 16.916.000  |
|                              | -----       |
|                              | 623.610.000 |
|                              | =====       |

## Penjelasan Neraca

Dalam Rp

### Dibayar Dimuka

|                                 |             |
|---------------------------------|-------------|
| PPH Pasal 23                    | -           |
| PPH Pasal 25                    | -           |
| Sewa Dibayar Dimuka             | 264.000.000 |
| Bunga Deposito Dimuka (Maybank) | 1.644.712   |
|                                 | -----       |
|                                 | 265.644.712 |
|                                 | =====       |

### Aktiva Tidak Lancar

#### Harga Perolehan :

|                                |               |
|--------------------------------|---------------|
| Inventaris Kantor              | 100.110.400   |
| Inventaris Kendaraan           | 87.000.000    |
| Inventaris Instalasi Air       | 15.805.000    |
| Inventaris Mesin & Peralatan   | 854.677.296   |
| Inventaris Furniture & Fixture | 611.323.300   |
| Inventaris Sarana & Prasarana  | 682.866.700   |
|                                | -----         |
|                                | 2.351.782.696 |
|                                | =====         |

#### Akumulasi Penyusutan :

|                                |               |
|--------------------------------|---------------|
| Inventaris Kantor              | 92.466.650    |
| Inventaris Kendaraan           | 7.000.000     |
| Inventaris Instalasi Air       | 15.805.000    |
| Inventaris Mesin & Peralatan   | 672.203.100   |
| Inventaris Furniture & Fixture | 259.824.800   |
| Inventaris Sarana & Prasarana  | 355.324.323   |
|                                | -----         |
|                                | 1.402.623.873 |
|                                | =====         |

#### Nilai Buku :

|                                |             |
|--------------------------------|-------------|
| Inventaris Kantor              | 7.643.750   |
| Inventaris Kendaraan           | 80.000.000  |
| Inventaris Instalasi Air       | -           |
| Inventaris Mesin & Peralatan   | 182.474.196 |
| Inventaris Furniture & Fixture | 351.498.500 |
| Inventaris Sarana & Prasarana  | 327.542.377 |
|                                | -----       |
|                                | 949.158.823 |
|                                | =====       |

## Penjelasan Neraca

Dalam Rp

### Hutang Beban

Beban Belanja Dapur Yang Harus Dibayar

-

-

### Hutang Pajak

Pajak Hotel & Restoran (Desember 2019)

60.375.082

Air Bawah Tanah (November 2019)

710.606

PPh Pasal 21 (Desember 2019)

3.896.137

PPh Pasal 25 (Desember 2019)

1.685.279

PPh Pasal 4 ayat 2 (Desember 2019)

24.000.000

PPh Pasal 29

-

90.667.104

### Modal Yang Disetor

Ny. Ivy Natalia Halim

400.000.000

Ny. Eka Ananta Arman

800.000.000

Tn. Rene Jonathan Halim

400.000.000

Tn. Raymond Bambang Utaryo Purnomo

400.000.000

2.000.000.000

PT VIA RENATA  
BEBAN ADMINISTRASI DAN UMUM  
PERIODE YANG BERAKHIR, 31 DESEMBER 2019

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|                                    | Dalam Rp      |
|------------------------------------|---------------|
| Beban Gaji                         | 52.470.000    |
| Beban THR                          | 3.900.000     |
| Beban Perawatan & Pengobatan       | 1.415.344     |
| Beban Transportasi                 | 24.532.134    |
| Beban Transportasi Fasilitas       | 11.122.825    |
| Beban Cetak & Fotocopy             | 6.912.000     |
| Beban Buku, Majalah & Surat Kabar  | 39.100        |
| Beban Alat - Alat Tulis Kantor     | 7.914.000     |
| Beban Pos dan Komunikasi           | 17.023.961    |
| Beban Pos dan Komunikasi Fasilitas | 1.502.500     |
| Beban Listrik, Air & Gas           | 19.539.949    |
| Beban Surat - Surat & Perizinan    | 1.950.000     |
| Beban Iuran Keamanan & Kebersihan  | 2.580.000     |
| Beban Sumbangan                    | 5.800.000     |
| Beban Sewa                         | 36.000.000    |
| Beban Pajak                        | 784.445.859   |
| Beban Administrasi                 | 1.860.178     |
| Beban R/P Inventaris Kantor        | 4.015.000     |
| Beban R/P Kendaraan                | 15.752.600    |
| Beban Peny. Inv Kantor             | 3.334.333     |
|                                    | -----         |
|                                    | 1.002.109.783 |
|                                    | =====         |

PT VIA RENATA  
BEBAN OPERASIONAL DAN PENDAPATAN  
PERIODE YANG BERAKHIR, 31 DESEMBER 2019

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|                      | Dalam Rp    |
|----------------------|-------------|
| Beban Gaji Pemasaran | 693.450.000 |
| Beban THR            | 10.250.000  |
|                      | -----       |
|                      | 703.700.000 |
|                      | =====       |

PT VIA RENATA  
BEBAN HARGA POKOK PENDAPATAN  
PERIODE YANG BERAKHIR, 31 DESEMBER 2019

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|                                    | Dalam Rp      |
|------------------------------------|---------------|
| Beban Gaji Villa                   | 2.504.315.860 |
| Beban THR Villa                    | 205.030.000   |
| Beban Jamsostek Villa              | 102.386.753   |
| Beban Upah Harian                  | 147.502.000   |
| Beban THR Harian                   | 19.450.000    |
| Beban Perlengkapan Villa           | 37.836.278    |
| Beban Keperluan Tamu Villa         | 18.656.000    |
| Beban Sewa Villa                   | 240.000.000   |
| Beban Minyak Goreng Kitchen        | 264.000       |
| Beban Bahan Sayuran Kitchen        | 106.084.000   |
| Beban Bahan & Bumbu Masak          | 348.795.642   |
| Beban Buah - Buahan Kitchen        | 39.106.750    |
| Beban Instant Food Kitchen         | 7.287.500     |
| Beban Snack & Minuman              | 44.819.800    |
| Beban Peralatan, Kitchen           | 7.409.500     |
| Beban Minuman, Cafetaria           | 5.416.000     |
| Beban Snack & Cafetaria            | 13.106.500    |
| Beban Barang-Barang Toko           | 89.376.983    |
| Beban Jilid & Jasa, Fotocopy       | 5.500         |
| Beban Kertas Foto Copy             | 257.500       |
| Beban Rekening Telephone           | 43.611.795    |
| Beban Peralatan Telephone          | 1.795.000     |
| Beban Bahan Pencuci, Laundry       | 29.950        |
| Beban Peralatan Laundry            | 1.014.000     |
| Beban Peralatan, Olah raga         | 829.000       |
| Beban Peralatan, Cafetaria         | 915.000       |
| Beban Peralatan, Hiburan           | 500.000       |
| Beban Pemeliharaan Sarana, Hiburan | 1.500.000     |
| Beban Transport Villa              | 100.000       |
| Beban Transport Kitchen            | 10.000        |
| Beban Gas Untuk Villa              | 161.084.500   |
| Beban Gas Untuk Kitchen            | 25.442.500    |
| Beban Gas Untuk Cafetaria          | 9.016.000     |
| Beban Gas Untuk Laundry            | 12.845.000    |
| Beban Listrik, Air & Gas           | 624.481.457   |
| Beban Audio, & Video Villa         | 300.000       |
| Beban R/P Gedung & Bangunan        | 35.202.416    |
| Beban R/P Furniture & Fixture      | 438.000       |
| Beban R/P Mesin & Alat Elektronik  | 25.076.521    |
| Beban R/P Sarana & Prasarana       | 19.108.500    |
| Beban Peny Mesin & Alat Elektronik | 18.734.212    |
| Beban Peny Instalasi & Peralatan   | 208.333       |
| Beban Peny Sarana & Prasarana      | 33.018.335    |
|                                    | -----         |
|                                    | 4.952.367.085 |
|                                    | =====         |



PT VIA RENATA  
LAPORAN REKONSILIASI FISKAL  
PERIODE YANG BERAKHIR, 31 DESEMBER 2019

|   | Cfm Akuntansi | Koreksi Fiskal | Cfm UU PPh    |
|---|---------------|----------------|---------------|
| <b>P E N D A P A T A N</b>              |               |                |               |
| - Villa                                 | 5.814.799.652 |                | 5.814.799.652 |
| - Kitchen                               | 787.229.000   |                | 787.229.000   |
| - Cafeteria                             | 97.198.900    |                | 97.198.900    |
| - Lain - Lain                           | 8.801.000     |                | 8.801.000     |
| Pendapatan Bersih                       | 6.708.028.552 | -              | 6.708.028.552 |
| Harga Pokok Pendapatan                  | 4.952.367.085 |                | 4.952.367.085 |
| Laba (Rugi) Kotor                       | 1.755.661.467 | -              | 1.755.661.467 |
| <b>Beban - Beban :</b>                  |               |                |               |
| Beban Gaji                              | 52.470.000    |                | 52.470.000    |
| Beban THR                               | 3.900.000     |                | 3.900.000     |
| Beban Perawatan & Pengobatan            | 1.415.344     | 1.415.344      | -             |
| Beban Transportasi                      | 24.532.134    |                | 24.532.134    |
| Beban Transportasi Fasilitas            | 11.122.825    | 4.589.746      | 6.533.079     |
| Beban Cetak & Fotocopy                  | 6.912.000     |                | 6.912.000     |
| Beban Buku, Majalah & Surat Kabar       | 39.100        |                | 39.100        |
| Beban Alat - Alat Tulis Kantor          | 7.914.000     |                | 7.914.000     |
| Beban Pos dan Komunikasi                | 17.023.961    |                | 17.023.961    |
| Beban Pos dan Komunikasi Fasilitas      | 1.502.500     | 751.250        | 751.250       |
| Beban Listrik, Air & Gas                | 19.539.949    |                | 19.539.949    |
| Beban Surat - Surat & Perizinan         | 1.950.000     |                | 1.950.000     |
| Beban Iuran Keamanan & Kebersihan       | 2.580.000     | 2.580.000      | -             |
| Beban Sumbangan                         | 5.800.000     | 5.800.000      | -             |
| Beban Sewa                              | 36.000.000    |                | 36.000.000    |
| Beban Pajak                             | 784.445.859   |                | 784.445.859   |
| Beban Administrasi                      | 1.860.178     |                | 1.860.178     |
| Beban R/P Inventaris Kantor             | 4.015.000     |                | 4.015.000     |
| Beban R/P Kendaraan                     | 15.752.600    | 7.876.300      | 7.876.300     |
| Beban Peny. Inv Kantor                  | 3.334.333     |                | 3.334.333     |
| Beban Gaji Pemasaran                    | 693.450.000   |                | 693.450.000   |
| Beban THR                               | 10.250.000    |                | 10.250.000    |
| Total Beban                             | 1.705.809.783 | 23.012.640     | 1.682.797.143 |
| <b>Pendapatan (Beban) Lain - Lain :</b> |               |                |               |
| Pendapatan Jasa Giro                    | 1.132.045     | 1.132.045      | -             |
| Beban Pajak Bunga Bank                  | (225.951)     | (225.951)      | -             |
| Pendapatan Bunga Deposito               | 77.702.317    | 77.702.317     | -             |
| Beban Pajak Bunga Deposito              | (15.540.464)  | (15.540.464)   | -             |
| Total Pendapatan (Beban) Lain - Lain    | 63.067.947    | 63.067.947     | -             |
| Laba (Rugi) Usaha                       | 112.919.631   | (40.055.307)   | 72.864.324    |

PT VIA RENATA  
PERHITUNGAN PAJAK PENGHASILAN  
PER, 31 DESEMBER 2019

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|  |        |               |              |
|--|--------|---------------|--------------|
| Laba (Rugi) Usaha Sebelum Koreksi Fiskal         |        |               | 112.919.631  |
| Koreksi Fiskal                                   |        |               | (40.055.307) |
| Penghasilan Kena Pajak                           |        |               | 72.864.324   |
|  |        |               | =====        |
| Perhitungan Pajak Atas Penghasilan :             |        |               |              |
| Peredaran Yang Mendapat Fasilitas                |        | 4.800.000.000 |              |
| Jumlah Penghasilan Yang Mendapat Fasilitas       |        | 52.138.597    |              |
| Jumlah Penghasilan Yang Tidak Mendapat Fasilitas |        | 20.725.403    |              |
| PPh Pasal 29 Terhutang                           |        |               |              |
| Jumlah Penghasilan Yang Mendapat Fasilitas       | 12,50% | 6.517.325     |              |
| Jumlah Penghasilan Yang Tidak Mendapat Fasilitas | 25%    | 5.181.351     |              |
|  |        | -----         | 11.698.676   |
| Angsuran Pajak Penghasilan :                     |        |               |              |
| - PPh Pasal 23                                   |        | 2.233.000     |              |
| - PPh Pasal 25                                   |        | 19.772.238    |              |
|  |        | -----         |              |
|  |        |               | 22.005.238   |
|  |        |               | -----        |
| PPh Pasal 29 Kurang (Lebih) Bayar Tahun 2019     |        |               | (10.306.562) |
|  |        |               | =====        |