

EKA ANANTA ARMAN
NERACA KONSOLIDASI
PER, 31 DESEMBER 2015

A K T I V A

| | | Villa | Bangunan |
|---------------------------|------------------|-----------------|-----------------|
| | | | |
| AKTIVA LANCAR | Dalam Rp | Dalam Rp | Dalam Rp |
| Kas & Setara Kas | 16.375.883.236 | 6.524.416 | 16.369.358.821 |
| Dibayar Dimuka | 329.043.680 | - | 329.043.680 |
| Pajak Dibayar Dimuka | 124.127.193 | 24.000.000 | 100.127.193 |
| Total Aktiva Lancar | 16.829.054.109 | 30.524.416 | 16.798.529.694 |
| AFILIASI VRA & BANGUNAN | 152.024.765 | 152.024.765 | - |
| INVESTASI JANGKA PANJANG | 1.000.000.000 | - | 1.000.000.000 |
| AKTIVA TIDAK LANCAR | | | |
| Harga Perolehan | 39.909.465.226 | 10.420.889.704 | 29.488.575.522 |
| Akumulasi Penyusutan | (10.718.337.035) | (7.540.473.173) | (3.177.863.862) |
| Total Aktiva Tidak Lancar | 29.191.128.191 | 2.880.416.531 | 26.310.711.660 |
| TOTAL AKTIVA | 47.172.207.066 | 3.062.965.712 | 44.109.241.354 |

EKA ANANTA ARMAN
NERACA KONSOLIDASI
PER, 31 DESEMBER 2015

KEWAJIBAN DAN EKUITAS

| | | Villa | Bangunan |
|-----------------------------|----------------|---------------|----------------|
| | | | |
| KEWAJIBAN LANCAR | Dalam Rp | Dalam Rp | Dalam Rp |
| Hutang Usaha | 506.999 | - | 506.999 |
| Hutang Lain - Lain | 408.503.166 | 240.000.000 | 168.503.166 |
| Hutang Pajak | 75.490.884 | 24.000.000 | 51.490.884 |
| Total Kewajiban Lancar | 484.501.049 | 264.000.000 | 220.501.049 |
| | ===== | ===== | ===== |
| AFILIASI VRA & BANGUNAN | 152.024.765 | - | 152.024.765 |
| | ===== | ===== | ===== |
| EKUITAS | | | |
| Modal Yang Disetor | 359.000.000 | - | 359.000.000 |
| Prive | (2.278.000) | - | (2.278.000) |
| Laba (Rugi) Ditahan | 39.230.348.530 | 2.786.613.487 | 36.443.735.043 |
| Laba (Rugi) Tahun Berjalan | 6.948.610.722 | 12.352.225 | 6.936.258.497 |
| Total Ekuitas | 46.535.681.252 | 2.798.965.712 | 43.736.715.540 |
| | ===== | ===== | ===== |
| TOTAL KEWAJIBAN DAN EKUITAS | 47.172.207.066 | 3.062.965.712 | 44.109.241.354 |
| | ===== | ===== | ===== |

EKA ANANTA ARMAN
PERHITUNGAN LABA DAN RUGI KONSOLIDASI
PERIODE YANG BERAKHIR, 31 DESEMBER 2015

| | | Villa | Bangunan |
|---|----------------------|-------------------|----------------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| P E N D A P A T A N | | | |
| - Villa | 240.000.000 | 240.000.000 | - |
| - Bangunan | 10.340.209.553 | - | 10.340.209.553 |
| Potongan Pendapatan | 832.937.500 | - | 832.937.500 |
| Pendapatan Bersih | 9.747.272.053 | 240.000.000 | 9.507.272.053 |
| Harga Pokok Pendapatan Villa | 203.554.426 | 203.554.426 | - |
| Harga Pokok Pendapatan Bangunan | 811.614.787 | - | 811.614.787 |
| Laba (Rugi) Kotor | 8.732.102.840 | 36.445.574 | 8.695.657.266 |
| Beban - Beban : | | | |
| Beban Administrasi dan Umum | 2.718.270.218 | 24.156.000 | 2.694.114.218 |
| Total Beban | 2.718.270.218 | 24.156.000 | 2.694.114.218 |
| Pendapatan (Beban) Lain - Lain : | | | |
| Pendapatan Jasa Giro | 24.126.291 | 64.712 | 24.061.579 |
| Beban Pajak Bunga Bank | (4.813.258) | (2.061) | (4.811.197) |
| Pendapatan Bunga Deposito | 383.302.578 | - | 383.302.578 |
| Beban Pajak Bunga Deposito | (76.660.516) | - | (76.660.516) |
| Laba (Rugi) Selisih Kurs | 608.823.005 | - | 608.823.005 |
| Total Pendapatan (Beban) Lain - Lain | 934.778.100 | 62.651 | 934.715.449 |
| Laba (Rugi) Sebelum Pajak | 6.948.610.722 | 12.352.225 | 6.936.258.497 |
| Pajak Penghasilan | - | - | - |
| LABA (RUGI) SETELAH PAJAK | 6.948.610.722 | 12.352.225 | 6.936.258.497 |

Penjelasan Neraca

| | | Villa | Bangunan |
|--|----------------|-----------|----------------|
| Kas & Setara Kas | Dalam Rp | Dalam Rp | Dalam Rp |
| Kas Kecil | 4.419.456 | - | 4.419.456 |
| Bank BCA Tapres | 6.524.416 | 6.524.416 | - |
| Bank BCA Tabungan | 257.727.304 | - | 257.727.304 |
| Bank CIMB Niaga | 673.255.470 | - | 673.255.470 |
| Bank CIMB Niaga (\$ 73.042,54 x Rp 13.640,00) | 996.300.246 | - | 996.300.246 |
| Bank BII (\$ 47.967.55 x Rp 13.640.00) | 654.277.382 | - | 654.277.382 |
| BII EAA IDR 1022249759 | 121.578.116 | - | 121.578.116 |
| Deposito BII USD II (\$ 103,863,36 x Rp. 13,640,00) | 1.416.696.210 | - | 1.416.696.210 |
| Deposito BII USD III | 1.416.768.116 | - | 1.416.768.116 |
| Deposito BII USD IV (\$ 103,393,89 x Rp. 13,640,00) | 1.410.292.658 | - | 1.410.292.658 |
| Deposito NIAGA IDR III | 813.786.116 | - | 813.786.116 |
| Deposito NIAGA USD V (\$ 300,898,66 x Rp. 13,640,00) | 4.104.257.747 | - | 4.104.257.747 |
| Deposito BCA IDR I | 500.000.000 | - | 500.000.000 |
| Deposito BCA IDR II | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR I | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR II | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR III | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR IV | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR V | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR VI | 500.000.000 | - | 500.000.000 |
| Deposito BII IDR VII | 500.000.000 | - | 500.000.000 |
| | 16.375.883.236 | 6.524.416 | 16.369.358.821 |
| | | | |
| Dibayar Dimuka | | | |
| Uang Muka Pembelian | 319.108.750 | - | 319.108.750 |
| Bunga Deposito Diterima Dimuka | 9.934.930 | - | 9.934.930 |
| | 329.043.680 | - | 329.043.680 |
| | | | |

Penjelasan Neraca

| | Villa | Bangunan |
|--------------------------|---------------|---------------|
| | Dalam Rp | Dalam Rp |
| Pajak Dibayar Dimuka | | |
| PPH Pasal 4 Ayat 2 | 39.989.455 | 15.989.455 |
| PPN Masukan | 84.137.738 | 84.137.738 |
| | 124.127.193 | 100.127.193 |
| AFILIASI VRA & BANGUNAN | 152.024.765 | - |
| INVESTASI JANGKA PANJANG | | |
| PT Via Renata | 800.000.000 | 800.000.000 |
| PT Eka Hati Inti Karya | 200.000.000 | 200.000.000 |
| | 1.000.000.000 | 1.000.000.000 |

Penjelasan Neraca

| | Villa | | Bangunan |
|--------------------------------|----------------|----------------|----------------|
| | Dalam Rp | | Dalam Rp |
| Aktiva Tidak Lancar | | | |
| Harga Perolehan : | | | |
| Inventaris Tanah | 22.943.576.600 | 2.196.970.600 | 20.746.606.000 |
| Inventaris Kantor | 320.899.997 | 161.385.395 | 159.514.602 |
| Inventaris Kendaraan | 3.285.751.636 | 98.500.000 | 3.187.251.636 |
| Inventaris Instalasi Air | 96.879.379 | 96.879.379 | - |
| Inventaris Mesin & Peralatan | 2.028.353.712 | 1.314.369.312 | 713.984.400 |
| Inventaris Furniture & Fixture | 1.106.969.857 | 893.358.109 | 213.611.748 |
| Inventaris Sarana & Prasarana | 638.767.566 | 638.767.566 | - |
| Inventaris Gedung & Bangunan | 9.488.266.479 | 5.020.659.343 | 4.467.607.136 |
| | 39.909.465.226 | 10.420.889.704 | 29.488.575.522 |
| Akumulasi Penyusutan : | | | |
| Inventaris Kantor | 277.189.922 | 161.385.395 | 115.804.527 |
| Inventaris Kendaraan | 1.345.690.179 | 98.500.000 | 1.247.190.179 |
| Inventaris Instalasi Air | 96.879.379 | 96.879.379 | - |
| Inventaris Mesin & Peralatan | 1.574.600.110 | 1.314.369.312 | 260.230.798 |
| Inventaris Furniture & Fixture | 1.040.355.214 | 893.358.109 | 146.997.105 |
| Inventaris Sarana & Prasarana | 547.164.543 | 547.164.543 | - |
| Inventaris Gedung & Bangunan | 5.836.457.688 | 4.428.816.435 | 1.407.641.253 |
| | 10.718.337.035 | 7.540.473.173 | 3.177.863.862 |
| Nilai Buku : | | | |
| Inventaris Tanah | 22.943.576.600 | 2.196.970.600 | 20.746.606.000 |
| Inventaris Kantor | 43.710.075 | - | 43.710.075 |
| Inventaris Kendaraan | 1.940.061.457 | - | 1.940.061.457 |
| Inventaris Mesin & Peralatan | 453.753.602 | - | 453.753.602 |
| Inventaris Furniture & Fixture | 66.614.643 | - | 66.614.643 |
| Inventaris Sarana & Prasarana | 91.603.023 | 91.603.023 | - |
| Inventaris Gedung & Bangunan | 3.651.808.791 | 591.842.908 | 3.059.965.883 |
| | 29.191.128.191 | 2.880.416.531 | 26.310.711.660 |

| Penjelasan Neraca | Villa | | Bangunan |
|---------------------------------------|-------------|-------------|-------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Hutang Usaha | | | |
| PT Gemilang | 506.999 | - | 506.999 |
| | 506.999 | - | 506.999 |
| Hutang Lain - Lain | | | |
| Uang Muka Pendapatan | 240.000.000 | 240.000.000 | - |
| Security Deposit, Ciasem 4/2 | 46.408.940 | - | 46.408.940 |
| Security Deposit, Cikarang Listrindo | 29.973.000 | - | 29.973.000 |
| Security Deposit, PT Coca Cola 4/4 | 55.926.800 | - | 55.926.800 |
| Uang Jaminan, HM Sampoerna Ciniru 7/4 | 36.194.426 | - | 36.194.426 |
| | 408.503.166 | 240.000.000 | 168.503.166 |
| Hutang Pajak | | | |
| PPh Pasal 21 | 5.245.169 | - | 5.245.169 |
| PPh Pasal 23 | 90.000 | - | 90.000 |
| PPh Pasal 4 (2) | 10.000.000 | - | 10.000.000 |
| Pajak Pertambahan Nilai | 60.155.715 | 24.000.000 | 36.155.715 |
| | 75.490.884 | 24.000.000 | 51.490.884 |
| Afiliasi VRA & Bangunan | 152.024.765 | - | 152.024.765 |
| Modal Yang Disetor | 359.000.000 | - | 359.000.000 |

EKA ANANTA ARMAN
BEBAN ADMINISTRASI DAN UMUM
PERIODE YANG BERAKHIR, 31 DESEMBER 2015

| | | Villa | Bangunan |
|--|---------------|------------|---------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Beban Gaji | 375.400.000 | - | 375.400.000 |
| Beban THR | 28.450.000 | - | 28.450.000 |
| Beban Pajak | 1.346.542.321 | 24.000.000 | 1.322.542.321 |
| Beban Profesional | 48.000.000 | - | 48.000.000 |
| Beban Transportasi | 60.004.200 | - | 60.004.200 |
| Beban Administrasi | 1.799.963 | 156.000 | 1.643.963 |
| Beban Listrik, Air & Gas | 31.066.892 | - | 31.066.892 |
| Beban Pos & Komunikasi | 8.486.336 | - | 8.486.336 |
| Beban Asuransi | 5.481.000 | - | 5.481.000 |
| Beban Alat - Alat Tulis kantor | 1.435.000 | - | 1.435.000 |
| Beban Iuran Keamanan & Kebersihan | 1.197.000 | - | 1.197.000 |
| Beban Pemeliharaan Inventaris Kantor | 2.375.000 | - | 2.375.000 |
| Beban Pemeliharaan Gedung & Bangunan | 2.850.556 | - | 2.850.556 |
| Beban Pemeliharaan Furniture & Fixture | 1.800.000 | - | 1.800.000 |
| Beban Pemeliharaan Mesin dan Alat Elektronik | 15.175.055 | - | 15.175.055 |
| Beban Sewa | 36.000.000 | - | 36.000.000 |
| Beban R/P Kendaraan | 28.785.500 | - | 28.785.500 |
| Beban Peny. Inv. Kantor | 7.625.303 | - | 7.625.303 |
| Beban Peny. Inv. Kendaraan | 364.411.250 | - | 364.411.250 |
| Beban Peny. Inv. Mesin & Peralatan | 102.836.116 | - | 102.836.116 |
| Beban Peny. Inv. Furniture & Fixture | 28.668.369 | - | 28.668.369 |
| Beban Peny. Inv. Gedung & Bangunan | 219.880.357 | - | 219.880.357 |
| | 2.718.270.218 | 24.156.000 | 2.694.114.218 |

EKA ANANTA ARMAN
BEBAN HARGA POKOK PENDAPATAN
PERIODE YANG BERAKHIR, 31 DESEMBER 2015

| | | Villa | Bangunan |
|--|---------------|-------------|-------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Beban Upah Langsung | 136.589.244 | - | 136.589.244 |
| Beban Material Bangunan | 492.195.086 | - | 492.195.086 |
| Beban Overhead Bangunan | 29.210.457 | - | 29.210.457 |
| Beban Sewa Tanah & Bangunan | 153.620.000 | - | 153.620.000 |
| Beban Peny. Inv. Sarana & Prasarana | 22.319.705 | 22.319.705 | - |
| Beban Peny. Inv. Gedung & Bangunan | 172.956.462 | 172.956.462 | - |
| Beban Peny. Inv. Mesin & Alat Elektronik | 8.278.259 | 8.278.259 | - |
| | 1.015.169.213 | 203.554.426 | 811.614.787 |

EKA ANANTA ARMAN
LAPORAN REKONSILIASI FISKAL
PERIODE YANG BERAKHIR, 31 DESEMBER 2015

| | Cfm Akuntansi | Koreksi Fiskal | Cfm UU PPh |
|--|-------------------|-------------------|------------|
| P E N D A P A T A N | | | |
| - Villa | 240.000.000 | 240.000.000 | - |
| - Bangunan | 10.340.209.553 | 10.340.209.553 | - |
| Potongan Pendapatan | 832.937.500 | 832.937.500 | |
| Pendapatan Bersih | 9.747.272.053 | 9.747.272.053 | - |
| Harga Pokok Pendapatan Villa | 203.554.426 | 203.554.426 | - |
| Harga Pokok Pendapatan Bangunan | 811.614.787 | 811.614.787 | - |
| Laba (Rugi) Kotor | 8.732.102.840 | 8.732.102.840 | - |
| Beban Gaji | 375.400.000 | 375.400.000 | - |
| Beban Gratifikasi, Bonus dan THR | 28.450.000 | 28.450.000 | |
| Beban Pajak | 1.346.542.321 | 1.346.542.321 | - |
| Beban Profesional | 48.000.000 | 48.000.000 | - |
| Beban Transportasi | 60.004.200 | 60.004.200 | - |
| Beban Administrasi | 1.799.963 | 1.799.963 | - |
| Beban Listrik, Air & Gas | 31.066.892 | 31.066.892 | - |
| Beban Pos & Komunikasi | 8.486.336 | 8.486.336 | - |
| Beban Asuransi | 5.481.000 | 5.481.000 | - |
| Beban Alat - Alat Tulis kantor | 1.435.000 | 1.435.000 | - |
| Beban Iuran Keamanan & Kebersihan | 1.197.000 | 1.197.000 | - |
| Beban Pemeliharaan Inventaris Kantor | 2.375.000 | 2.375.000 | - |
| Beban Pemeliharaan Gedung & Bangunan | 2.850.556 | 2.850.556 | - |
| Beban Pemeliharaan Furniture & Fixture | 1.800.000 | 1.800.000 | - |
| Beban Pemeliharaan Mesin dan Alat Elektronik | 15.175.055 | 15.175.055 | - |
| Beban Sewa | 36.000.000 | 36.000.000 | - |
| Beban R/P Kendaraan | 28.785.500 | 28.785.500 | - |
| Beban Peny. Inv. Kantor | 7.625.303 | 7.625.303 | - |
| Beban Peny. Inv. Kendaraan | 364.411.250 | 364.411.250 | - |
| Beban Peny. Inv. Mesin & Peralatan | 102.836.116 | 102.836.116 | - |
| Beban Peny. Inv. Furniture & Fixture | 28.668.369 | 28.668.369 | - |
| Beban Peny. Inv. Gedung & Bangunan | 219.880.357 | 219.880.357 | - |
| Total Beban | 2.718.270.218 | 2.718.270.218 | - |
| Pendapatan (Beban) Lain - Lain : | | | |
| Pendapatan Jasa Giro | 24.126.291 | 24.126.291 | - |
| Beban Pajak Bunga Bank | (4.813.258) | (4.813.258) | - |
| Pendapatan Bunga Deposito | 383.302.578 | 383.302.578 | - |
| Beban Pajak Bunga Deposito | (76.660.516) | (76.660.516) | - |
| Laba (Rugi) Selisih Kurs | 608.823.005 | 608.823.005 | - |
| Total Pendapatan (Beban) Lain - Lain | 934.778.100 | 934.778.100 | - |
| Laba (Rugi) Usaha | 6.948.610.722 | 6.948.610.722 | - |

EKA ANANTA ARMAN
PERHITUNGAN PAJAK PENGHASILAN
PER, 31 DESEMBER 2015

| | |
|--|---------------|
| Laba (Rugi) Usaha Sebelum Koreksi Fiskal | 6.948.610.722 |
| Koreksi Fiskal | 6.948.610.722 |
| | ----- |
| Penghasilan Kena Pajak | - |
| | ===== |