

EKA ANANTA ARMAN
NERACA KONSOLIDASI
PER, 31 DESEMBER 2018

AKTIVA

| | | Villa | Bangunan |
|------------------------------------|-----------------------|----------------------|-----------------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| AKTIVA LANCAR | | | |
| Kas & Setara Kas | 13.964.425.194 | 246.452.547 | 13.717.972.647 |
| Piutang Lain - Lain | 25.044.168 | - | 25.044.168 |
| Dibayar Dimuka | 52.958.356 | 24.000.000 | 28.958.356 |
| Total Aktiva Lancar | 14.042.427.718 | 270.452.547 | 13.771.975.171 |
| AFILIASI VRA & BANGUNAN | 536.024.765 | 536.024.765 | - |
| INVESTASI JANGKA PANJANG | 9.517.168.628 | - | 9.517.168.628 |
| AKTIVA TIDAK LANCAR | | | |
| Harga Perolehan | 40.939.516.718 | 10.420.889.704 | 30.518.627.014 |
| Akumulasi Penyusutan | (13.377.627.133) | (7.921.177.666) | (5.456.449.467) |
| Total Aktiva Tidak Lancar | 27.561.889.585 | 2.499.712.038 | 25.062.177.547 |
| TOTAL AKTIVA | 51.657.510.697 | 3.306.189.351 | 48.351.321.346 |

EKA ANANTA ARMAN
NERACA KONSOLIDASI
PER, 31 DESEMBER 2018

| KEWAJIBAN DAN EKUITAS | | Villa | Bangunan |
|-----------------------------|----------------|---------------|----------------|
| | | | |
| KEWAJIBAN LANCAR | Dalam Rp | Dalam Rp | Dalam Rp |
| Hutang Usaha | 5.221.000 | - | 5.221.000 |
| Hutang Lain - Lain | 1.028.893.300 | 240.000.000 | 788.893.300 |
| Hutang Beban | 84.663 | 84.663 | - |
| Hutang Pajak | 97.028.619 | - | 97.028.619 |
| Total Kewajiban Lancar | 1.131.227.582 | 240.084.663 | 891.142.919 |
| AFILIASI VRA & BANGUNAN | 560.024.765 | - | 560.024.765 |
| E K U I T A S | | | |
| Modal Yang Disetor | 359.000.000 | - | 359.000.000 |
| Prive | (12.039.100) | - | (12.039.100) |
| Laba (Rugi) Ditahan | 45.779.208.887 | 2.948.988.002 | 42.830.220.885 |
| Laba (Rugi) Tahun Berjalan | 3.840.088.562 | 117.116.686 | 3.722.971.877 |
| Total Ekuitas | 49.966.258.350 | 3.066.104.688 | 46.900.153.662 |
| TOTAL KEWAJIBAN DAN EKUITAS | 51.657.510.697 | 3.306.189.351 | 48.351.321.346 |

EKA ANANTA ARMAN
PERHITUNGAN LABA DAN RUGI KONSOLIDASI
PERIODE YANG BERAKHIR, 31 DESEMBER 2018

| | | 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 | 6.153.065.436 | - | 6.153.065.436 |
| Pendapatan Bersih | 6.393.065.436 | 240.000.000 | 6.153.065.436 |
| Harga Pokok Pendapatan Villa | 98.892.284 | 98.892.284 | - |
| Harga Pokok Pendapatan Bangunan | 673.690.955 | - | 673.690.955 |
| Laba (Rugi) Kotor | 5.620.482.197 | 141.107.716 | 5.479.374.481 |
| Beban - Beban : | | | |
| Beban Administrasi dan Umum | 2.493.157.791 | 24.204.000 | 2.468.953.791 |
| Beban Operasional dan Pendapatan | 41.864.445 | - | 41.864.445 |
| Total Beban | 2.535.022.236 | 24.204.000 | 2.510.818.236 |
| Pendapatan (Beban) Lain - Lain : | | | |
| Pendapatan Jasa Giro | 8.399.659 | 259.304 | 8.140.355 |
| Beban Pajak Bunga Bank | (1.673.760) | (46.334) | (1.627.426) |
| Pendapatan Bunga Deposito | 498.309.724 | - | 498.309.724 |
| Beban Pajak Bunga Deposito | (99.661.947) | - | (99.661.947) |
| Laba (Rugi) Selisih Kurs | 61.236.788 | - | 61.236.788 |
| Pendapatan Bunga Obligasi | 291.474.077 | - | 291.474.077 |
| Pajak Kupon Obligasi | (3.455.939) | - | (3.455.939) |
| Total Pendapatan (Beban) Lain - Lain | 754.628.602 | 212.970 | 754.415.632 |
| Laba (Rugi) Sebelum Pajak | 3.840.088.562 | 117.116.686 | 3.722.971.877 |
| Pajak Penghasilan | - | - | - |
| LABA (RUGI) SETELAH PAJAK | 3.840.088.562 | 117.116.686 | 3.722.971.877 |

| Penjelasan Neraca | Villa | | Bangunan |
|--|----------------|-------------|----------------|
| | | | |
| Kas & Setara Kas | Dalam Rp | Dalam Rp | Dalam Rp |
| Kas Kecil | 2.223.386 | - | 2.223.386 |
| Kas Usd (\$ 20.000,00 x Rp 14.500,-) | 290.000.000 | - | 290.000.000 |
| Bank BCA Tapres | 246.452.547 | 246.452.547 | - |
| Bank BCA Tabungan | 1.137.960 | - | 1.137.960 |
| Bank CIMB Niaga | 62.673.671 | - | 62.673.671 |
| Bank CIMB Niaga (\$ 14.662,01 x Rp 14.500,-) | 212.599.145 | - | 212.599.145 |
| Bank BII (\$ 13.048,64 x Rp 14.500,-) | 189.205.280 | - | 189.205.280 |
| BII EAA IDR 1022249759 | 25.970.656 | - | 25.970.656 |
| Deposito Niaga IDR | 12.825.000.000 | - | 12.825.000.000 |
| Deposito BII IDR | - | - | - |
| Danamon Eaa Idr : 0013735954 | 109.162.549 | - | 109.162.549 |
| | 13.964.425.194 | 246.452.547 | 13.717.972.647 |
| | ===== | ===== | ===== |
| Piutang Lain - Lain | | | |
| Piutang Lain - Lain, Rene | 23.394.168 | - | 23.394.168 |
| Piutang Lain - Lain, Permatasari Centra | 1.650.000 | | 1.650.000 |
| | 25.044.168 | - | 25.044.168 |
| | ===== | ===== | ===== |
| Dibayar Dimuka | | | |
| Bunga Deposito Diterima Dimuka | 28.958.356 | - | 28.958.356 |
| PPh Pasal 4 Ayat 2 | 24.000.000 | 24.000.000 | - |
| | 52.958.356 | 24.000.000 | 28.958.356 |
| | ===== | ===== | ===== |
| AFILIASI VRA & BANGUNAN | 536.024.765 | 536.024.765 | - |
| | ===== | ===== | ===== |
| INVESTASI JANGKA PANJANG | | | |
| PT Via Renata | 800.000.000 | - | 800.000.000 |
| PT Eka Hati Inti Karya | 200.000.000 | - | 200.000.000 |
| Obligasi Indon | 3.029.134.611 | - | 3.029.134.611 |
| Obligasi Indois | 2.619.213.267 | - | 2.619.213.267 |
| Obligasi Indons | 1.368.820.750 | - | 1.368.820.750 |
| Obligasi Ori 015 | 1.500.000.000 | | 1.500.000.000 |
| | 9.517.168.628 | - | 9.517.168.628 |
| | ===== | ===== | ===== |

Penjelasan Neraca

| | Villa | | Bangunan |
|--------------------------------|----------------|----------------|----------------|
| | Dalam Rp | 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 | 321.149.997 | 161.385.395 | 159.764.602 |
| Inventaris Kendaraan | 3.300.551.636 | 98.500.000 | 3.202.051.636 |
| Inventaris Instalasi Air | 96.879.379 | 96.879.379 | - |
| Inventaris Mesin & Peralatan | 2.607.018.499 | 1.314.369.312 | 1.292.649.187 |
| Inventaris Furniture & Fixture | 1.195.125.312 | 893.358.109 | 301.767.203 |
| Inventaris Sarana & Prasarana | 638.767.566 | 638.767.566 | - |
| Inventaris Gedung & Bangunan | 9.836.447.729 | 5.020.659.343 | 4.815.788.386 |
| | 40.939.516.718 | 10.420.889.704 | 30.518.627.014 |
| | ===== | ===== | ===== |
| Akumulasi Penyusutan : | | | |
| Inventaris Kantor | 314.584.790 | 161.385.395 | 153.199.395 |
| Inventaris Kendaraan | 2.315.458.928 | 98.500.000 | 2.216.958.928 |
| Inventaris Instalasi Air | 96.879.379 | 96.879.379 | - |
| Inventaris Mesin & Peralatan | 2.065.123.626 | 1.314.369.312 | 750.754.314 |
| Inventaris Furniture & Fixture | 1.122.442.225 | 893.358.109 | 229.084.116 |
| Inventaris Sarana & Prasarana | 601.930.278 | 601.930.278 | - |
| Inventaris Gedung & Bangunan | 6.861.207.908 | 4.754.755.193 | 2.106.452.715 |
| | 13.377.627.133 | 7.921.177.666 | 5.456.449.467 |
| | ===== | ===== | ===== |
| Nilai Buku : | | | |
| Inventaris Tanah | 22.943.576.600 | 2.196.970.600 | 20.746.606.000 |
| Inventaris Kantor | 6.565.208 | - | 6.565.208 |
| Inventaris Kendaraan | 985.092.708 | - | 985.092.708 |
| Inventaris Instalasi Air | - | - | - |
| Inventaris Mesin & Peralatan | 541.894.873 | - | 541.894.873 |
| Inventaris Furniture & Fixture | 72.683.087 | - | 72.683.087 |
| Inventaris Sarana & Prasarana | 36.837.289 | 36.837.289 | - |
| Inventaris Gedung & Bangunan | 2.975.239.821 | 265.904.150 | 2.709.335.671 |
| | 27.561.889.585 | 2.499.712.038 | 25.062.177.547 |
| | ===== | ===== | ===== |

| Penjelasan Neraca | | Villa | Bangunan |
|---|---------------|-------------|-------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Hutang Usaha | | | |
| PT Gemilang | 371.000 | - | 371.000 |
| Hutang Usaha Triratna Damai | 4.850.000 | | 4.850.000 |
| | 5.221.000 | - | 5.221.000 |
| | ===== | ===== | ===== |
| Hutang Lain - Lain | | | |
| Uang Muka Pendapatan | 630.000.000 | 240.000.000 | 390.000.000 |
| Security Deposit, PT Coca Cola 4/4 | 55.926.800 | - | 55.926.800 |
| Security Deposit Cin 7/4, Danamon | 50.000.000 | - | 50.000.000 |
| Security Deposit Erlangga 3/15, PT Arnots | 52.000.000 | - | 52.000.000 |
| Security Deposit Kencana Indah, PT Bayer | 116.800.000 | - | 116.800.000 |
| Security Deposit Ciasem 4/2-Ichikoh | 45.000.000 | - | 45.000.000 |
| Security Deposit Rajasa 2/1, Kiat | 70.066.500 | - | 70.066.500 |
| HUTANG LAIN-LAIN (BP RENE) | 9.100.000 | - | 9.100.000 |
| | 1.028.893.300 | 240.000.000 | 788.893.300 |
| | ===== | ===== | ===== |
| Hutang Beban | | | |
| BCA WOLTER VRA AC 524-0301557 | 84.663 | 84.663 | - |
| | 84.663 | 84.663 | - |
| | ===== | ===== | ===== |
| Hutang Pajak | | | |
| Pajak Pertambahan Nilai | 95.312.932 | - | 95.312.932 |
| PPh Pasal 21 | 1.715.687 | - | 1.715.687 |
| | 97.028.619 | - | 97.028.619 |
| | ===== | ===== | ===== |
| Afiliasi VRA & Bangunan | 560.024.765 | - | 560.024.765 |
| | ===== | ===== | ===== |
| Modal Yang Disetor | 359.000.000 | - | 359.000.000 |
| | ===== | ===== | ===== |

EKA ANANTA ARMAN
BEBAN ADMINISTRASI DAN UMUM
PERIODE YANG BERAKHIR, 31 DESEMBER 2018

| | | Villa | Bangunan |
|--|---------------|------------|---------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Beban Gaji | 377.588.200 | - | 377.588.200 |
| Beban Gratifikasi, Bonus, & THR | 11.050.000 | - | 11.050.000 |
| Beban Pajak | 1.087.915.095 | 24.000.000 | 1.063.915.095 |
| Beban Profesional | 54.000.000 | - | 54.000.000 |
| Beban Transportasi | 43.695.575 | - | 43.695.575 |
| Beban Administrasi | 1.018.320 | 204.000 | 814.320 |
| Beban Asuransi | 20.239.804 | - | 20.239.804 |
| Beban Listrik, Air & Gas | 33.119.821 | - | 33.119.821 |
| Beban Sewa | 36.000.000 | - | 36.000.000 |
| Beban Sumbangan | 50.000 | - | 50.000 |
| Beban Pos & Komunikasi | 6.006.464 | - | 6.006.464 |
| Beban Alat - Alat Tulis kantor | 1.281.700 | - | 1.281.700 |
| Beban Iuran Keamanan & Kebersihan | 3.920.000 | - | 3.920.000 |
| Beban Pemeliharaan Inventaris Kantor | 1.649.000 | - | 1.649.000 |
| Beban Pemeliharaan Gedung & Bangunan | 4.208.600 | - | 4.208.600 |
| Beban Pemeliharaan Mesin dan Alat Elektronik | 7.554.600 | - | 7.554.600 |
| Beban R/P Kendaraan | 47.097.421 | - | 47.097.421 |
| Beban Cetak Foto & Copy | 1.797.000 | - | 1.797.000 |
| Beban Peny. Inv. Kantor | 11.878.845 | - | 11.878.845 |
| Beban Peny. Inv. Kendaraan | 320.295.833 | - | 320.295.833 |
| Beban Peny. Inv. Mesin & Peralatan | 167.238.613 | - | 167.238.613 |
| Beban Peny. Inv. Furniture & Fixture | 18.263.480 | - | 18.263.480 |
| Beban Peny. Inv. Gedung & Bangunan | 237.289.420 | - | 237.289.420 |
| | 2.493.157.791 | 24.204.000 | 2.468.953.791 |

EKA ANANTA ARMAN
BEBAN OPERASIONAL DAN PENDAPATAN
PERIODE YANG BERAKHIR, 31 DESEMBER 2018

| | | Villa | Bangunan |
|--------------|------------|----------|------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Beban Komisi | 41.864.445 | - | 41.864.445 |
| | 41.864.445 | - | 41.864.445 |

EKA ANANTA ARMAN
BEBAN HARGA POKOK PENDAPATAN
PERIODE YANG BERAKHIR, 31 DESEMBER 2018

| | | Villa | Bangunan |
|-------------------------------------|-------------|------------|-------------|
| | Dalam Rp | Dalam Rp | Dalam Rp |
| Beban Upah Langsung | 157.366.000 | - | 157.366.000 |
| Beban Material Bangunan | 265.529.374 | - | 265.529.374 |
| Beban Overhead Bangunan | 100.795.581 | - | 100.795.581 |
| Beban Sewa | 150.000.000 | - | 150.000.000 |
| Beban Peny. Inv. Sarana & Prasarana | 16.223.014 | 16.223.014 | - |
| Beban Peny. Inv. Gedung & Bangunan | 82.669.270 | 82.669.270 | - |
| | 772.583.239 | 98.892.284 | 673.690.955 |
| | ===== | ===== | ===== |

EKA ANANTA ARMAN
LAPORAN REKONSILIASI FISKAL
PERIODE YANG BERAKHIR, 31 DESEMBER 2018

| | 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 | 6.153.065.436 | 6.153.065.436 | - |
| Pendapatan Bersih | 6.393.065.436 | 6.393.065.436 | - |
| Harga Pokok Pendapatan Villa | 98.892.284 | 98.892.284 | - |
| Harga Pokok Pendapatan Bangunan | 673.690.955 | 673.690.955 | - |
| Laba (Rugi) Kotor | 5.620.482.197 | 5.620.482.197 | - |
| Beban Gaji | 377.588.200 | 377.588.200 | - |
| Beban Gratifikasi, Bonus, & THR | 11.050.000 | 11.050.000 | - |
| Beban Pajak | 1.087.915.095 | 1.087.915.095 | - |
| Beban Profesional | 54.000.000 | 54.000.000 | - |
| Beban Transportasi | 43.695.575 | 43.695.575 | - |
| Beban Administrasi | 1.018.320 | 1.018.320 | - |
| Beban Asuransi | 20.239.804 | 20.239.804 | - |
| Beban Listrik, Air & Gas | 33.119.821 | 33.119.821 | - |
| Beban Sewa | 36.000.000 | 36.000.000 | - |
| Beban Sumbangan | 50.000 | 50.000 | - |
| Beban Pos & Komunikasi | 6.006.464 | 6.006.464 | - |
| Beban Alat - Alat Tulis kantor | 1.281.700 | 1.281.700 | - |
| Beban Iuran Keamanan & Kebersihan | 3.920.000 | 3.920.000 | - |
| Beban Pemeliharaan Inventaris Kantor | 1.649.000 | 1.649.000 | - |
| Beban Pemeliharaan Gedung & Bangunan | 4.208.600 | 4.208.600 | - |
| Beban Pemeliharaan Mesin dan Alat Elektronik | 7.554.600 | 7.554.600 | - |
| Beban R/P Kendaraan | 47.097.421 | 47.097.421 | - |
| Beban Cetak Foto & Copy | 1.797.000 | 1.797.000 | - |
| Beban Peny. Inv. Kantor | 11.878.845 | 11.878.845 | - |
| Beban Peny. Inv. Kendaraan | 320.295.833 | 320.295.833 | - |
| Beban Peny. Inv. Mesin & Peralatan | 167.238.613 | 167.238.613 | - |
| Beban Peny. Inv. Furniture & Fixture | 18.263.480 | 18.263.480 | - |
| Beban Peny. Inv. Gedung & Bangunan | 237.289.420 | 237.289.420 | - |
| Beban Komisi | 41.864.445 | 41.864.445 | - |
| Total Beban | 2.535.022.236 | 2.535.022.236 | - |
| Pendapatan (Beban) Lain - Lain : | | | |
| Pendapatan Jasa Giro | 8.399.659 | 8.399.659 | - |
| Beban Pajak Bunga Bank | (1.673.760) | (1.673.760) | - |
| Pendapatan Bunga Deposito | 498.309.724 | 498.309.724 | - |
| Beban Pajak Bunga Deposito | (99.661.947) | (99.661.947) | - |
| Laba (Rugi) Selisih Kurs | 61.236.788 | 61.236.788 | - |
| Pendapatan Bunga Obligasi | 291.474.077 | 291.474.077 | - |
| Pajak Kupon Obligasi | (3.455.939) | (3.455.939) | - |
| Total Pendapatan (Beban) Lain - Lain | 754.628.602 | 754.628.602 | - |
| Laba (Rugi) Usaha | 3.840.088.562 | 3.840.088.562 | - |

EKA ANANTA ARMAN
PERHITUNGAN PAJAK PENGHASILAN
PER, 31 DESEMBER 2018

| | |
|--|---------------|
| Laba (Rugi) Usaha Sebelum Koreksi Fiskal | 3.840.088.562 |
| Koreksi Fiskal | 3.840.088.562 |
| | ----- |
| Penghasilan Kena Pajak | - |
| | ===== |