



PT ESTA MULTI USAHA Tbk

NERACA PER SEPTEMBER 2020

AKTIVA

Aktiva Lancar	
Kas	8.404.865
Bank	1.915.170.046
Deposito	21.000.000.000
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	22.923.574.911
Piutang	
Piutang Usaha	33.405.345
Piutang Lainnya	6.030.000
Persediaan	
Persediaan	66.975.335
Biaya Dibayar di muka Lancar	
Asuransi Dbayar di muka	16.300.721
Uang Muka Lainnya	140.364.136
Sewa dibayar di muka	111.111.105
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	267.775.962
Pajak Dibayar di muka	
Pajak Dibayar dimuka (pph 23)	44.336.000
Pajak Dibayar dimuka (psl 4 ay 2)	72.440.188
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	116.776.188
Aset Lancar	23.414.537.741
Biaya Dibayar di muka Tidak Lancar	
Sewa dibayar di muka	222.222.234
Aset Pajak Tangguhan	75.871.489
Aktiva Tetap	
Properti Investasi	22.276.157.104
Penurunan Nilai Properti Investasi	(147.710.000)
Ak Peny Gedung	(3.530.915.431)
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	18.597.531.673
Aset Tetap	24.674.043.278
CIP Hotel Gorontalo	170.000.000
Perlengkapan Gol 1	1.715.413.684
Perlengkapan Gol 2	796.685.315
Kendaraan	7.631.679.696
Linen	337.475.913
China Glass	112.879.216
Silver	11.030.080
Uniform	25.060.000
Ak Peny Gedung	(2.700.138.746)
Ak Peny Gol 1	(854.741.343)
Ak Peny Gol 2	(248.964.150)
Ak Peny Kendaraan	(899.518.774)
Replacment Linen	(337.475.913)
Replacment China Glass	(112.879.216)
Replacment Silver	(11.030.080)
Replacment Uniform	(21.550.000)
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	30.287.968.961
Aset Tidak Lancar	49.183.594.357
TOTAL AKTIVA	72.598.132.098



PT ESTA MULTI USAHA Tbk

PASIVA

Hutang

Hutang Usaha Jangka Pendek	94.467.945
Hutang Pajak	37.712.944
Hutang Bank Jangka Pendek	2.263.368.029
PROVISI	(54.841.771,00)
Biaya yang masih harus dibayar	413.319.727
Pendapatan di terima Jangka Pendek	586.901.866
Hutang Leasing Jangka Pendek	1.456.988.237
Hutang Jangka Pendek	<u>4.797.916.977</u>

Hutang Bank Jangka Panjang	9.077.096.579
PROVISI	(100.952.869,00)
Hutang Leasing Jangka Panjang	1.231.793.221
Pendapatan di terima Jangka Panjang	137.500.000
Employee Benefit	13.800.000
Hutang Lainnya	65.525.000
Hutang Jangka Panjang	<u>10.424.761.931</u>

Total Hutang 15.222.678.908

Modal

Modal Di setor	43.000.000.000
Modal atas penjualan saham	20.000.000.000
Agio saham	4.000.000.000
Beban Emisi Saham	(2.875.873.262)
Tambahan Modal disetor	
Tambahan Modal Disetor (Tax Amnsety)	500.000.000

Total Tambahan Modal disetor

Laba

Laba ditahan	(7.764.838.794)
Laba(Rugi)	516.165.246

TOTAL PASIVA

72.598.132.098



Laporan Rugi Laba
Per 30 sept 2020

PT ESTA MULTI USAHA Tbk

Account Name	Sep-20
Revenue	
Pendapatan Hotel	
Room	
Room Sales	2.632.230.067
Other Room Sales	9.869.879
Other Income	2.727.291
Total Room	2.644.827.237
Meeting	
Meeting Room	273.124.804
Total Meeting	273.124.804
Laundry	
Guest Laundry	9.751.281
Discount & Allowances (Laundry)	
Total Laundry	9.751.281
F & B	
Food Resto	29.006.583
Beverage Resto	5.491.728
Food Room Service	21.851.121
Beverage Room Service	11.976.047
Discount & Allowances (Outlet)	
Total F & B	68.325.479
Other income Hotel	
Loss and Breakage	1.909.098
Miscellaneous	2.602.827
Total Other Income Hotel	4.511.925
Total Pendapatan Hotel	3.000.540.726
Pendapatan Sewa Ruko	1.030.016.666
Pendapatan Mukena	
Pendapatan Sewa Kendaraan	2.216.800.000
Total Revenue	6.247.357.392
Cost of Sales	
Commision	
Discount & Allowances (Room)	20.536.000
Discount & Allowances (event)	4.603.290
Total Commision	25.139.290
Rooms	
Cost of Meeting Room	71.952.698
Total Rooms	71.952.698
F & B	
Cost Of Food Resto	8.093.324
Cost Of Food Room Service	6.886.541
Total F & B	14.979.865
Laundry	
Cost Of Guest Laundry	1.100.768
ROOM - Laundry & Dry Cleaning	84.192.535
Total Laundry	85.293.303
Salaries	
ROOM - Salaries & Wages	345.102.481
ROOM - Jamsostek	2.318.723
ROOM - BPJS	126.000
ROOM - T H R	19.633.322
ROOM - J H T	7.678.579
Total Salaries	374.859.105



PT ESTA MULTI USAHA Tbk

Room Supplies	
ROOM - Printing & Stationery, Pho	8.894.456
ROOM - Uniform	2.100.000
ROOM - Guest Supplies	36.119.918
ROOM - Guest Meals/Breakfast	155.819.214
Total Room Supplies	202.933.589
Reservation cost	
ROOM - Reservation Exp.	43.929.798
Total Reservation Cost	43.929.798
HK	
ROOM - Cleaning Supplies	4.711.958
ROOM - Washroom hygiene service	6.311.662
ROOM - Kitchen Fuel	22.715.000
ROOM - Miscellaneous	6.775.571
Total HK	40.514.191
Manajemen fee	121.914.370
Penyusutan gedung	1.414.985.582
Penyusutan kendaraan	699.015.119
Total	2.235.915.071
Total Cost of Sales	3.095.516.910
Gross Profit	3.151.840.482
General and Administrative Expenses	
A & G - SALARY & WAGES	280.611.496
A & G - FUNCTION ALLOWANCE	24.620.222
A & G - JAMSOSTEK	5.191.821
A & G - BPJS	18.676.803
A & G - MEDICAL EXPENSES	243.000
A & G - THR	26.655.686
A & G - OTHER EMPLOYEE BENEFIT	2.123.250
A & G - PRINTING & STATIONERY, PHOT	7.303.202
A & G - LOCAL TRANSPORT	170.000
A & G - TELEPHONE & INTERNET	26.690.000
A & G - EMPLOYEE MEELS	1.020.000
A & G - JHT	17.063.454
A & G- ADMINISTRATION ON CREDIT CA	5.913.397
A & G - CREDIT & COLLECT EXP.	611.600
A & G - BANK CHARGES	2.323.900
A & G - MISCELLANEOUS	56.939.638
Total General and Administrative Expenses	476.157.469
Sales and Marketing Expenses	
S & M - PRINTING & STATIONERY, PHOTO	334.948
S & M - LOCAL TRANSPORT	1.325.500
S & M - TRAVELING EXP	4.500.000
S & M - EMPLOYE MEALS	6.996.840
S & M - ENTERTAINING OUTSIDE HOTEL	135.000
S & M - SELLING AIDS MATERIAL	2.104.335
S & M - PROMOTION GIFTS	750.000
S & M - TRADE & FAIR	(4.363.632)
Total Sales and Marketing Expenses	11.782.991
Engineering Expenses	
ENG - Energy Cost/Electricity	254.046.381
ENG - Pam	15.586.778
ENG - OTHER ENERGY COST	9.847.169
ENG - ELECTRIC LAMP	2.642.934
ENG - PAINTING & DECORATION MATERIAL	1.190.800
ENG - PRINTING & STATIONARY	235.378
ENG - ELECTRICAL EQUIPMENT MAINTENANCE	775.000
ENG - PLUMBING & HEATING	731.000
ENG - KITCHEN EQUIPMENT MAINTENANCE	887.500

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PT ESTA MULTI USAHA Tbk

ENG - FURNITURE	4.649.000
ENG - AC & REFRIGATOR MAINTENANCE	2.035.000
ENG - ELEVATOR MAINTENANCE	19.352.685
ENG - VEHICLES MAINTENANCE	2.481.364
ENG - GENSET MAINTENANCE	3.329.500
ENG - ENGINEERING SUPPLIES	1.783.520
ENG - PEST CONTROL	14.418.900
ENG - REMOVAL OF WASTE MATTER	5.950.000
ENG - MISCELLANEOUS	38.549.500
Total Engineering Expenses	378.492.410
Depreciation Expenses	
DEPR. FEE I	311.899.692
DEPR. FEE II	74.689.245
DEPR. OPERATING EQUIPMENT	1.285.571
Total Depreciation Expenses	387.874.508
Biaya Pusat	
Beban gaji	647.670.000
Biaya Operasional Bekasi	31.250.000
Biaya Pos/Freight	1.889.000
Biaya Asuransi	104.859.701
Beban sewa	66.666.663
Biaya KONSULTAN	19.800.000
Biaya Notaris	5.000.000
Biaya ATK	2.806.400
Biaya Perijinan	7.830.800
Biaya Transportasi	2.393.475
Biaya Rumah Tangga	26.345.764
Biaya Perbaikan Kendaraan	3.595.000
Biaya BPJS (JHT)	16.736.545
Biaya BPJS (JKK)	2.058.785
Biaya BPJS (JKM)	1.143.770
Biaya BPJS (JP)	7.837.380
Biaya BPJS (JKS)	18.071.493
Biaya PBB	13.548.383
Beban Pajak Sewa ruko	103.001.665
Total Biaya Pusat	1.082.504.825
Total Operating Expenses	2.336.812.202
Laba (Rugi) Usaha	815.028.280
Other Income	
Pendapatan Lain - Lain	1.305.993.577
JASA GIRO	2.505.232
Total Other Income	1.308.498.809
Other Expenses	
NOE - PROPERTY & LAND TAX (PBB)	24.596.705
NOE - MISCELLANEOUS	7.788.629
BIAYA ADM BANK	6.257.494
Biaya Bunga Bank Hana	1.152.140.922
Biaya Provisi Kredit Bank	60.176.890
BIAYA LAIN LAIN	92.928.460
Biaya Bunga Leasing	263.472.743
Total Other Expenses	1.607.361.843
Total Other Income (Expenses)	(298.863.034,78)
NET PROFIT (LOSS) BEFORE TAX	516.165.246
Tax Expenses - Tangguhan	
Total Tax Income (Expenses)	-
NET PROFIT (LOSS) AFTER TAX	516.165.246
Penghasilan / beban komprehensif lain	
Total Pendapatan (Beban) Komprehensif Lain	-
NET PROFIT (LOSS)	516.165.246