

BAB V

PERENCANAAN STRATEGIS DAN PROYEKSI FINANSIAL

5.1. Perencanaan Sumber Daya Manusia

No.	Posisi	Jumlah	No.	Posisi	Jumlah
1	General Manager	1	26	Supervisor SPA	1
2	Executive Assistant Manager	1	27	Supervisor Restaurant & Bar	1
3	Director Sales & Marketing	1	28	Sous Chef	1
4	Director Finance	1	29	Supervisor IRD	1
5	Director Human Resources	1	30	Supervisor Engineering	1
6	Director Room Division	1	31	Sales	5
7	Director Food & Beverages	1	32	Marketing	5
8	Director Engineering	1	33	Finance	4
9	Asst. Dir. Sales & Marketing	1	34	Purchasing	3
10	Asst. Dir. Finance	1	35	Accountant	3
11	Asst. Dir. Food & Beverages	1	36	Human Resource	5
12	Asst. Dir. Engineering	1	37	Front Office	25
13	Manager Sales	1	38	Housekeeper	54
14	Manager Marketing	1	39	Laundry	8
15	Manager Purchasing	1	40	Security	34
16	Manager Accountant	1	41	Club Guard	22
17	Manager Room Division	1	42	Spa	14
18	Manager Restaurant & Bar	1	43	Waiter / Waitress	17
19	Manager Banquet	1	44	Bartender	6
20	Manager Room Service	1	45	Cook	12
21	Head Chef	1	46	Pastry Chef	12
22	Supervisor FO	1	47	In Room Dining	10
23	Supervisor HK	1	48	Steward	6
24	Supervisor Laundry	1	49	Engineering	12
25	Supervisor Security	1	50	Trainee / Interns	31
					318

Table 17. Jumlah Karyawan

Total karyawan yang dibutuhkan untuk dipekerjakan di Rattan Eco Hotel & Resort adalah 318 orang.

Rattan Eco Hotel & Resort akan dikelola oleh *General Manager*, yang memiliki asisten yaitu *Executive Assistant Manager*. Kemudian para direktur dari tiap departemen akan membuat laporan dan menyerahkannya langsung ke GM atau ke EAM. Setiap direktur yang memiliki asisten, akan membantu direktur dan para asisten nantinya akan memberikan arahan untuk staf di departemen mereka masing-masing. Tugas dari asisten adalah memberikan arahan, memberikan *update* dari direktur ke staf mereka, dan membuat laporan dan menyerahkannya kepada direktur mereka masing-masing.

5.3. Perencanaan Pemasaran

Karena Rattan Eco Hotel & Resort merupakan perusahaan *Start-up* dan belum ada yang mengenal perusahaan ini. Maka dari itu, dibutuhkan adanya strategi untuk memperluas pengetahuan masyarakat umum mengenai perusahaan. Rattan sudah menyusun beberapa cara dengan harapan akan membuat resort kami dapat dikenal oleh masyarakat dan menaikkan penjualan setiap saatnya. Diantaranya adalah:



5.3.1. Website

Website dapat dikatakan dengan tempat perkumpulan informasi yang dapat ditemukan oleh seluruh orang di dunia dan agar orang-orang dapat melihat lebih lanjut tentang resort ini. Di dalam website Rattan terdapat penjelasan tentang Hotel & Resort, Fasilitas, jenis dan jumlah kamar, penawaran yang ditawarkan, dan sebagainya agar tamu dapat secara praktis mengetahui tentang Hotel & Resort kami.

5.3.2. Celebrity Endorsement & Invitation

Artis dan *content creator* sangat berpengaruh dalam meng”*influence*” para penggemar dan penontonnya. Rattan akan mengundang beberapa artis setiap tahunnya untuk menginap di Rattan Eco Hotel & Resort agar dapat membantu mempromosikan dan menaikkan nama resort. Dengan mereka memposting foto dan menyebarkan aktivitas yang dilakukan di Rattan di sosial media, para penggemar dan penontonnya dapat melihat dan tertarik dengan Hotel & Resort ini.

Artis yang ditargetkan adalah yang berada di bidang *travel* dan memiliki konten yang menarik untuk dilihat seperti Zilmizola (Ahmad Ilmi) artis instagram dengan 72.200 pengikut *instagram*, Kadekarini (Kadek Arini) yang merupakan *Travel Blogger* berasal dari Bali dengan 169.000 pengikut *instagram*, dan Backpackertampilan (Pandhu Waskitha) yang merupakan *travel content creator* dengan 184.000 pengikut *instagram*.

5.3.3. Media Sosial

Di zaman yang sudah maju ini, hampir semua masyarakat mempunyai akun sosial media, seperti *Facebook*, *Instagram*, *TikTok*, dsb. Rattan bertujuan untuk membuat akun *Instagram* agar dapat mendekatkan diri dengan orang-orang dengan memposting foto kamar, fasilitas, dan juga aktivitas yang ada di Hotel & Resort. Tentu saja Rattan akan membuat video agar terlihat profesional yang akan

digunakan untuk memasang iklan di beberapa sosial media seperti *TikTok* yang sedang maraknya belakangan ini, *Facebook*, *Instagram*, dan juga *Youtube*.

Tidak hanya memposting foto atau video, Rattan juga akan memposting penawaran-penawaran seperti *giveaway* yang dapat diikuti oleh semua orang untuk dapat menginap di resort dengan tipe kamar *Adventure Suite* untuk 3 pasangan, *Deluxe Room* untuk 3 pasangan, dan memanjakan diri di Rattan Spa untuk 5 orang pemenang yang beruntung.



Figure 45. Ilustrasi Giveaway

5.3.4. Billboard

Rattan akan memasang *billboard* yang menarik perhatian di daerah Tol Jagorawi yang letaknya sangat strategis, ramai dan banyak dilalui kendaraan setiap saat akan sangat berpengaruh untuk tingkat popularitas dan citra dari Hotel & Resort karena tidak terikat dengan target pasar. Terpasang selama 24 jam dalam keadaan apapun, berharap agar banyak golongan pasar yang luas dan berbeda dari target Rattan pun dapat tertarik untuk mencari tahu tentang Rattan Eco Hotel & Resort.

5.3.5. Sponsorship

Strategi ini bertujuan untuk menjadi penyedia tempat suatu acara besar yang ternama bertujuan untuk pemasaran Rattan Eco Hotel & Resort. Dengan memberikan beberapa hari dari seluruh fasilitas yang ada di dalam resort, Rattan dapat sekaligus mengiklankan Hotel & Resortnya melalui publikasi ataupun media massa yang telah disponsori dengan cara menyediakan tempat. Target Rattan adalah seperti acara yang sering muncul di Televisi seperti *variety show* dan pembuatan film atau sinetron.

5.4. Customer Relation Plan

Seperti yang sudah dijelaskan di *business model canvas*, Rattan akan membuat *membership* untuk tamu. Dengan adanya *membership*, Rattan dapat lebih mudah *engage* dengan tamu dan tamu dapat melihat penawaran yang hanya didapat oleh mereka yang mempunyai *membership*. Selain penawaran, tamu dapat mengumpulkan poin dengan menginap/ bersantap di resort dan restoran, dan dapat menukarkan poin tersebut dengan reward yang akan disediakan.

5.5. Timeline

	2022				2023				2024				2025				2026				2027			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Pencarian team PT (Jan 2022)																								
Pendirian PT (Jan 2022)																								
Mencari investor (Jan 2022)																								
Pembelian Tanah (Feb 2022)																								
Membuat kesepakatan dengan konsultan (Jul 2022)																								
Hasil akhir arsitektur (Aug 2022)																								
Mengurus surat izin (Sept 2022)																								
Pembangunan pertama (Feb 2023)																								
Pencarian chef (Jan 2024)																								
Food testing (Jan 2024)																								
Cari staff (Jul 2024)																								
Training staff (Aug 2024)																								
Soft opening (Jan 2025)																								
Grand opening (Feb 2025)																								
Perawatan tanah (Jan 2025)																								
Operasional (Apr 2025)																								

Table 18. Timeline

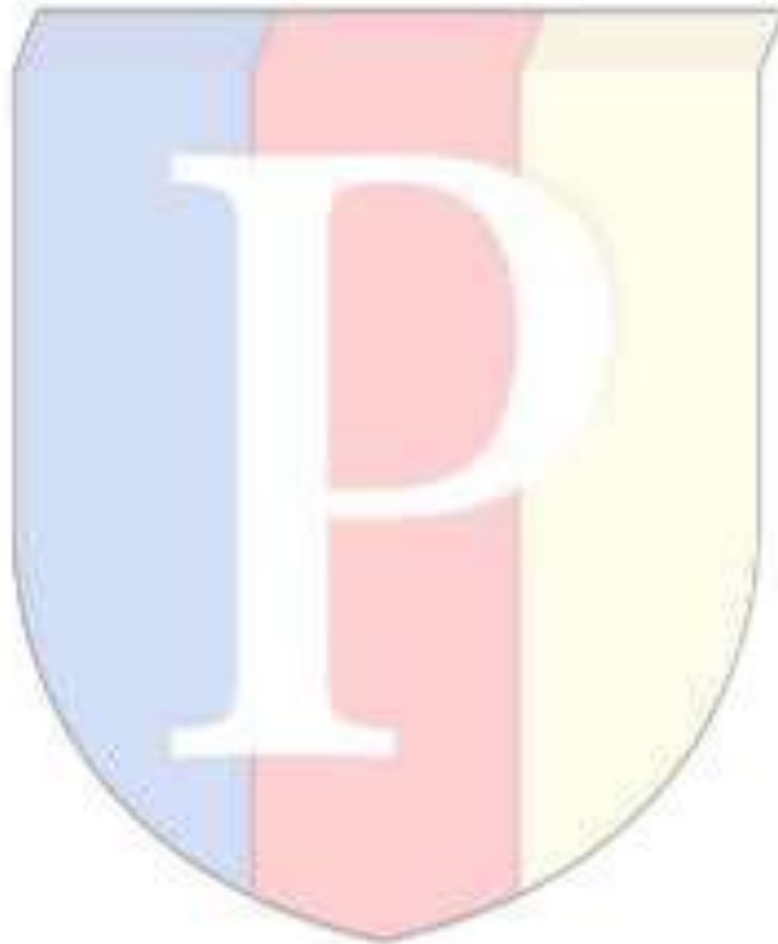
Rattan Eco Hotel & Resort akan melanjutkan perjalanannya pada tahun 2022 yang sudah dimulai dari pembuatan bisnis plan pada bulan Agustus tahun 2021 oleh CEO dan COO Rattan. Pencarian team PT untuk bagian CFO, CTO, dan CMO sekaligus mendirikan PT akan dilakukan pada bulan Januari 2022. Dan pada saat itu juga, pemilik dari Rattan akan mulai melakukan pencarian investor. Pada bulan Februari 2022 hingga bulan Juni 2022, Rattan akan melakukan proses pembelian tanah di daerah Ciletuh, Sukabumi. Kemudian akan melakukan konsultasi dengan konsultan pada Juli 2022 sampai akhir tahun 2022.

Pemilik Rattan juga akan membuat kesepakatan akhir dengan pihak arsitektur pada Agustus 2022 dan juga mengurus surat izin pada September 2022, dan target Rattan berharap semua itu akan selesai pada akhir tahun 2022. Setelah semua itu selesai, Rattan akan memulai proses untuk pembangunan resort pada Februari 2023 yang ditargetkan pembangunannya akan berlangsung selama 2 tahun. Selama pembangunan, Rattan akan mulai mencari *chef* sekaligus dengan *food testing* pada awal tahun 2024. Setelah itu mulailah mencari seluruh karyawan pada bulan Juli 2024 dan langsung mengadakan pelatihan karyawan di periode yang sama. Setelah masa pelatihan dan proses pembangunan sudah selesai, Rattan akan mulai untuk mengadakan *soft opening* dan mulai mempromosikan dan menyewakan tanah pada awal bulan Januari 2025. Setelah *soft opening* selesai, Seluruh pihak Rattan akan melakukan evaluasi kemudian mengadakan *grand opening* pada bulan depannya yaitu Februari 2025 yang berlangsung selama 2 bulan. Langkah terakhir adalah menjalankan operasional secara normal pada April 2025 dan seterusnya.

PRODUCTS	COGS	MARGIN	COGS + MARGIN	SELLING PRICE	PERCENTAGE
Adventure Suite	Rp477,872	Rp1,911,487	Rp2,389,358	Rp2,400,000	79.65%
Honeymoon Suite	Rp868,422	Rp4,342,108	Rp5,210,530	Rp5,300,000	81.93%
Family Suite	Rp1,318,269	Rp8,568,748	Rp9,887,017	Rp9,925,000	86.33%
Deluxe Room	Rp260,663	Rp781,988	Rp1,042,651	Rp1,100,000	71.09%
Presidential Room	Rp421,163	Rp2,526,976	Rp2,948,139	Rp3,150,000	80.22%
Dwa Restaurant	Rp250,776	Rp752,327	Rp1,003,103	Rp1,050,000	71.65%
Rattan Spa	Rp166,405	Rp3,328,100	Rp3,494,505	Rp3,500,000	95.09%
Rental Space Banquet	Rp2,100,000	Rp37,800,000	Rp39,900,000	Rp40,000,000	94.50%
Rental Boutique	Rp26,000,000	Rp31,200,000	Rp57,200,000	Rp60,000,000	52.00%
Rental Space Restaurant	Rp80,000,000	Rp80,000,000	Rp160,000,000	Rp160,000,000	50.00%
	Rp111,863,568	Rp171,211,734	Rp283,075,303	Rp286,425,000	76.25%

Table 19. Product Master

Berikut adalah tabel product master dari Rattan Eco Hotel & Resort beserta harga jualnya. Rata-rata dari persentase penjualan kamar hotel dan resort adalah 70-86%. Untuk penjualan makanan dan minuman di restoran akan mengambil persentase sebesar 72%. Kemudian untuk penjualan paket di Rattan Spa, persentasenya mencapai 95%. Dan untuk Penyewaan tempat akan mengambil persentase dari 50% hingga 95%.



5.6.2. Gaji Karyawan

No.	Posisi	Upah	Jumlah Orang	GAJI KARYAWAN		Tunjangan	THR	Asuransi	
				SUBTOTAL	SUBTOTAL / TAHUN				
1	General Manager	Rp30,000,000	1	Rp30,000,000	Rp360,000,000	Rp30,000,000	Rp60,000,000	Rp8,400,000	
2	Executive Assistant Manager	Rp25,000,000	1	Rp25,000,000	Rp300,000,000	Rp25,000,000	Rp50,000,000	Rp5,500,000	
3	Director Sales & Marketing	Rp20,600,000	1	Rp20,600,000	Rp247,200,000	Rp20,600,000	Rp41,200,000	Rp5,500,000	
4	Director Finance	Rp20,600,000	1	Rp20,600,000	Rp247,200,000	Rp20,600,000	Rp41,200,000	Rp5,500,000	
5	Director Human Resources	Rp20,600,000	1	Rp20,600,000	Rp247,200,000	Rp20,600,000	Rp41,200,000	Rp5,500,000	
6	Director Room Division	Rp20,550,000	1	Rp20,550,000	Rp246,600,000	Rp20,550,000	Rp41,100,000	Rp5,500,000	
7	Director Food & Beverages	Rp20,550,000	1	Rp20,550,000	Rp246,600,000	Rp20,550,000	Rp41,100,000	Rp5,500,000	
8	Director Engineering	Rp20,550,000	1	Rp20,550,000	Rp246,600,000	Rp20,550,000	Rp41,100,000	Rp5,500,000	
9	Asst. Dir. Sales & Marketing	Rp16,700,000	1	Rp16,700,000	Rp200,400,000	Rp16,700,000	Rp33,400,000	Rp5,500,000	
10	Asst. Dir. Finance	Rp16,700,000	1	Rp16,700,000	Rp200,400,000	Rp16,700,000	Rp33,400,000	Rp5,500,000	
11	Asst. Dir. Food & Beverages	Rp16,600,000	1	Rp16,600,000	Rp199,200,000	Rp16,600,000	Rp33,200,000	Rp5,500,000	
12	Asst. Dir. Engineering	Rp16,500,000	1	Rp16,500,000	Rp198,000,000	Rp16,500,000	Rp33,000,000	Rp5,500,000	
13	Manager Sales	Rp15,000,000	1	Rp15,000,000	Rp180,000,000	Rp15,000,000	Rp30,000,000	Rp5,500,000	
14	Manager Marketing	Rp15,000,000	1	Rp15,000,000	Rp180,000,000	Rp15,000,000	Rp30,000,000	Rp5,500,000	
15	Manager Purchasing	Rp14,500,000	1	Rp14,500,000	Rp174,000,000	Rp14,500,000	Rp29,000,000	Rp5,500,000	
16	Manager Accountant	Rp14,500,000	1	Rp14,500,000	Rp174,000,000	Rp14,500,000	Rp29,000,000	Rp5,500,000	
17	Manager Room Division	Rp14,000,000	1	Rp14,000,000	Rp168,000,000	Rp14,000,000	Rp28,000,000	Rp5,500,000	
18	Manager Restaurant & Bar	Rp13,500,000	1	Rp13,500,000	Rp162,000,000	Rp13,500,000	Rp27,000,000	Rp5,500,000	
19	Manager Banquet	Rp13,200,000	1	Rp13,200,000	Rp158,400,000	Rp13,200,000	Rp26,400,000	Rp5,500,000	
20	Manager Room Service	Rp12,000,000	1	Rp12,000,000	Rp144,000,000	Rp12,000,000	Rp24,000,000	Rp5,500,000	
21	Head Chef	Rp11,000,000	1	Rp11,000,000	Rp132,000,000	Rp11,000,000	Rp22,000,000	Rp5,500,000	
22	Supervisor FO	Rp9,500,000	1	Rp9,500,000	Rp114,000,000	Rp9,500,000	Rp19,000,000	Rp5,500,000	
23	Supervisor HK	Rp9,300,000	1	Rp9,300,000	Rp111,600,000	Rp9,300,000	Rp18,600,000	Rp5,500,000	
24	Supervisor Laundry	Rp8,800,000	1	Rp8,800,000	Rp105,600,000	Rp8,800,000	Rp17,600,000	Rp5,500,000	
25	Supervisor Security	Rp8,800,000	1	Rp8,800,000	Rp105,600,000	Rp8,800,000	Rp17,600,000	Rp5,500,000	
26	Supervisor SPA	Rp8,700,000	1	Rp8,700,000	Rp104,400,000	Rp8,700,000	Rp17,400,000	Rp5,500,000	
27	Supervisor Restaurant & Bar	Rp8,800,000	1	Rp8,800,000	Rp105,600,000	Rp8,800,000	Rp17,600,000	Rp3,800,000	
28	Sous Chef	Rp8,800,000	1	Rp8,800,000	Rp105,600,000	Rp8,800,000	Rp17,600,000	Rp3,800,000	
29	Supervisor IRD	Rp8,700,000	1	Rp8,700,000	Rp104,400,000	Rp8,700,000	Rp17,400,000	Rp3,800,000	
30	Supervisor Engineering	Rp9,000,000	1	Rp9,000,000	Rp108,000,000	Rp9,000,000	Rp18,000,000	Rp3,800,000	
31	Sales	Rp7,700,000	5	Rp38,500,000	Rp462,000,000	Rp38,500,000	Rp77,000,000	Rp19,000,000	
32	Marketing	Rp7,700,000	5	Rp38,500,000	Rp462,000,000	Rp38,500,000	Rp77,000,000	Rp19,000,000	
33	Finance	Rp7,700,000	4	Rp30,800,000	Rp369,600,000	Rp30,800,000	Rp61,600,000	Rp15,200,000	
34	Purchasing	Rp7,700,000	3	Rp23,100,000	Rp277,200,000	Rp23,100,000	Rp46,200,000	Rp11,400,000	
35	Accountant	Rp7,700,000	3	Rp23,100,000	Rp277,200,000	Rp23,100,000	Rp46,200,000	Rp11,400,000	
36	Human Resource	Rp7,600,000	5	Rp38,000,000	Rp456,000,000	Rp38,000,000	Rp76,000,000	Rp19,000,000	
37	Front Office	Rp7,000,000	25	Rp175,000,000	Rp2,100,000,000	Rp175,000,000	Rp350,000,000	Rp70,000,000	
38	Housekeeper	Rp6,500,000	54	Rp351,000,000	Rp4,212,000,000	Rp351,000,000	Rp702,000,000	Rp151,200,000	
39	Laundry	Rp6,400,000	8	Rp51,200,000	Rp614,400,000	Rp51,200,000	Rp102,400,000	Rp22,400,000	
40	Security	Rp6,600,000	34	Rp224,400,000	Rp2,692,800,000	Rp224,400,000	Rp448,800,000	Rp95,200,000	
41	Club Guard	Rp5,700,000	22	Rp125,400,000	Rp1,504,800,000	Rp125,400,000	Rp250,800,000	Rp61,600,000	
42	Spa	Rp5,600,000	14	Rp78,400,000	Rp940,800,000	Rp78,400,000	Rp156,800,000	Rp39,200,000	
43	Waiter / Waitress	Rp6,900,000	17	Rp117,300,000	Rp1,407,600,000	Rp117,300,000	Rp234,600,000	Rp47,600,000	
44	Bartender	Rp6,700,000	6	Rp40,200,000	Rp482,400,000	Rp40,200,000	Rp80,400,000	Rp16,800,000	
45	Cook	Rp7,000,000	12	Rp84,000,000	Rp1,008,000,000	Rp84,000,000	Rp168,000,000	Rp33,600,000	
46	Pastry Chef	Rp7,000,000	12	Rp84,000,000	Rp1,008,000,000	Rp84,000,000	Rp168,000,000	Rp33,600,000	
47	In Room Dining	Rp6,000,000	10	Rp60,000,000	Rp720,000,000	Rp60,000,000	Rp120,000,000	Rp28,000,000	
48	Steward	Rp5,700,000	6	Rp34,200,000	Rp410,400,000	Rp34,200,000	Rp68,400,000	Rp16,800,000	
49	Engineering	Rp6,500,000	12	Rp78,000,000	Rp936,000,000	Rp78,000,000	Rp156,000,000	Rp33,600,000	
50	Trainee / Interns	Rp600,000	31	Rp18,600,000	Rp223,200,000	Rp18,600,000	Rp37,200,000	Rp8,600,000	
			Total	318	Rp2,161,750,000	Rp25,941,000,000	Rp2,161,750,000	Rp4,323,500,000	Rp992,500,000

Table 20. Gaji Karyawan

seluruh dari Total gaji karyawan & Hotel Eco Rattanrainneadan
 2. Rp adalah Resort 1000,000,000
 .asuransijugadan tunjangan, THR, termasuk belum

5.6.3. CAPEX

Facilities	Total
Tanah 50.000m2	Rp15,000,000,000
Biaya Arsitek	Rp3,700,000,000
Biaya Pembangunan	Rp179,190,000,000
Biaya Konsultan	Rp350,000,000
Lobby	Rp2,640,556,554
Deluxe	Rp5,782,268,530
Presidential	Rp2,848,544,276
Adventure	Rp13,004,177,847
Honeymoon	Rp2,141,931,692
Family	Rp6,326,448,950
Dwa Restaurant	Rp1,164,946,356
Dwa Kitchen	Rp1,035,753,794
Dwa Bar	Rp793,616,860
Storage	Rp1,382,293,517
Security Check	Rp101,644,329
Rattan Spa	Rp215,707,059
Butterfly Farm + Cocoon	Rp1,858,884,262
Back Office	Rp3,239,032,699
Mech. Engineering	Rp1,516,742,388
Jungle Gym + Wind Cycling	Rp782,302,340
Outdoor Gym + Swimming Pool	Rp406,528,094
Jalanan	Rp14,006,525,799
Chapel	Rp902,595,582
Total CAPEX	Rp258,390,500,928

Table 21. CAPEX

Total CAPEX yang dibutuhkan untuk menjalankan resort ini adalah Rp.258.390.500.928,-.

5.6.4. OPEX

BIAYA OPERASIONAL				
TAHUN	TOTAL BIAYA OPERASIONAL PER BULAN		TOTAL OPERASIONAL PER TAHUN	
2024	Rp	7,321,247,299	Rp	87,854,967,584
2025	Rp	7,363,736,063	Rp	88,364,832,760
2026	Rp	7,409,469,299	Rp	88,913,631,587
2027	Rp	7,455,659,867	Rp	89,467,918,403
2028	Rp	7,502,312,341	Rp	90,027,748,087
2029	Rp	7,549,014,672	Rp	90,588,176,068
2030	Rp	7,596,604,861	Rp	91,159,258,329
2031	Rp	7,644,670,951	Rp	91,736,051,412
2032	Rp	7,693,217,702	Rp	92,318,612,426
2033	Rp	7,742,249,921	Rp	92,906,999,051

Table 22. Total OPEX

Berikut terlampir untuk harga *Operational Expenditure* dari Rattan Eco Hotel & Resort, yang dimana setiap tahunnya memiliki kenaikan biaya 1% yang berdampak pada tahun-tahun selanjutnya. Di bawah ini terlampir perhitungan detail untuk OPEX dari Rattan Eco Hotel & Resort.

OPERATIONAL EXPENDITURE						
BARANG/JASA	KUANTITAS (TAHUNAN)	SATUAN	BIAYA TAHUNAN			
			2024		2025	
			HARGA SATUAN	TOTAL	HARGA SATUAN	TOTAL
Plastik Sampah Dapur (60x100cm)	21600	lembar	Rp 280	Rp 6,048,000	Rp 283	Rp 6,108,480
Plastik Sampah Tamu Eco	720000	lembar	Rp 160	Rp 115,200,000	Rp 162	Rp 116,352,000
Sabun Cuci Piring	1800000	ml	Rp 8	Rp 14,400,000	Rp 8	Rp 14,544,000
Sabun Cuci Tangan Eco	16092	ml	Rp 91	Rp 1,464,372	Rp 92	Rp 1,479,016
Sabun Mandi	9200	ml	Rp 480	Rp 4,416,000	Rp 485	Rp 4,460,160
Shampoo	9200	ml	Rp 480	Rp 4,416,000	Rp 485	Rp 4,460,160
Lotion	9200	ml	Rp 480	Rp 4,416,000	Rp 485	Rp 4,460,160
Pembersih Lantai 5L	2160000	ml	Rp 33	Rp 71,280,000	Rp 33	Rp 71,992,800
Detergen	2160000	ml	Rp 6	Rp 12,960,000	Rp 6	Rp 13,089,600
Tisu Paper	2520	bungkus	Rp 5,500	Rp 13,860,000	Rp 5,555	Rp 13,998,600
Tisu Tamu	118080	bungkus	Rp 5,666	Rp 669,041,280	Rp 5,723	Rp 675,731,680
Tisu Roll	126000	buah	Rp 2,398	Rp 302,148,000	Rp 2,422	Rp 305,169,480
Gas 50kg (Elpiji Merah)	380	tabung	Rp 695,000	Rp 264,100,000	Rp 701,950	Rp 266,741,000
Gas 5.5kg (Bright Gas Pink)	1444	tabung	Rp 65,000	Rp 93,860,000	Rp 65,600	Rp 94,798,600
Pembersih Meja All Purpose 5L	2160000	L	Rp 8	Rp 17,280,000	Rp 8	Rp 17,452,800
Furniture Polish	2160000	L	Rp 8	Rp 17,280,000	Rp 8	Rp 17,452,800
Air Galon (Refill)	88920	galon	Rp 19,000	Rp 1,689,480,000	Rp 19,190	Rp 1,706,374,800
Air	8400000	Liter	Rp 163	Rp 1,369,200,000	Rp 165	Rp 1,382,892,000
Listrik	13200000	kwh	Rp 1,615	Rp 21,318,000,000	Rp 1,631	Rp 21,531,180,000
MARKETING						
Celebrity Invitation	15	Celebrity	Rp 90,868,422	Rp 1,363,026,324	Rp 91,777,106	Rp 1,376,656,584
Celebgram Invitation	35	CelebGram	Rp 65,477,872	Rp 2,291,725,507	Rp 66,132,650	Rp 2,314,642,760
Website (All In)	1	Web	Rp 190,000,000	Rp 190,000,000	Rp 191,900,000	Rp 191,900,000
Giveaway (Adventure Suite)	3	Couple	Rp 477,872	Rp 1,433,615	Rp 482,650	Rp 1,447,950
Giveaway (Deluxe Room)	3	Couple	Rp 260,663	Rp 781,988	Rp 263,269	Rp 789,800
Giveaway (SPA)	5	Guest	Rp 166,405	Rp 832,025	Rp 168,069	Rp 840,340
Billboard	10	plang	Rp 450,000,000	Rp 4,500,000,000	Rp 454,500,000	Rp 4,545,000,000
Online Advertisements	3	Package	Rp 75,000,000	Rp 225,000,000	Rp 75,750,000	Rp 227,250,000
Shooting Video	1	video	Rp 35,000,000	Rp 35,000,000	Rp 35,350,000	Rp 35,350,000
Iklan SCTV	1	paket	Rp 110,000,000	Rp 110,000,000	Rp 111,100,000	Rp 111,100,000
Iklan Metro TV	1	paket	Rp 65,000,000	Rp 65,000,000	Rp 65,650,000	Rp 65,650,000
Sponsorship (buy out)	7	kwh	Rp 23,026,388	Rp 161,184,713	Rp 23,256,651	Rp 162,796,561
LAIN-LAIN						
Perjanjian Akta Notaris	-	-	-	Rp15,000,000	-	-
Perizinan sampai dengan NIB dan NPWP	-	-	-	Rp3,500,000	-	-
Pengurusan Perizinan UKL UPL	-	-	-	Rp15,000,000	-	-
Sertifikat Halal	-	-	-	Rp5,000,000	-	-
Fee Lawyer	-	-	-	Rp60,000,000	-	-
Biaya Gaji	-	-	-	Rp25,941,000,000	-	-
Tunjangan + Asuransi	-	-	-	Rp7,477,750,000	-	-
Perizinan Alkohol Golongan C	-	-	-	Rp1,200,000	-	-

Table 23. OPEX 2024-2025

OPERATIONAL EXPENDITURE							
BARANG/JASA	KUANTITAS (TAHUNAN)	SATUAN	BIAYA TAHUNAN				
			2026		2027		
			HARGA SATUAN	TOTAL	HARGA SATUAN	TOTAL	
Plastik Sampah Dapur (60x100cm)	21600	lembar	Rp 286	Rp 6,169,565	Rp 288	Rp 6,231,264	
Plastik Sampah Tamu Eco	720000	lembar	Rp 163	Rp 117,515,520	Rp 165	Rp 118,690,675	
Sabun Cuci Piring	1800000	ml	Rp 8	Rp 14,689,440	Rp 8	Rp 14,836,336	
Sabun Cuci Tangan Eco	16092	ml	Rp 93	Rp 1,493,806	Rp 94	Rp 1,508,748	
Sabun Mandi	9200	ml	Rp 490	Rp 4,504,762	Rp 495	Rp 4,549,800	
Shampoo	9200	ml	Rp 490	Rp 4,504,762	Rp 495	Rp 4,549,800	
Lotion	9200	ml	Rp 490	Rp 4,504,762	Rp 495	Rp 4,549,800	
Pembersih Lantai 5L	2160000	ml	Rp 34	Rp 72,712,728	Rp 34	Rp 73,439,856	
Detergen	2160000	ml	Rp 6	Rp 13,220,496	Rp 6	Rp 13,352,700	
Tisu Paper	2520	bungkus	Rp 5,611	Rp 14,138,586	Rp 5,667	Rp 14,279,974	
Tisu Tamu	118080	bungkus	Rp 5,780	Rp 682,489,010	Rp 5,838	Rp 689,313,900	
Tisu Roll	126000	buah	Rp 2,446	Rp 308,221,175	Rp 2,471	Rp 311,303,381	
Gas 50kg (Elpiji Merah)	380	tabung	Rp 708,970	Rp 269,408,410	Rp 716,059	Rp 272,102,490	
Gas 5.5kg (Bright Gas Pink)	1444	tabung	Rp 66,307	Rp 95,746,586	Rp 66,970	Rp 96,704,052	
Pembersih Meja All Purpose 5L	2160000	L	Rp 8	Rp 17,627,328	Rp 8	Rp 17,803,600	
Furniture Polish	2160000	L	Rp 8	Rp 17,627,328	Rp 8	Rp 17,803,600	
Air Galon (Refill)	88920	galon	Rp 19,382	Rp 1,723,438,548	Rp 19,576	Rp 1,740,672,936	
Air	8400000	Liter	Rp 166	Rp 1,396,720,920	Rp 168	Rp 1,410,688,128	
Listrik	13200000	kwh	Rp 1,647	Rp 21,746,491,800	Rp 1,664	Rp 21,963,956,712	
MARKETING							
Celebrity Invitation	15	Celebrity	Rp 92,694,877	Rp 1,390,423,154	Rp 93,621,826	Rp 1,404,327,385	
Celebgram Invitation	35	CelebGram	Rp 66,793,977	Rp 2,337,789,190	Rp 67,461,917	Rp 2,361,167,080	
Website (All In)	1	Web	Rp 193,819,000	Rp 193,819,000	Rp 195,757,190	Rp 195,757,190	
Giveaway (Adventure Suite)	3	Couple	Rp 487,477	Rp 1,462,431	Rp 492,352	Rp 1,477,058	
Giveaway (Deluxe Room)	3	Couple	Rp 265,902	Rp 797,706	Rp 268,561	Rp 805,680	
Giveaway (SPA)	5	Guest	Rp 169,750	Rp 848,749	Rp 171,447	Rp 857,236	
Billboard	10	plang	Rp 459,045,000	Rp 4,590,450,000	Rp 463,635,450	Rp 4,636,354,500	
Online Advertisements	3	Package	Rp 76,507,500	Rp 229,522,500	Rp 77,272,575	Rp 231,817,725	
Shooting Video	1	video	Rp 35,703,500	Rp 35,703,500	Rp 36,060,535	Rp 36,060,535	
Iklan SCTV	1	paket	Rp 112,211,000	Rp 112,211,000	Rp 113,333,110	Rp 113,333,110	
Iklan Metro TV	1	paket	Rp 66,306,500	Rp 66,306,500	Rp 66,969,565	Rp 66,969,565	
Sponsorship (buy out)	7	kwh	Rp 23,489,218	Rp 164,424,526	Rp 23,724,110	Rp 166,068,770	
LAIN-LAIN							
Perjanjian Akta Notaris	-	-	-	Rp15,000,000	-	-	
Perizinan sampai dengan NIB dan NPWP	-	-	-	Rp3,500,000	-	-	
Pengurusan Perizinan UKL UPL	-	-	-	Rp15,000,000	-	-	
Sertifikat Halal	-	-	-	Rp5,000,000	-	-	
Fee Lawyer	-	-	-	Rp60,000,000	-	-	
Biaya Gaji	-	-	-	Rp25,941,000,000	-	-	
Tunjangan + Asuransi	-	-	-	Rp7,477,750,000	-	-	
Perizinan Alkohol Golongan C	-	-	-	Rp1,200,000	-	-	

Table 24. OPEX 2026-2027

OPERATIONAL EXPENDITURE							
BARANG/JASA	KUANTITAS (TAHUNAN)	SATUAN	BIAYA TAHUNAN				
			2028		2029		
			HARGA SATUAN	TOTAL	HARGA SATUAN	TOTAL	
Plastik Sampah Dapur (60x100cm)	21600	lembar	Rp 291	Rp 6,293,573	Rp 294	Rp 6,356,508	
Plastik Sampah Tamu Eco	720000	lembar	Rp 166	Rp 119,877,582	Rp 168	Rp 121,076,352	
Sabun Cuci Piring	1800000	ml	Rp 8	Rp 14,984,698	Rp 8	Rp 15,134,548	
Sabun Cuci Tangan Eco	16092	ml	Rp 95	Rp 1,523,831	Rp 96	Rp 1,539,072	
Sabun Mandi	9200	ml	Rp 499	Rp 4,595,307	Rp 504	Rp 4,641,260	
Shampoo	9200	ml	Rp 499	Rp 4,595,307	Rp 504	Rp 4,641,260	
Lotion	9200	ml	Rp 499	Rp 4,595,307	Rp 504	Rp 4,641,260	
Pembersih Lantai 5L	2160000	ml	Rp 34	Rp 74,174,254	Rp 35	Rp 74,915,995	
Detergen	2160000	ml	Rp 6	Rp 13,486,228	Rp 6	Rp 13,621,090	
Tisu Paper	2520	bungkus	Rp 5,723	Rp 14,422,772	Rp 5,781	Rp 14,566,998	
Tisu Tamu	118080	bungkus	Rp 5,896	Rp 696,207,039	Rp 5,955	Rp 703,169,100	
Tisu Roll	126000	buah	Rp 2,495	Rp 314,416,420	Rp 2,520	Rp 317,560,580	
Gas 50kg (Elpiji Merah)	380	tabung	Rp 723,220	Rp 274,823,519	Rp 730,452	Rp 277,571,750	
Gas 5,5kg (Bright Gas Pink)	1444	tabung	Rp 67,639	Rp 97,671,092	Rp 68,316	Rp 98,647,800	
Pembersih Meja All Purpose 5L	2160000	L	Rp 8	Rp 17,981,637	Rp 8	Rp 18,161,450	
Furniture Polish	2160000	L	Rp 8	Rp 17,981,637	Rp 8	Rp 18,161,450	
Air Galon (Refill)	88920	galon	Rp 19,771	Rp 1,758,079,663	Rp 19,969	Rp 1,775,660,450	
Air	8400000	Liter	Rp 170	Rp 1,424,795,010	Rp 171	Rp 1,439,042,960	
Listrik	13200000	kwh	Rp 1,681	Rp 22,183,596,285	Rp 1,697	Rp 22,405,432,240	
MARKETING							
Celebrity Invitation	15	Celebrity	Rp 94,558,044	Rp 1,418,370,659	Rp 95,503,624	Rp 1,432,554,360	
Celebgram Invitation	35	CelebGram	Rp 68,136,536	Rp 2,384,778,752	Rp 68,817,901	Rp 2,408,626,540	
Website (All In)	1	Web	Rp 197,714,762	Rp 197,714,762	Rp 199,691,910	Rp 199,691,910	
Giveaway (Adventure Suite)	3	Couple	Rp 497,275	Rp 1,491,825	Rp 502,248	Rp 1,506,740	
Giveaway (Deluxe Room)	3	Couple	Rp 271,247	Rp 813,740	Rp 273,959	Rp 821,870	
Giveaway (SPA)	5	Guest	Rp 173,162	Rp 865,809	Rp 174,893	Rp 874,460	
Billboard	10	plang	Rp 468,271,805	Rp 4,682,718,045	Rp 472,954,523	Rp 4,729,545,220	
Online Advertisements	3	Package	Rp 78,045,301	Rp 234,135,902	Rp 78,825,754	Rp 236,477,260	
Shooting Video	1	video	Rp 36,421,140	Rp 36,421,140	Rp 36,785,352	Rp 36,785,350	
klan SCTV	1	paket	Rp 114,466,441	Rp 114,466,441	Rp 115,611,106	Rp 115,611,100	
klan Metro TV	1	paket	Rp 67,639,261	Rp 67,639,261	Rp 68,315,653	Rp 68,315,650	
Sponsorship (buy out)	7	kwh	Rp 23,961,351	Rp 167,729,459	Rp 24,200,965	Rp 169,406,750	
LAIN-LAIN							
Perjanjian Akta Notaris	-	-	-	Rp15,000,000	-	-	
Perizinan sampai dengan NIB dan NPWP	-	-	-	Rp3,500,000	-	-	
Pengurusan Perizinan UKL UPL	-	-	-	Rp15,000,000	-	-	
Sertifikat Halal	-	-	-	Rp5,000,000	-	-	
Fee Lawyer	-	-	-	Rp60,000,000	-	-	
Biaya Gaji	-	-	-	Rp25,941,000,000	-	-	
Tunjangan + Asuransi	-	-	-	Rp7,477,750,000	-	-	
Perizinan Alkohol Golongan C	-	-	-	Rp1,200,000	-	-	

Table 25. OPEX 2028-2029

OPERATIONAL EXPENDITURE						
BARANG/JASA	KUANTITAS (TAHUNAN)	SATUAN	BIAYA TAHUNAN			
			2030		2031	
			HARGA SATUAN	TOTAL	HARGA SATUAN	TOTAL
Plastik Sampah Dapur (60x100cm)	21600	lembar	Rp 297	Rp 6,420,074	Rp 300	Rp 6,484,275
Plastik Sampah Tamu Eco	720000	lembar	Rp 170	Rp 122,287,121	Rp 172	Rp 123,509,992
Sabun Cuci Piring	1800000	ml	Rp 8	Rp 15,285,890	Rp 9	Rp 15,438,749
Sabun Cuci Tangan Eco	16092	ml	Rp 97	Rp 1,554,460	Rp 98	Rp 1,570,008
Sabun Mandi	9200	ml	Rp 510	Rp 4,687,673	Rp 515	Rp 4,734,550
Shampoo	9200	ml	Rp 510	Rp 4,687,673	Rp 515	Rp 4,734,550
Lotion	9200	ml	Rp 510	Rp 4,687,673	Rp 515	Rp 4,734,550
Pembersih Lantai 5L	2160000	ml	Rp 35	Rp 75,665,156	Rp 35	Rp 76,421,800
Detergen	2160000	ml	Rp 6	Rp 13,757,301	Rp 6	Rp 13,894,871
Tisu Paper	2520	bungkus	Rp 5,838	Rp 14,712,669	Rp 5,897	Rp 14,859,796
Tisu Tamu	118080	bungkus	Rp 6,015	Rp 710,200,800	Rp 6,075	Rp 717,302,800
Tisu Roll	126000	buah	Rp 2,546	Rp 320,736,190	Rp 2,571	Rp 323,943,552
Gas 50kg (Elpiji Merah)	380	tabung	Rp 737,757	Rp 280,347,472	Rp 745,134	Rp 283,150,948
Gas 5,5kg (Bright Gas Pink)	1444	tabung	Rp 68,999	Rp 99,634,281	Rp 69,689	Rp 100,630,620
Pembersih Meja All Purpose 5L	2160000	L	Rp 8	Rp 18,343,068	Rp 9	Rp 18,526,499
Furniture Polish	2160000	L	Rp 8	Rp 18,343,068	Rp 9	Rp 18,526,499
Air Galon (Refill)	88920	galon	Rp 20,169	Rp 1,793,417,064	Rp 20,371	Rp 1,811,351,236
Air	8400000	Liter	Rp 173	Rp 1,453,433,390	Rp 175	Rp 1,467,967,725
Listrik	13200000	kwh	Rp 1,714	Rp 22,629,486,571	Rp 1,731	Rp 22,855,781,436
MARKETING						
Celebrity Invitation	15	Celebrity	Rp 96,458,661	Rp 1,446,879,909	Rp 97,423,247	Rp 1,461,348,700
Celebgram Invitation	35	CelebGram	Rp 69,506,080	Rp 2,432,712,805	Rp 70,201,141	Rp 2,457,039,936
Website (All In)	1	Web	Rp 201,688,829	Rp 201,688,829	Rp 203,705,717	Rp 203,705,717
Giveaway (Adventure Suite)	3	Couple	Rp 507,270	Rp 1,521,811	Rp 512,343	Rp 1,537,027
Giveaway (Deluxe Room)	3	Couple	Rp 276,699	Rp 830,096	Rp 279,466	Rp 838,397
Giveaway (SPA)	5	Guest	Rp 176,642	Rp 883,211	Rp 178,409	Rp 892,048
Billboard	10	plang	Rp 477,684,068	Rp 4,776,840,678	Rp 482,460,908	Rp 4,824,609,088
Online Advertisements	3	Package	Rp 79,614,011	Rp 238,842,034	Rp 80,410,151	Rp 241,230,456
Shooting Video	1	video	Rp 37,153,205	Rp 37,153,205	Rp 37,524,737	Rp 37,524,737
klan SCTV	1	paket	Rp 116,767,217	Rp 116,767,217	Rp 117,934,889	Rp 117,934,889
klan Metro TV	1	paket	Rp 68,998,810	Rp 68,998,810	Rp 69,688,798	Rp 69,688,798
Sponsorship (buy out)	7	kwh	Rp 24,442,974	Rp 171,100,821	Rp 24,687,404	Rp 172,811,825
LAIN-LAIN						
Perjanjian Akta Notaris	-	-	-	Rp15,000,000	-	-
Perizinan sampai dengan NIB dan NPWP	-	-	-	Rp3,500,000	-	-
Pengurusan Perizinan UKL UPL	-	-	-	Rp15,000,000	-	-
Sertifikat Halal	-	-	-	Rp5,000,000	-	-
Fee Lawyer	-	-	-	Rp60,000,000	-	-
Biaya Gaji	-	-	-	Rp25,941,000,000	-	-
Tunjangan + Asuransi	-	-	-	Rp7,477,750,000	-	-
Perizinan Alkohol Golongan C	-	-	-	Rp1,200,000	-	-

Table 26. OPEX 2030-2031

OPERATIONAL EXPENDITURE							
BARANG/JASA	Kuantitas (TAHUNAN)	SATUAN	BIAYA TAHUNAN				
			2032		2033		
			HARGA SATUAN	TOTAL	HARGA SATUAN	TOTAL	
Plastik Sampah Dapur (60x100cm)	21600	lembar	Rp 303	Rp 6,549,117	Rp 306	Rp 6,614,608	
Plastik Sampah Tamu Eco	720000	lembar	Rp 173	Rp 124,745,092	Rp 175	Rp 125,992,540	
Sabun Cuci Piring	1800000	ml	Rp 9	Rp 15,593,137	Rp 9	Rp 15,749,068	
Sabun Cuci Tangan Eco	16092	ml	Rp 99	Rp 1,585,705	Rp 100	Rp 1,601,562	
Sabun Mandi	9200	ml	Rp 520	Rp 4,781,895	Rp 525	Rp 4,829,710	
Shampoo	9200	ml	Rp 520	Rp 4,781,895	Rp 525	Rp 4,829,710	
Lotion	9200	ml	Rp 520	Rp 4,781,895	Rp 525	Rp 4,829,710	
Pembersih Lantai 5L	2160000	ml	Rp 36	Rp 77,186,026	Rp 36	Rp 77,957,888	
Detergen	2160000	ml	Rp 6	Rp 14,033,823	Rp 7	Rp 14,174,168	
Tisu Paper	2520	bungkus	Rp 5,956	Rp 15,008,394	Rp 6,015	Rp 15,158,470	
Tisu Tamu	118080	bungkus	Rp 6,135	Rp 724,475,836	Rp 6,197	Rp 731,720,598	
Tisu Roll	126000	buah	Rp 2,597	Rp 327,182,988	Rp 2,623	Rp 330,454,810	
Gas 50kg (Elpiji Merah)	380	tabung	Rp 752,585	Rp 285,982,456	Rp 760,111	Rp 288,842,280	
Gas 5,5kg (Bright Gas Pink)	1444	tabung	Rp 70,386	Rp 101,636,930	Rp 71,090	Rp 102,653,300	
Pembersih Meja All Purpose 5L	2160000	L	Rp 9	Rp 18,711,764	Rp 9	Rp 18,898,882	
Furniture Polish	2160000	L	Rp 9	Rp 18,711,764	Rp 9	Rp 18,898,882	
Air Galon (Refill)	88920	galon	Rp 20,574	Rp 1,829,464,747	Rp 20,780	Rp 1,847,759,390	
Air	8400000	Liter	Rp 177	Rp 1,482,647,401	Rp 178	Rp 1,497,473,870	
Listrik	13200000	kwh	Rp 1,749	Rp 23,084,339,251	Rp 1,766	Rp 23,315,182,640	
MARKETING							
Celebrity Invitation	15	Celebrity	Rp 98,397,480	Rp 1,475,962,195	Rp 99,381,454	Rp 1,490,721,810	
Celebgram Invitation	35	CelebGram	Rp 70,903,152	Rp 2,481,610,333	Rp 71,612,184	Rp 2,506,426,438	
Website (All In)	1	Web	Rp 205,742,774	Rp 205,742,774	Rp 207,800,202	Rp 207,800,202	
Giveaway (Adventure Suite)	3	Couple	Rp 517,466	Rp 1,552,399	Rp 522,641	Rp 1,567,920	
Giveaway (Deluxe Room)	3	Couple	Rp 282,260	Rp 846,781	Rp 285,083	Rp 855,249	
Giveaway (SPA)	5	Guest	Rp 180,193	Rp 900,964	Rp 181,995	Rp 909,970	
Billboard	10	plang	Rp 487,285,518	Rp 4,872,855,175	Rp 492,158,373	Rp 4,921,583,720	
Online Advertisements	3	Package	Rp 81,214,253	Rp 243,642,759	Rp 82,026,395	Rp 246,079,188	
Shooting Video	1	video	Rp 37,899,985	Rp 37,899,985	Rp 38,278,985	Rp 38,278,985	
klan SCTV	1	paket	Rp 119,114,238	Rp 119,114,238	Rp 120,305,380	Rp 120,305,380	
klan Metro TV	1	paket	Rp 70,385,686	Rp 70,385,686	Rp 71,089,543	Rp 71,089,543	
Sponsorship (buy out)	7	kwh	Rp 24,934,278	Rp 174,539,947	Rp 25,183,621	Rp 176,285,340	
LAIN-LAIN							
Perjanjian Akta Notaris	-	-	-	Rp15,000,000	-	-	
Perizinan sampai dengan NIB dan NPWP	-	-	-	Rp3,500,000	-	-	
Pengurusan Perizinan UKL UPL	-	-	-	Rp15,000,000	-	-	
Sertifikat Halal	-	-	-	Rp5,000,000	-	-	
Fee Lawyer	-	-	-	Rp60,000,000	-	-	
Biaya Gaji	-	-	-	Rp25,941,000,000	-	-	
Tunjangan + Asuransi	-	-	-	Rp7,477,750,000	-	-	
Perizinan Alkohol Golongan C	-	-	-	Rp1,200,000	-	-	

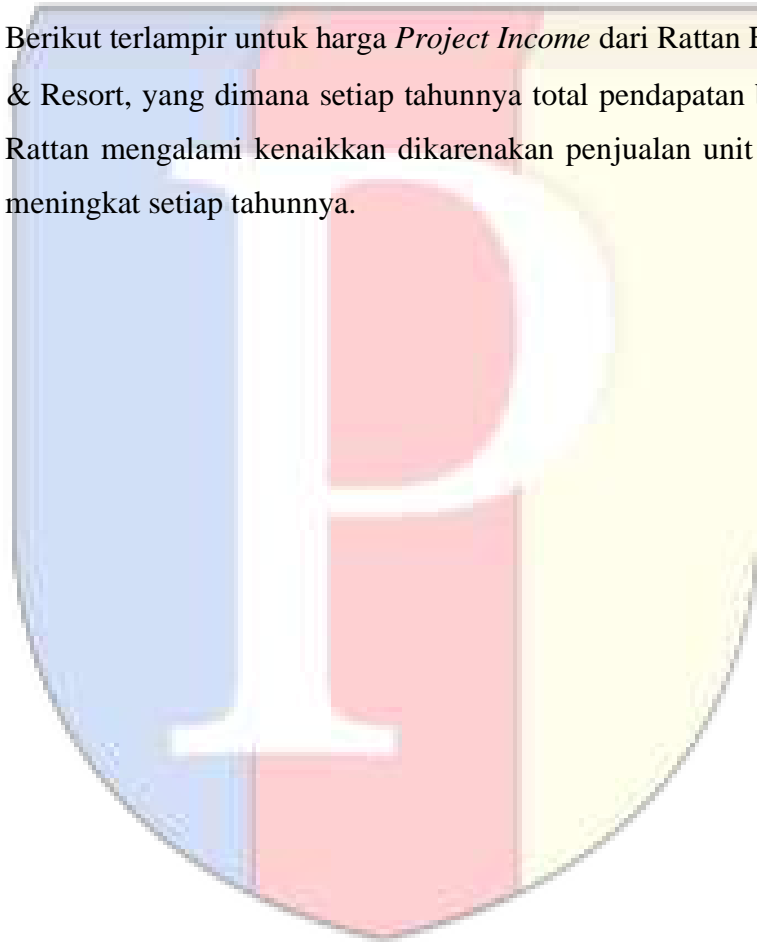
Table 27. OPEX 2032-2033

5.5.5. Project Income

PROJECT INCOME /TAHUN				
TAHUN	Total Unit Sold	Total Revenue	Total COGS	Total Net Income
2024	31141	Rp74,888,896,000	Rp10,560,837,532	Rp64,328,058,468
2025	47127	Rp90,070,620,000	Rp15,758,643,516	Rp74,311,976,484
2026	67416	Rp129,031,140,000	Rp22,745,505,768	Rp106,285,634,232
2027	69398	Rp136,743,864,024	Rp22,995,265,726	Rp113,748,598,298
2028	84969	Rp168,734,160,000	Rp28,146,399,116	Rp140,587,760,884
2029	92689	Rp189,503,520,000	Rp30,159,029,767	Rp159,344,490,233
2030	97835	Rp199,908,160,000	Rp31,822,809,199	Rp168,085,350,801
2031	107093	Rp220,987,760,000	Rp34,579,166,677	Rp186,408,593,323
2032	112729	Rp235,974,120,000	Rp36,022,443,204	Rp199,951,676,796
2033	118761	Rp254,473,360,000	Rp37,341,701,466	Rp217,131,658,534

Table 28. Total Project Income

Berikut terlampir untuk harga *Project Income* dari Rattan Eco Hotel & Resort, yang dimana setiap tahunnya total pendapatan bersih dari Rattan mengalami kenaikan dikarenakan penjualan unit yang juga meningkat setiap tahunnya.



PROJECT INCOME

2024	Jan (15%)	Feb (20%)	Mar (15%)	Apr (15%)	May (15%)	Jun (30%)	Jul (35%)	Aug (15%)	Sept (15%)	Oct (20%)	Nov (25%)	Dec (40%)	TOTAL Item
Deluxe Room													
Unit Sold	180	240	180	156	156	216	360	420	180	180	240	300	480
Total Revenue	Rp198,000,000	Rp264,000,000	Rp198,000,000	Rp171,600,000	Rp171,600,000	Rp237,600,000	Rp396,000,000	Rp462,000,000	Rp198,000,000	Rp198,000,000	Rp264,000,000	Rp330,000,000	Rp528,000,000
Total COGS	Rp46,919,286	Rp62,559,048	Rp46,919,286	Rp40,663,381	Rp40,663,381	Rp56,303,143	Rp93,838,572	Rp109,478,334	Rp46,919,286	Rp46,919,286	Rp62,559,048	Rp78,198,810	Rp125,118,096
Net Income	Rp151,080,714	Rp201,440,952	Rp151,080,714	Rp130,936,619	Rp130,936,619	Rp181,296,857	Rp302,161,428	Rp352,521,666	Rp151,080,714	Rp151,080,714	Rp201,440,952	Rp251,801,190	Rp402,881,904
Presidential Room													
Unit Sold	72	96	72	62	62	86	144	168	72	72	96	120	192
Total Revenue	Rp226,800,000	Rp302,400,000	Rp226,800,000	Rp196,560,000	Rp196,560,000	Rp272,160,000	Rp453,600,000	Rp529,200,000	Rp226,800,000	Rp226,800,000	Rp302,400,000	Rp378,000,000	Rp604,800,000
Total COGS	Rp40,431,619	Rp53,232,714	Rp40,431,619	Rp30,823,714	Rp30,823,714	Rp43,280,457	Rp76,647,429	Rp89,736,334	Rp40,431,619	Rp40,431,619	Rp53,232,714	Rp67,539,524	Rp108,863,238
Net Income	Rp196,476,286	Rp261,968,381	Rp196,476,286	Rp170,279,448	Rp170,279,448	Rp235,771,543	Rp379,952,571	Rp439,463,666	Rp196,476,286	Rp196,476,286	Rp261,968,381	Rp327,460,476	Rp523,936,762
Adventure Suite													
Unit Sold	315	420	315	273	273	378	630	735	315	315	420	525	840
Total Revenue	Rp756,000,000	Rp1,008,000,000	Rp756,000,000	Rp655,200,000	Rp655,200,000	Rp907,200,000	Rp1,512,000,000	Rp1,764,000,000	Rp756,000,000	Rp756,000,000	Rp1,008,000,000	Rp1,260,000,000	Rp2,016,000,000
Total COGS	Rp150,529,563	Rp200,706,085	Rp150,529,563	Rp130,458,955	Rp130,458,955	Rp180,635,476	Rp315,236,648	Rp351,236,648	Rp150,529,563	Rp150,529,563	Rp200,706,085	Rp250,882,606	Rp401,412,169
Net Income	Rp605,470,437	Rp807,293,915	Rp605,470,437	Rp524,741,045	Rp524,741,045	Rp726,564,524	Rp1,196,763,352	Rp1,412,763,352	Rp605,470,437	Rp605,470,437	Rp807,293,915	Rp1,009,117,394	Rp1,614,587,831
Honeymoon Suite													
Unit Sold	63	84	63	55	55	76	126	147	63	63	84	105	168
Total Revenue	Rp333,900,000	Rp445,200,000	Rp333,900,000	Rp289,380,000	Rp289,380,000	Rp400,680,000	Rp667,800,000	Rp779,100,000	Rp333,900,000	Rp333,900,000	Rp445,200,000	Rp556,500,000	Rp890,400,000
Total COGS	Rp54,710,563	Rp72,947,417	Rp54,710,563	Rp47,415,821	Rp47,415,821	Rp65,652,675	Rp109,421,125	Rp127,657,980	Rp54,710,563	Rp54,710,563	Rp72,947,417	Rp91,184,271	Rp145,884,834
Net Income	Rp279,189,437	Rp372,252,583	Rp279,189,437	Rp241,964,179	Rp241,964,179	Rp335,027,325	Rp558,378,875	Rp651,442,020	Rp279,189,437	Rp279,189,437	Rp372,252,583	Rp465,315,729	Rp744,505,166
Family Suite													
Unit Sold	36	48	36	31	31	43	72	84	36	36	48	60	96
Total Revenue	Rp357,300,000	Rp476,400,000	Rp357,300,000	Rp312,480,000	Rp312,480,000	Rp428,160,000	Rp729,600,000	Rp840,000,000	Rp357,300,000	Rp357,300,000	Rp476,400,000	Rp608,100,000	Rp944,400,000
Total COGS	Rp47,457,680	Rp63,276,907	Rp47,457,680	Rp41,129,989	Rp41,129,989	Rp56,949,216	Rp94,915,360	Rp110,734,587	Rp47,457,680	Rp47,457,680	Rp63,276,907	Rp79,096,133	Rp126,553,813
Net Income	Rp309,842,320	Rp413,123,093	Rp309,842,320	Rp271,350,011	Rp271,350,011	Rp371,210,784	Rp634,684,640	Rp729,265,413	Rp309,842,320	Rp309,842,320	Rp413,123,093	Rp535,003,867	Rp817,846,187
Diva Restaurant													
Unit Sold	983	1310	983	883	883	1179	1966	2293	983	983	1310	1638	2621
Total Revenue	Rp1,031,940,000	Rp1,375,920,000	Rp1,031,940,000	Rp934,340,000	Rp934,340,000	Rp1,257,280,000	Rp2,154,880,000	Rp2,490,880,000	Rp1,031,940,000	Rp1,031,940,000	Rp1,375,920,000	Rp1,719,900,000	Rp2,751,840,000
Total COGS	Rp246,462,456	Rp328,616,608	Rp246,462,456	Rp213,600,795	Rp213,600,795	Rp295,754,947	Rp492,924,912	Rp575,079,065	Rp246,462,456	Rp246,462,456	Rp328,616,608	Rp410,770,760	Rp657,233,217
Net Income	Rp785,477,544	Rp1,047,303,392	Rp785,477,544	Rp720,739,205	Rp720,739,205	Rp961,525,053	Rp1,661,955,088	Rp1,915,800,935	Rp785,477,544	Rp785,477,544	Rp1,047,303,392	Rp1,309,129,240	Rp2,094,606,783
Rattan Spa													
Unit Sold	140	187	140	122	122	168	281	328	140	140	187	234	374
Total Revenue	Rp491,400,000	Rp655,200,000	Rp491,400,000	Rp428,880,000	Rp428,880,000	Rp589,680,000	Rp982,800,000	Rp1,146,600,000	Rp491,400,000	Rp491,400,000	Rp655,200,000	Rp819,000,000	Rp1,310,400,000
Total COGS	Rp23,363,262	Rp31,151,016	Rp23,363,262	Rp20,248,160	Rp20,248,160	Rp28,035,914	Rp46,726,524	Rp54,514,278	Rp23,363,262	Rp23,363,262	Rp31,151,016	Rp39,338,770	Rp62,302,032
Net Income	Rp468,036,738	Rp624,048,984	Rp468,036,738	Rp408,631,840	Rp408,631,840	Rp561,644,086	Rp936,073,476	Rp1,092,085,722	Rp468,036,738	Rp468,036,738	Rp624,048,984	Rp779,661,230	Rp1,248,097,968
Barquet													
Unit Sold	0	0	0	0	0	0	2	1	0	0	0	0	8
Total Revenue	Rp0	Rp0	Rp0	Rp0	Rp0	Rp0	Rp80,000,000	Rp40,000,000	Rp0	Rp0	Rp0	Rp0	Rp80,000,000
Total COGS	Rp0	Rp0	Rp0	Rp0	Rp0	Rp0	Rp4,200,000	Rp2,100,000	Rp0	Rp0	Rp0	Rp0	Rp4,200,000
Net Income	Rp0	Rp0	Rp0	Rp0	Rp0	Rp0	Rp75,800,000	Rp37,900,000	Rp0	Rp0	Rp0	Rp0	Rp75,800,000
Boutique (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000
Total COGS	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667
Net Income	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333
Other Rents (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Revenue	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333
Total COGS	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667
Net Income	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667
Total Unit Sold (month)	1789	2389	1789	1551	1551	2147	3580	4176	1789	1789	2387	2983	4773
Total Revenue (month)	Rp3,413,673,333	Rp4,545,453,333	Rp3,413,673,333	Rp3,009,301,333	Rp3,009,301,333	Rp4,141,891,333	Rp6,868,373,333	Rp7,980,509,333	Rp3,413,673,333	Rp3,413,673,333	Rp4,545,453,333	Rp5,731,233,333	Rp9,271,333,333
Total COGS (month)	Rp608,599,858	Rp808,522,033	Rp608,599,858	Rp528,630,988	Rp528,630,988	Rp728,553,163	Rp1,212,566,383	Rp1,410,368,558	Rp608,599,858	Rp608,599,858	Rp808,522,033	Rp1,010,544,208	Rp1,612,410,733
Total Net Income (month)	Rp2,805,073,475	Rp3,736,931,300	Rp2,805,073,475	Rp2,480,670,345	Rp2,480,670,345	Rp3,413,340,170	Rp5,655,806,950	Rp6,570,140,775	Rp2,805,073,475	Rp2,805,073,475	Rp3,736,931,300	Rp4,720,692,125	Rp7,658,922,600

Table 29. Project Income 2024

PROJECT INCOME

2025	Jan (35%)	Feb (20%)	Mar (25%)	Apr (25%)	May (30%)	Jun (40%)	Jul (45%)	Aug (35%)	Sept (25%)	Oct (25%)	Nov (35%)	Dec (55%)	TOTAL /Item
Deluxe Room													
Unit Sold	420	240	300	300	360	480	480	360	240	300	300	420	660
Total Revenue	Rp462,000,000	Rp264,000,000	Rp330,000,000	Rp330,000,000	Rp396,000,000	Rp528,000,000	Rp528,000,000	Rp396,000,000	Rp264,000,000	Rp330,000,000	Rp330,000,000	Rp462,000,000	Rp5,214,000,000
Total COGS	Rp198,978,334	Rp120,559,016	Rp151,196,210	Rp151,196,210	Rp181,435,252	Rp241,913,636	Rp241,913,636	Rp181,435,252	Rp120,559,016	Rp151,196,210	Rp151,196,210	Rp198,978,334	Rp2,253,891,118
Net Income	Rp263,021,666	Rp143,440,984	Rp178,803,790	Rp178,803,790	Rp214,564,748	Rp286,086,364	Rp286,086,364	Rp214,564,748	Rp143,440,984	Rp178,803,790	Rp178,803,790	Rp263,021,666	Rp3,060,108,882
Presidential Room													
Unit Sold	100	60	75	75	90	120	120	90	60	75	75	100	204
Total Revenue	Rp200,000,000	Rp120,000,000	Rp150,000,000	Rp150,000,000	Rp180,000,000	Rp240,000,000	Rp240,000,000	Rp180,000,000	Rp120,000,000	Rp150,000,000	Rp150,000,000	Rp200,000,000	Rp2,420,000,000
Total COGS	Rp70,755,234	Rp43,431,610	Rp53,539,224	Rp53,539,224	Rp64,047,428	Rp85,383,238	Rp85,383,238	Rp64,047,428	Rp43,431,610	Rp53,539,224	Rp53,539,224	Rp70,755,234	Rp856,247,476
Net Income	Rp129,244,766	Rp76,568,390	Rp96,460,776	Rp96,460,776	Rp115,952,572	Rp154,616,762	Rp154,616,762	Rp115,952,572	Rp76,568,390	Rp96,460,776	Rp96,460,776	Rp129,244,766	Rp1,563,752,524
Adventure Suite													
Unit Sold	730	420	525	525	630	840	840	630	420	525	525	730	1785
Total Revenue	Rp1,764,000,000	Rp1,008,000,000	Rp1,260,000,000	Rp1,260,000,000	Rp1,512,000,000	Rp2,016,000,000	Rp2,016,000,000	Rp1,512,000,000	Rp1,008,000,000	Rp1,260,000,000	Rp1,260,000,000	Rp1,764,000,000	Rp20,190,000,000
Total COGS	Rp571,233,912	Rp336,912,036	Rp420,965,000	Rp420,965,000	Rp505,157,212	Rp673,529,164	Rp673,529,164	Rp505,157,212	Rp336,912,036	Rp420,965,000	Rp420,965,000	Rp571,233,912	Rp6,828,292,714
Net Income	Rp1,192,766,088	Rp671,087,964	Rp839,035,000	Rp839,035,000	Rp1,006,842,788	Rp1,342,470,836	Rp1,342,470,836	Rp1,006,842,788	Rp671,087,964	Rp839,035,000	Rp839,035,000	Rp1,192,766,088	Rp13,361,707,286
Honeymoon Suite													
Unit Sold	147	84	105	105	126	168	168	126	84	105	105	147	361
Total Revenue	Rp778,100,000	Rp460,800,000	Rp563,500,000	Rp563,500,000	Rp676,200,000	Rp891,600,000	Rp891,600,000	Rp676,200,000	Rp460,800,000	Rp563,500,000	Rp563,500,000	Rp778,100,000	Rp9,192,000,000
Total COGS	Rp127,657,380	Rp72,297,417	Rp89,184,271	Rp89,184,271	Rp106,921,125	Rp142,894,834	Rp142,894,834	Rp106,921,125	Rp72,297,417	Rp89,184,271	Rp89,184,271	Rp127,657,380	Rp1,544,111,358
Net Income	Rp650,442,620	Rp388,502,583	Rp474,315,729	Rp474,315,729	Rp569,278,875	Rp748,705,166	Rp748,705,166	Rp569,278,875	Rp388,502,583	Rp474,315,729	Rp474,315,729	Rp650,442,620	Rp7,647,888,642
Family Suite													
Unit Sold	84	48	60	60	72	96	96	72	48	60	60	84	186
Total Revenue	Rp837,600,000	Rp470,400,000	Rp584,000,000	Rp584,000,000	Rp700,800,000	Rp934,400,000	Rp934,400,000	Rp700,800,000	Rp470,400,000	Rp584,000,000	Rp584,000,000	Rp837,600,000	Rp10,000,000,000
Total COGS	Rp292,266,616	Rp167,166,660	Rp209,066,667	Rp209,066,667	Rp250,866,666	Rp334,533,333	Rp334,533,333	Rp250,866,666	Rp167,166,660	Rp209,066,667	Rp209,066,667	Rp292,266,616	Rp3,511,966,666
Net Income	Rp545,333,384	Rp303,233,340	Rp374,933,333	Rp374,933,333	Rp449,933,334	Rp600,866,667	Rp600,866,667	Rp449,933,334	Rp303,233,340	Rp374,933,333	Rp374,933,333	Rp545,333,384	Rp6,488,033,334
Diva Restaurant													
Unit Sold	2293	1310	1638	1638	1966	2621	2621	1966	1310	1638	1638	2293	5804
Total Revenue	Rp2,407,800,000	Rp1,376,600,000	Rp1,719,300,000	Rp1,719,300,000	Rp2,063,800,000	Rp2,767,840,000	Rp2,767,840,000	Rp2,063,800,000	Rp1,376,600,000	Rp1,719,300,000	Rp1,719,300,000	Rp2,407,800,000	Rp28,783,800,000
Total COGS	Rp730,760,350	Rp426,166,666	Rp526,166,666	Rp526,166,666	Rp631,700,000	Rp842,324,912	Rp842,324,912	Rp631,700,000	Rp426,166,666	Rp526,166,666	Rp526,166,666	Rp730,760,350	Rp8,858,966,716
Net Income	Rp1,677,039,650	Rp950,433,334	Rp1,193,133,334	Rp1,193,133,334	Rp1,432,100,000	Rp1,925,515,088	Rp1,925,515,088	Rp1,432,100,000	Rp950,433,334	Rp1,193,133,334	Rp1,193,133,334	Rp1,677,039,650	Rp19,924,833,284
Rattan Spa													
Unit Sold	326	187	234	234	281	374	374	281	187	234	234	326	815
Total Revenue	Rp1,110,000,000	Rp630,000,000	Rp795,000,000	Rp795,000,000	Rp954,000,000	Rp1,265,600,000	Rp1,265,600,000	Rp954,000,000	Rp630,000,000	Rp795,000,000	Rp795,000,000	Rp1,110,000,000	Rp13,300,000,000
Total COGS	Rp357,914,716	Rp208,893,616	Rp263,889,616	Rp263,889,616	Rp316,666,666	Rp422,222,222	Rp422,222,222	Rp316,666,666	Rp208,893,616	Rp263,889,616	Rp263,889,616	Rp357,914,716	Rp4,333,888,888
Net Income	Rp752,085,284	Rp421,106,384	Rp531,110,384	Rp531,110,384	Rp637,333,334	Rp843,377,778	Rp843,377,778	Rp637,333,334	Rp421,106,384	Rp531,110,384	Rp531,110,384	Rp752,085,284	Rp8,966,111,112
Banquet													
Unit Sold	1	1	1	1	1	1	1	1	1	1	1	1	11
Total Revenue	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp40,000,000	Rp440,000,000
Total COGS	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp2,100,000	Rp23,100,000
Net Income	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp37,900,000	Rp416,900,000
Boutique (Rent)													
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Total COGS	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Net Income	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Other Reas (Rent)													
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Total COGS	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Net Income	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Total Unit Sold /month	4176	2387	2983	2983	3579	4771	4771	3570	2387	2983	2983	4176	6561
Total Revenue /month	Rp7,980,793,333	Rp4,585,453,333	Rp5,717,233,333	Rp5,717,233,333	Rp6,849,013,333	Rp9,072,573,333	Rp9,072,573,333	Rp6,849,013,333	Rp4,585,453,333	Rp5,717,233,333	Rp5,717,233,333	Rp7,980,793,333	Rp90,070,620,000
Total COGS /month	Rp1,410,388,658	Rp810,622,033	Rp1,010,544,208	Rp1,010,544,208	Rp1,210,466,383	Rp1,608,210,733	Rp1,608,210,733	Rp1,210,466,383	Rp810,622,033	Rp1,010,544,208	Rp1,010,544,208	Rp1,410,388,658	Rp16,558,643,516
Total Net Income /month	Rp6,570,404,775	Rp3,774,831,300	Rp4,706,689,125	Rp4,706,689,125	Rp5,638,546,950	Rp7,464,362,600	Rp7,464,362,600	Rp5,638,546,950	Rp3,774,831,300	Rp4,706,689,125	Rp4,706,689,125	Rp6,570,404,775	Rp73,511,976,484

Table 30. Project Income 2025

Table 31. Project Income 2026

	PROJECT INCOME												TOTAL Item
2026	Jan (55%)	Feb (40%)	Mar (35%)	Apr (40%)	May (40%)	Jun (60%)	Jul (65%)	Aug (35%)	Sept (40%)	Oct (35%)	Nov (50%)	Dec (70%)	
Deluxe Room	[Detailed financial data for Deluxe Room, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Presidential Room	[Detailed financial data for Presidential Room, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Adventure Suite	[Detailed financial data for Adventure Suite, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Honeymoon Suite	[Detailed financial data for Honeymoon Suite, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Family Suite	[Detailed financial data for Family Suite, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Divi Restaurant	[Detailed financial data for Divi Restaurant, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Spa	[Detailed financial data for Spa, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Barquet	[Detailed financial data for Barquet, including Unit Sold, Total Revenue, Total COGS, Net Income]												
Boutique (Rant)	[Detailed financial data for Boutique (Rant), including Unit Sold, Total Revenue, Total COGS, Net Income]												
Other Resto (Rant)	[Detailed financial data for Other Resto (Rant), including Unit Sold, Total Revenue, Total COGS, Net Income]												
Total Unit Sold /month	6562	4774	4176	4772	4772	7160	7756	4176	4773	4178	5965	8352	67416
Total Revenue /month	Rp12,547,913,333	Rp9,192,573,333	Rp7,980,793,333	Rp9,112,573,333	Rp9,112,573,333	Rp13,719,693,333	Rp14,851,473,333	Rp7,980,793,333	Rp9,152,573,333	Rp8,060,793,333	Rp11,376,133,333	Rp15,943,253,333	Rp129,031,140,000
Total COGS /month	Rp2,212,177,258	Rp1,614,511,733	Rp1,410,388,558	Rp1,610,310,733	Rp1,610,310,733	Rp2,414,199,433	Rp2,614,121,008	Rp1,410,388,558	Rp1,610,310,733	Rp1,414,588,558	Rp2,010,155,083	Rp2,811,943,782	Rp22,745,505,768
Total Net Income /month	Rp10,335,736,076	Rp7,578,062,600	Rp6,570,404,775	Rp7,502,262,600	Rp7,502,262,600	Rp11,305,493,901	Rp12,237,352,326	Rp6,570,404,775	Rp7,542,262,600	Rp6,646,204,775	Rp9,365,978,251	Rp13,131,309,551	Rp106,285,634,232

Table 32. Project Income 2027

PROJECT INCOME 2027	Jan (8%)	Feb (9%)	Mar (15%)	Apr (40%)	May (35%)	Jun (20%)	Jul (65%)	Aug (45%)	Sept (40%)	Oct (40%)	Nov (50%)	Dec (70%)	TOTAL Item
Deluxe Room													
Unit Sold	540	420	420	420	480	420	720	540	480	480	600	840	6720
Total Revenue	Rp594,000,000	Rp462,000,000	Rp462,000,000	Rp528,000,000	Rp462,000,000	Rp792,000,000	Rp858,000,000	Rp594,000,000	Rp528,000,000	Rp528,000,000	Rp660,000,000	Rp924,000,000	Rp7,392,000,000
Total COGS	Rp140,757,858	Rp109,478,334	Rp109,478,334	Rp125,118,096	Rp109,478,334	Rp187,677,144	Rp203,316,906	Rp140,757,858	Rp125,118,096	Rp125,118,096	Rp156,397,620	Rp218,956,668	Rp1,761,663,344
Net Income	Rp453,242,142	Rp352,521,666	Rp352,521,666	Rp402,881,904	Rp352,521,666	Rp604,322,856	Rp654,683,094	Rp453,242,142	Rp402,881,904	Rp402,881,904	Rp503,602,380	Rp705,043,332	Rp5,630,336,656
Presidential Room													
Unit Sold	216	168	168	192	168	168	288	216	192	192	240	336	2688
Total Revenue	Rp680,400,000	Rp529,200,000	Rp529,200,000	Rp604,800,000	Rp529,200,000	Rp907,200,000	Rp982,800,000	Rp680,400,000	Rp604,800,000	Rp604,800,000	Rp756,000,000	Rp1,058,400,000	Rp8,467,200,000
Total COGS	Rp90,971,143	Rp70,755,334	Rp70,755,334	Rp80,863,238	Rp70,755,334	Rp121,294,858	Rp131,402,762	Rp90,971,143	Rp80,863,238	Rp80,863,238	Rp101,079,048	Rp141,510,667	Rp1,132,085,338
Net Income	Rp589,428,857	Rp458,444,666	Rp458,444,666	Rp523,936,762	Rp458,444,666	Rp785,905,142	Rp851,397,238	Rp589,428,857	Rp523,936,762	Rp523,936,762	Rp654,920,952	Rp916,889,333	Rp7,335,114,662
Adventure Suite													
Unit Sold	945	735	735	840	735	735	1260	945	840	840	1050	1470	10815
Total Revenue	Rp2,268,000,000	Rp1,764,000,000	Rp1,764,000,000	Rp2,016,000,000	Rp1,764,000,000	Rp3,024,000,000	Rp3,276,000,000	Rp2,268,000,000	Rp2,016,000,000	Rp2,016,000,000	Rp2,520,000,000	Rp3,528,000,000	Rp28,224,000,000
Total COGS	Rp451,588,690	Rp351,235,648	Rp351,235,648	Rp401,412,169	Rp351,235,648	Rp602,118,254	Rp652,294,775	Rp451,588,690	Rp401,412,169	Rp401,412,169	Rp501,765,212	Rp702,471,296	Rp5,619,770,369
Net Income	Rp1,816,411,310	Rp1,412,764,352	Rp1,412,764,352	Rp1,614,587,831	Rp1,412,764,352	Rp2,421,881,746	Rp2,623,705,225	Rp1,816,411,310	Rp1,614,587,831	Rp1,614,587,831	Rp2,018,234,788	Rp2,825,528,704	Rp22,604,229,631
Honeymoon Suite													
Unit Sold	189	147	147	168	147	147	252	189	168	168	210	294	2352
Total Revenue	Rp1,001,700,000	Rp779,100,000	Rp779,100,000	Rp890,400,000	Rp779,100,000	Rp1,335,600,000	Rp1,446,900,000	Rp1,001,700,000	Rp890,400,000	Rp890,400,000	Rp1,113,000,000	Rp1,558,200,000	Rp12,465,600,000
Total COGS	Rp164,131,688	Rp127,657,980	Rp127,657,980	Rp145,894,834	Rp127,657,980	Rp218,842,251	Rp237,079,105	Rp164,131,688	Rp145,894,834	Rp145,894,834	Rp182,368,542	Rp255,315,959	Rp2,042,527,674
Net Income	Rp837,568,312	Rp651,442,020	Rp651,442,020	Rp744,505,166	Rp651,442,020	Rp1,116,757,749	Rp1,209,820,895	Rp837,568,312	Rp744,505,166	Rp744,505,166	Rp930,631,458	Rp1,302,884,041	Rp10,423,072,326
Family Suite													
Unit Sold	108	84	84	96	84	84	144	108	96	96	120	168	1336
Total Revenue	Rp1,071,900,000	Rp833,700,000	Rp833,700,000	Rp952,800,000	Rp833,700,000	Rp1,429,200,000	Rp1,548,300,000	Rp1,071,900,000	Rp952,800,000	Rp952,800,000	Rp1,191,000,000	Rp1,667,400,000	Rp12,243,880,024
Total COGS	Rp142,373,040	Rp110,734,587	Rp110,734,587	Rp126,553,813	Rp110,734,587	Rp189,830,720	Rp205,649,947	Rp142,373,040	Rp126,553,813	Rp126,553,813	Rp158,192,267	Rp221,469,174	Rp1,752,770,316
Net Income	Rp929,526,960	Rp722,965,413	Rp722,965,413	Rp826,246,187	Rp722,965,413	Rp1,239,369,280	Rp1,342,650,053	Rp929,526,960	Rp826,246,187	Rp826,246,187	Rp1,032,807,733	Rp1,445,930,826	Rp10,490,709,708
Dwa Restaurant													
Unit Sold	2948	2293	2293	2621	2293	2293	3931	2948	2621	2621	3276	4586	36651
Total Revenue	Rp3,095,820,000	Rp2,407,880,000	Rp2,407,880,000	Rp2,781,840,000	Rp2,407,880,000	Rp4,127,760,000	Rp4,471,740,000	Rp3,095,820,000	Rp2,781,840,000	Rp2,781,840,000	Rp3,439,800,000	Rp4,815,720,000	Rp38,483,424,000
Total COGS	Rp739,387,369	Rp575,079,065	Rp575,079,065	Rp667,233,217	Rp575,079,065	Rp985,849,826	Rp1,068,003,977	Rp739,387,369	Rp667,233,217	Rp667,233,217	Rp821,541,521	Rp1,150,158,129	Rp9,191,153,763
Net Income	Rp2,356,432,631	Rp1,832,800,935	Rp1,832,800,935	Rp2,094,606,783	Rp1,832,800,935	Rp3,141,910,174	Rp3,403,736,023	Rp2,356,432,631	Rp2,094,606,783	Rp2,094,606,783	Rp2,584,258,479	Rp3,665,561,871	Rp29,292,270,237
Rattan Spa													
Unit Sold	632	491	491	567	491	491	842	632	567	567	702	983	7854
Total Revenue	Rp2,211,300,000	Rp1,719,900,000	Rp1,719,900,000	Rp1,965,600,000	Rp1,719,900,000	Rp2,943,400,000	Rp3,194,100,000	Rp2,211,300,000	Rp1,965,600,000	Rp1,965,600,000	Rp2,467,000,000	Rp3,433,800,000	Rp27,488,160,000
Total COGS	Rp105,134,679	Rp81,771,417	Rp81,771,417	Rp93,453,048	Rp81,771,417	Rp140,179,572	Rp151,861,203	Rp105,134,679	Rp93,453,048	Rp93,453,048	Rp116,818,310	Rp163,542,834	Rp1,306,904,935
Net Income	Rp2,106,165,321	Rp1,638,128,583	Rp1,638,128,583	Rp1,872,146,952	Rp1,638,128,583	Rp2,803,220,428	Rp3,042,238,797	Rp2,106,165,321	Rp1,872,146,952	Rp1,872,146,952	Rp2,350,181,690	Rp3,270,257,166	Rp26,181,255,067
Banquet													
Unit Sold	3	5	5	3	3	3	5	5	4	3	3	4	44
Total Revenue	Rp120,000,000	Rp200,000,000	Rp200,000,000	Rp120,000,000	Rp120,000,000	Rp120,000,000	Rp200,000,000	Rp200,000,000	Rp160,000,000	Rp120,000,000	Rp120,000,000	Rp160,000,000	Rp1,760,000,000
Total COGS	Rp6,300,000	Rp10,500,000	Rp10,500,000	Rp6,300,000	Rp6,300,000	Rp10,500,000	Rp18,500,000	Rp10,500,000	Rp6,300,000	Rp6,300,000	Rp11,000,000	Rp13,000,000	Rp157,000,000
Net Income	Rp113,700,000	Rp189,500,000	Rp189,500,000	Rp113,700,000	Rp113,700,000	Rp109,500,000	Rp181,500,000	Rp189,500,000	Rp153,700,000	Rp113,700,000	Rp109,000,000	Rp147,000,000	Rp1,603,000,000
Boutique (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp60,000,000
Total COGS	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp26,000,000
Net Income	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp34,000,000
Other Resto (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp160,000,000
Total COGS	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp80,000,000
Net Income	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp6,666,666	Rp80,000,000
Total Revenue / month	Rp11,061,453,333	Rp8,714,093,333	Rp8,634,093,333	Rp9,947,773,333	Rp8,634,093,333	Rp14,702,493,333	Rp15,996,173,333	Rp11,141,453,333	Rp9,632,277,333	Rp9,632,277,333	Rp12,275,133,333	Rp17,169,853,333	Rp136,743,864,024
Total COGS / month	Rp1,849,477,801	Rp1,446,045,697	Rp1,441,845,697	Rp1,645,661,749	Rp1,441,845,697	Rp2,460,925,957	Rp2,668,942,009	Rp1,853,677,801	Rp1,647,761,749	Rp1,647,761,749	Rp2,053,293,853	Rp2,870,658,060	Rp22,995,265,726
Total Net Income / month	Rp9,211,975,533	Rp7,268,047,636	Rp7,192,247,636	Rp8,302,111,584	Rp7,192,247,636	Rp12,241,567,377	Rp13,327,231,325	Rp9,287,775,533	Rp7,984,515,584	Rp7,984,515,584	Rp10,221,839,481	Rp14,299,195,273	Rp113,748,598,298

2028		PROJECT INCOME												TOTAL /Item
	Jan (65%)	Feb (50%)	Mar (45%)	Apr (45%)	May (55%)	Jun (70%)	Jul (80%)	Aug (50%)	Sept (45%)	Oct (45%)	Nov (50%)	Dec (85%)		
Deluxe Room														
Unit Sold	780	600	580	580	680	680	880	900	600	580	580	600	1020	
Total Revenue	Rp888,000,000	Rp660,000,000	Rp594,000,000	Rp594,000,000	Rp726,000,000	Rp726,000,000	Rp924,000,000	Rp1,356,000,000	Rp660,000,000	Rp594,000,000	Rp594,000,000	Rp660,000,000	Rp1,122,000,000	
Total COGS	Rp203,316,360	Rp156,397,620	Rp140,737,855	Rp140,737,855	Rp170,737,382	Rp170,737,382	Rp218,956,668	Rp290,236,192	Rp156,397,620	Rp140,737,855	Rp140,737,855	Rp156,397,620	Rp265,879,350	
Net Income	Rp684,683,640	Rp503,602,380	Rp453,262,142	Rp453,262,142	Rp555,262,618	Rp555,262,618	Rp705,043,332	Rp1,065,763,808	Rp503,602,380	Rp453,262,142	Rp453,262,142	Rp503,602,380	Rp856,120,650	
Presidential Room														
Unit Sold	312	240	216	216	264	264	336	336	240	216	216	240	408	
Total Revenue	Rp82,800,000	Rp63,600,000	Rp567,000,000	Rp567,000,000	Rp680,400,000	Rp680,400,000	Rp858,000,000	Rp1,287,600,000	Rp636,000,000	Rp567,000,000	Rp567,000,000	Rp636,000,000	Rp1,059,200,000	
Total COGS	Rp19,425,440	Rp15,540,320	Rp140,857,160	Rp140,857,160	Rp172,721,760	Rp172,721,760	Rp217,655,120	Rp338,851,200	Rp194,857,160	Rp172,721,760	Rp172,721,760	Rp194,857,160	Rp327,000,000	
Net Income	Rp63,374,560	Rp48,059,680	Rp426,142,840	Rp426,142,840	Rp507,678,240	Rp507,678,240	Rp640,344,880	Rp948,748,800	Rp441,142,840	Rp394,278,240	Rp394,278,240	Rp441,142,840	Rp732,200,000	
Adventure Suite														
Unit Sold	1365	1050	945	945	945	1155	1470	1680	1050	945	945	1050	1785	
Total Revenue	Rp3,276,000,000	Rp2,520,000,000	Rp2,288,000,000	Rp2,288,000,000	Rp2,772,000,000	Rp2,772,000,000	Rp3,528,000,000	Rp4,602,000,000	Rp2,520,000,000	Rp2,288,000,000	Rp2,288,000,000	Rp2,520,000,000	Rp4,284,000,000	
Total COGS	Rp832,294,775	Rp650,765,212	Rp581,588,690	Rp581,588,690	Rp695,991,733	Rp695,991,733	Rp882,824,338	Rp1,147,471,296	Rp650,765,212	Rp581,588,690	Rp581,588,690	Rp650,765,212	Rp1,083,000,000	
Net Income	Rp2,443,705,225	Rp1,869,234,788	Rp1,706,411,310	Rp1,706,411,310	Rp2,076,008,267	Rp2,076,008,267	Rp2,645,175,662	Rp3,454,528,704	Rp1,869,234,788	Rp1,706,411,310	Rp1,706,411,310	Rp1,869,234,788	Rp3,201,000,000	
HoneyMoon Suite														
Unit Sold	270	210	189	189	231	231	294	306	210	189	189	210	357	
Total Revenue	Rp1,182,000,000	Rp906,000,000	Rp810,000,000	Rp810,000,000	Rp972,000,000	Rp972,000,000	Rp1,236,000,000	Rp1,614,000,000	Rp906,000,000	Rp810,000,000	Rp810,000,000	Rp906,000,000	Rp1,521,000,000	
Total COGS	Rp293,078,100	Rp225,306,342	Rp199,137,660	Rp199,137,660	Rp239,000,927	Rp239,000,927	Rp298,773,829	Rp385,173,800	Rp225,306,342	Rp199,137,660	Rp199,137,660	Rp225,306,342	Rp381,800,000	
Net Income	Rp888,921,900	Rp680,693,658	Rp610,862,340	Rp610,862,340	Rp732,999,073	Rp732,999,073	Rp937,226,171	Rp1,228,826,200	Rp680,693,658	Rp610,862,340	Rp610,862,340	Rp680,693,658	Rp1,139,200,000	
Family Suite														
Unit Sold	156	120	108	108	132	132	168	192	120	108	108	120	204	
Total Revenue	Rp1,598,300,000	Rp1,191,000,000	Rp1,071,300,000	Rp1,071,300,000	Rp1,310,000,000	Rp1,310,000,000	Rp1,667,200,000	Rp2,196,000,000	Rp1,191,000,000	Rp1,071,300,000	Rp1,071,300,000	Rp1,191,000,000	Rp2,024,700,000	
Total COGS	Rp395,649,947	Rp298,192,267	Rp266,373,040	Rp266,373,040	Rp317,011,493	Rp317,011,493	Rp398,301,627	Rp516,192,627	Rp298,192,267	Rp266,373,040	Rp266,373,040	Rp298,192,267	Rp497,234,155	
Net Income	Rp1,202,650,053	Rp892,807,733	Rp804,926,960	Rp804,926,960	Rp992,988,507	Rp992,988,507	Rp1,268,898,373	Rp1,679,807,373	Rp892,807,733	Rp804,926,960	Rp804,926,960	Rp892,807,733	Rp1,527,465,845	
Diva Restaurant														
Unit Sold	4298	3276	2984	2984	3604	3604	4586	4942	3276	2984	2984	3276	5688	
Total Revenue	Rp4,717,740,000	Rp3,543,600,000	Rp3,186,240,000	Rp3,186,240,000	Rp3,965,280,000	Rp3,965,280,000	Rp4,919,120,000	Rp5,295,680,000	Rp3,543,600,000	Rp3,186,240,000	Rp3,186,240,000	Rp3,543,600,000	Rp6,207,200,000	
Total COGS	Rp1,060,069,919	Rp802,129,921	Rp726,039,909	Rp726,039,909	Rp890,960,929	Rp890,960,929	Rp1,119,500,129	Rp1,204,100,129	Rp802,129,921	Rp726,039,909	Rp726,039,909	Rp802,129,921	Rp1,426,100,000	
Net Income	Rp3,657,670,081	Rp2,741,470,079	Rp2,460,200,091	Rp2,460,200,091	Rp3,074,319,071	Rp3,074,319,071	Rp3,809,619,871	Rp4,091,579,871	Rp2,741,470,079	Rp2,460,200,091	Rp2,460,200,091	Rp2,741,470,079	Rp4,781,100,000	
Rattan Spa														
Unit Sold	178	138	126	126	156	156	198	216	138	126	126	138	234	
Total Revenue	Rp3,194,100,000	Rp2,467,000,000	Rp2,211,300,000	Rp2,211,300,000	Rp2,702,000,000	Rp2,702,000,000	Rp3,439,800,000	Rp4,361,200,000	Rp2,467,000,000	Rp2,211,300,000	Rp2,211,300,000	Rp2,467,000,000	Rp4,176,800,000	
Total COGS	Rp781,881,203	Rp591,816,310	Rp526,134,679	Rp526,134,679	Rp634,979,941	Rp634,979,941	Rp803,596,834	Rp1,040,006,036	Rp591,816,310	Rp526,134,679	Rp526,134,679	Rp591,816,310	Rp1,030,883,974	
Net Income	Rp2,412,218,797	Rp1,875,183,690	Rp1,685,165,321	Rp1,685,165,321	Rp2,067,020,059	Rp2,067,020,059	Rp2,636,203,166	Rp3,321,193,964	Rp1,875,183,690	Rp1,685,165,321	Rp1,685,165,321	Rp1,875,183,690	Rp3,145,916,026	
Banquet														
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Revenue	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	
Total COGS	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	Rp1,000,000,000	
Net Income	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	Rp0,000,000,000	
Boutique (Rent)														
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	
Total COGS	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	
Net Income	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	
Other Resto (Rent)														
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Revenue	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	
Total COGS	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	
Net Income	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	
Total Unit Sold /month	8060	6204	5682	5682	6621	6621	8323	9233	6203	5682	5682	6202	84969	
Total Revenue /month	Rp15,916,173,333	Rp12,395,133,333	Rp11,101,453,333	Rp11,101,453,333	Rp13,488,813,333	Rp13,488,813,333	Rp17,209,853,333	Rp22,677,213,333	Rp12,395,133,333	Rp11,181,453,333	Rp11,181,453,333	Rp12,395,133,333	Rp20,850,893,333	
Total COGS /month	Rp2,664,742,000	Rp2,059,593,853	Rp1,851,577,801	Rp1,851,577,801	Rp2,257,109,005	Rp2,257,109,005	Rp2,872,758,080	Rp3,742,493,853	Rp2,059,593,853	Rp1,851,577,801	Rp1,851,577,801	Rp2,059,593,853	Rp3,484,206,216	
Total Net Income /month	Rp13,251,431,325	Rp10,335,539,481	Rp9,249,875,533	Rp9,249,875,533	Rp11,231,704,328	Rp11,231,704,328	Rp14,337,095,253	Rp19,934,719,481	Rp10,335,539,481	Rp9,329,875,533	Rp9,329,875,533	Rp10,335,539,481	Rp17,366,687,117	

Table 33. Project Income 2028

Table 34. Project Income 2029

2029	PROJECT INCOME												TOTAL Item	
	Jan (75%)	Feb (50%)	Mar (45%)	Apr (45%)	May (55%)	Jun (80%)	Jul (80%)	Aug (60%)	Sept (45%)	Oct (45%)	Nov (55%)	Dec (85%)		
Deluxe Room														
Unit Sold	800	600	500	500	600	800	800	600	450	450	600	600	1000	800
Total Revenue	Rp990,000,000	Rp660,000,000	Rp594,000,000	Rp594,000,000	Rp726,000,000	Rp1,056,000,000	Rp1,056,000,000	Rp792,000,000	Rp594,000,000	Rp594,000,000	Rp726,000,000	Rp1,122,000,000	Rp1,222,000,000	Rp9,504,000,000
Total COGS	Rp234,596,430	Rp156,397,620	Rp140,757,858	Rp140,757,858	Rp172,037,382	Rp250,236,192	Rp250,236,192	Rp187,677,144	Rp140,757,858	Rp140,757,858	Rp172,037,382	Rp234,596,430	Rp252,125,726	Rp1,925,875,954
Net Income	Rp755,403,570	Rp503,602,380	Rp453,242,142	Rp453,242,142	Rp553,962,618	Rp805,763,808	Rp805,763,808	Rp604,322,856	Rp453,242,142	Rp453,242,142	Rp553,962,618	Rp887,403,570	Rp969,874,274	Rp7,578,124,046
Presidential Room														
Unit Sold	360	240	216	216	264	384	384	288	216	216	288	264	408	366
Total Revenue	Rp1,134,000,000	Rp756,000,000	Rp680,400,000	Rp680,400,000	Rp831,600,000	Rp1,206,600,000	Rp1,206,600,000	Rp907,200,000	Rp680,400,000	Rp680,400,000	Rp831,600,000	Rp1,206,600,000	Rp1,333,200,000	Rp10,886,400,000
Total COGS	Rp195,167,872	Rp130,107,904	Rp116,937,143	Rp116,937,143	Rp143,186,363	Rp214,726,477	Rp214,726,477	Rp161,239,858	Rp116,937,143	Rp116,937,143	Rp143,186,363	Rp195,167,872	Rp214,726,477	Rp1,665,538,291
Net Income	Rp938,832,128	Rp625,892,096	Rp563,462,857	Rp563,462,857	Rp688,413,637	Rp991,873,523	Rp991,873,523	Rp745,960,142	Rp563,462,857	Rp563,462,857	Rp688,413,637	Rp1,010,432,128	Rp1,118,473,523	Rp9,220,861,709
Adventure Suite														
Unit Sold	1000	600	500	500	600	1000	1000	600	500	500	600	500	1000	1000
Total Revenue	Rp3,780,000,000	Rp2,520,000,000	Rp2,260,000,000	Rp2,260,000,000	Rp2,772,000,000	Rp4,032,000,000	Rp4,032,000,000	Rp3,024,000,000	Rp2,260,000,000	Rp2,260,000,000	Rp2,772,000,000	Rp3,024,000,000	Rp3,684,000,000	Rp29,288,000,000
Total COGS	Rp752,647,817	Rp501,765,212	Rp451,888,690	Rp451,888,690	Rp551,941,733	Rp802,824,338	Rp802,824,338	Rp602,118,254	Rp451,888,690	Rp451,888,690	Rp551,941,733	Rp602,118,254	Rp725,419,046	Rp5,748,253,581
Net Income	Rp3,027,352,183	Rp2,018,234,788	Rp1,811,111,310	Rp1,811,111,310	Rp2,220,058,267	Rp3,229,175,662	Rp3,229,175,662	Rp2,421,881,746	Rp1,811,111,310	Rp1,811,111,310	Rp2,220,058,267	Rp2,421,881,746	Rp2,958,580,954	Rp23,539,746,419
Honeymoon Suite														
Unit Sold	315	210	189	189	231	336	336	252	189	189	231	210	302	302
Total Revenue	Rp1,869,500,000	Rp1,246,500,000	Rp1,070,000,000	Rp1,070,000,000	Rp1,284,300,000	Rp1,904,400,000	Rp1,904,400,000	Rp1,428,600,000	Rp1,070,000,000	Rp1,070,000,000	Rp1,284,300,000	Rp1,428,600,000	Rp1,714,400,000	Rp14,022,200,000
Total COGS	Rp274,352,813	Rp182,901,542	Rp154,131,688	Rp154,131,688	Rp189,065,397	Rp274,352,813	Rp274,352,813	Rp205,726,251	Rp154,131,688	Rp154,131,688	Rp189,065,397	Rp205,726,251	Rp274,352,813	Rp2,189,065,397
Net Income	Rp1,595,147,187	Rp1,063,598,458	Rp915,868,312	Rp915,868,312	Rp1,095,234,603	Rp1,630,047,187	Rp1,630,047,187	Rp1,222,873,749	Rp915,868,312	Rp915,868,312	Rp1,095,234,603	Rp1,222,873,749	Rp1,440,037,187	Rp11,833,134,603
Family Suite														
Unit Sold	189	126	108	108	132	198	198	144	108	108	132	126	189	189
Total Revenue	Rp1,786,500,000	Rp1,191,000,000	Rp1,071,900,000	Rp1,071,900,000	Rp1,310,100,000	Rp1,905,600,000	Rp1,905,600,000	Rp1,429,200,000	Rp1,071,900,000	Rp1,071,900,000	Rp1,310,100,000	Rp1,429,200,000	Rp1,714,400,000	Rp14,022,200,000
Total COGS	Rp297,288,404	Rp198,192,267	Rp174,011,493	Rp174,011,493	Rp214,373,040	Rp305,107,627	Rp305,107,627	Rp231,837,220	Rp174,011,493	Rp174,011,493	Rp214,373,040	Rp231,837,220	Rp297,288,404	Rp2,389,926,854
Net Income	Rp1,489,211,596	Rp992,807,733	Rp897,888,507	Rp897,888,507	Rp1,095,726,960	Rp1,599,492,373	Rp1,599,492,373	Rp1,197,362,780	Rp897,888,507	Rp897,888,507	Rp1,095,726,960	Rp1,197,362,780	Rp1,417,111,596	Rp11,632,273,146
Diva Restaurant														
Unit Sold	4914	3276	2948	2948	3604	5242	5242	3931	2948	2948	3604	3276	4914	4914
Total Revenue	Rp5,159,700,000	Rp3,439,800,000	Rp3,089,820,000	Rp3,089,820,000	Rp3,783,800,000	Rp5,303,880,000	Rp5,303,880,000	Rp4,021,700,000	Rp3,089,820,000	Rp3,089,820,000	Rp3,783,800,000	Rp4,021,700,000	Rp5,303,880,000	Rp42,933,200,000
Total COGS	Rp1,226,312,281	Rp818,154,521	Rp735,387,369	Rp735,387,369	Rp915,685,673	Rp1,301,466,433	Rp1,301,466,433	Rp1,000,849,825	Rp735,387,369	Rp735,387,369	Rp915,685,673	Rp1,000,849,825	Rp1,301,466,433	Rp10,593,197,000
Net Income	Rp3,933,387,719	Rp2,621,645,479	Rp2,354,432,631	Rp2,354,432,631	Rp2,868,114,327	Rp4,002,413,567	Rp4,002,413,567	Rp3,020,850,175	Rp2,354,432,631	Rp2,354,432,631	Rp2,868,114,327	Rp3,020,850,175	Rp3,999,940,000	Rp32,340,002,999
Relax Spa														
Unit Sold	1000	600	500	500	600	1000	1000	600	500	500	600	500	1000	1000
Total Revenue	Rp4,914,000,000	Rp3,276,000,000	Rp2,948,400,000	Rp2,948,400,000	Rp3,680,000,000	Rp5,241,600,000	Rp5,241,600,000	Rp4,021,200,000	Rp2,948,400,000	Rp2,948,400,000	Rp3,680,000,000	Rp4,021,200,000	Rp5,241,600,000	Rp42,714,400,000
Total COGS	Rp233,632,620	Rp155,755,080	Rp140,179,572	Rp140,179,572	Rp171,330,588	Rp249,208,128	Rp249,208,128	Rp189,906,096	Rp140,179,572	Rp140,179,572	Rp171,330,588	Rp189,906,096	Rp249,208,128	Rp1,992,873,155
Net Income	Rp4,680,367,380	Rp3,120,244,920	Rp2,808,220,428	Rp2,808,220,428	Rp3,508,669,412	Rp4,992,391,872	Rp4,992,391,872	Rp3,831,293,904	Rp2,808,220,428	Rp2,808,220,428	Rp3,508,669,412	Rp3,831,293,904	Rp4,992,391,872	Rp40,721,526,845
Sanquet														
Unit Sold	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Revenue	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp200,000,000	Rp2,200,000,000
Total COGS	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp190,000,000	Rp2,100,000,000
Net Income	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp10,000,000	Rp100,000,000
Boutique (Rent)														
Unit Sold	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp60,000,000
Total COGS	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp26,000,000
Net Income	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp34,000,000
Other Resto (Rent)														
Unit Sold	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total Revenue	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp10,000,000
Total COGS	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp5,000,000
Net Income	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp500,000	Rp5,000,000
Grand Total														
Total Unit Sold / month	9653	6438	5796	5795	7082	10296	10297	7722	5796	5794	7081	6438	9659	92689
Total Revenue / month	Rp19,652,033,333	Rp13,214,133,333	Rp11,958,553,333	Rp11,958,553,333	Rp14,549,713,333	Rp20,947,613,333	Rp20,947,613,333	Rp16,725,293,333	Rp13,214,133,333	Rp13,214,133,333	Rp16,725,293,333	Rp19,652,033,333	Rp22,283,193,333	Rp189,503,620,000
Total COGS / month	Rp3,134,982,267	Rp2,098,532,623	Rp1,918,552,694	Rp1,918,552,694	Rp2,384,342,552	Rp3,404,762,196	Rp3,404,762,196	Rp2,609,752,481	Rp1,918,552,694	Rp1,918,552,694	Rp2,384,342,552	Rp2,609,752,481	Rp3,134,982,267	Rp25,319,509,267
Total Net Income / month	Rp16,517,051,066	Rp11,115,600,711	Rp10,040,000,639	Rp10,040,000,639	Rp12,165,370,781	Rp17,542,851,137	Rp17,542,851,137	Rp14,115,540,852	Rp11,295,580,639	Rp11,295,580,639	Rp14,340,950,781	Rp16,998,830,640	Rp19,148,211,066	Rp164,184,110,733

Table 35. Project Income 2030

PROJECT INCOME	Jan (8%)	Feb (8%)	Mar (5%)	Apr (4%)	May (5%)	Jun (5%)	Jul (8%)	Aug (5%)	Sept (4%)	Oct (4%)	Nov (5%)	Dec (5%)	TOTAL Item
2030													
Deluxe Room													
Unit Sold	1020	720	600	540	660	1020	960	720	540	540	660	1140	9120
Total Revenue	Rp1,122,000,000	Rp792,000,000	Rp660,000,000	Rp594,000,000	Rp726,000,000	Rp1,122,000,000	Rp1,056,000,000	Rp792,000,000	Rp594,000,000	Rp594,000,000	Rp726,000,000	Rp1,254,000,000	Rp10,032,000,000
Total COGS	Rp265,875,954	Rp187,677,144	Rp156,397,620	Rp140,757,858	Rp172,037,382	Rp265,875,954	Rp250,236,192	Rp187,677,144	Rp140,757,858	Rp140,757,858	Rp172,037,382	Rp297,155,478	Rp2,377,243,824
Net Income	Rp856,124,046	Rp604,322,856	Rp503,602,380	Rp453,242,142	Rp553,962,618	Rp856,124,046	Rp805,763,808	Rp604,322,856	Rp453,242,142	Rp453,242,142	Rp553,962,618	Rp956,844,522	Rp7,654,756,176
Presidential Room													
Unit Sold	408	288	240	216	264	408	384	288	216	216	264	456	3648
Total Revenue	Rp1,285,200,000	Rp907,200,000	Rp756,000,000	Rp680,400,000	Rp831,600,000	Rp1,285,200,000	Rp1,209,600,000	Rp907,200,000	Rp680,400,000	Rp680,400,000	Rp831,600,000	Rp1,436,400,000	Rp11,491,200,000
Total COGS	Rp171,834,382	Rp121,294,858	Rp101,079,048	Rp90,971,143	Rp111,186,953	Rp171,834,382	Rp161,726,477	Rp121,294,858	Rp90,971,143	Rp90,971,143	Rp111,186,953	Rp192,050,191	Rp1,536,401,630
Net Income	Rp1,113,365,618	Rp785,905,142	Rp654,920,952	Rp589,428,857	Rp720,413,047	Rp1,113,365,618	Rp1,047,873,523	Rp785,905,142	Rp589,428,857	Rp589,428,857	Rp720,413,047	Rp1,244,349,809	Rp9,954,798,470
Adventure Suite													
Unit Sold	1785	1260	1050	945	1155	1785	1680	1260	945	945	1155	1995	16,175
Total Revenue	Rp4,284,000,000	Rp3,024,000,000	Rp2,520,000,000	Rp2,288,000,000	Rp2,772,000,000	Rp4,284,000,000	Rp4,032,000,000	Rp3,024,000,000	Rp2,288,000,000	Rp2,288,000,000	Rp2,772,000,000	Rp4,788,000,000	Rp38,304,000,000
Total COGS	Rp602,118,254	Rp421,294,858	Rp350,178,572	Rp312,650,000	Rp379,552,500	Rp602,118,254	Rp566,824,338	Rp421,294,858	Rp312,650,000	Rp312,650,000	Rp379,552,500	Rp645,353,902	Rp5,230,891,824
Net Income	Rp3,430,999,140	Rp2,402,705,142	Rp2,169,821,428	Rp1,975,350,000	Rp2,392,447,500	Rp3,430,999,140	Rp3,229,175,662	Rp2,402,705,142	Rp1,975,350,000	Rp1,975,350,000	Rp2,402,705,142	Rp4,142,646,098	Rp33,073,108,176
Honeymoon Suite													
Unit Sold	357	252	210	189	231	357	336	252	189	189	231	399	3192
Total Revenue	Rp1,892,100,000	Rp1,336,600,000	Rp1,113,000,000	Rp1,001,700,000	Rp1,224,300,000	Rp1,892,100,000	Rp1,780,800,000	Rp1,336,600,000	Rp1,001,700,000	Rp1,001,700,000	Rp1,224,300,000	Rp2,114,700,000	Rp16,917,600,000
Total COGS	Rp310,026,522	Rp218,842,251	Rp182,368,542	Rp164,131,688	Rp200,605,397	Rp310,026,522	Rp291,789,668	Rp218,842,251	Rp164,131,688	Rp164,131,688	Rp200,605,397	Rp346,500,230	Rp2,772,001,843
Net Income	Rp1,430,999,140	Rp1,117,757,749	Rp930,631,458	Rp837,568,312	Rp1,023,694,603	Rp1,430,999,140	Rp1,489,010,332	Rp1,117,757,749	Rp837,568,312	Rp837,568,312	Rp1,023,694,603	Rp1,768,199,770	Rp14,145,598,157
Family Suite													
Unit Sold	204	144	120	108	132	204	192	144	108	108	132	228	1824
Total Revenue	Rp2,024,700,000	Rp1,428,200,000	Rp1,191,000,000	Rp1,071,900,000	Rp1,310,100,000	Rp2,024,700,000	Rp1,905,600,000	Rp1,428,200,000	Rp1,071,900,000	Rp1,071,900,000	Rp1,310,100,000	Rp2,262,900,000	Rp18,102,200,000
Total COGS	Rp268,926,854	Rp189,830,720	Rp158,192,267	Rp142,373,040	Rp174,011,493	Rp268,926,854	Rp253,107,627	Rp189,830,720	Rp142,373,040	Rp142,373,040	Rp174,011,493	Rp300,565,307	Rp2,404,522,455
Net Income	Rp1,755,773,146	Rp1,238,369,280	Rp1,032,807,733	Rp929,526,960	Rp1,136,088,507	Rp1,755,773,146	Rp1,652,492,373	Rp1,238,369,280	Rp929,526,960	Rp929,526,960	Rp1,136,088,507	Rp1,962,334,693	Rp15,697,677,545
Dwa Restaurant													
Unit Sold	5569	3931	3276	2948	3604	5569	5242	3931	2948	2948	3604	6224	49,795
Total Revenue	Rp5,947,650,000	Rp4,127,760,000	Rp3,439,800,000	Rp3,096,820,000	Rp3,783,780,000	Rp5,947,650,000	Rp5,603,690,000	Rp4,127,760,000	Rp3,096,820,000	Rp3,096,820,000	Rp3,783,780,000	Rp6,535,620,000	Rp52,284,960,000
Total COGS	Rp1,306,220,589	Rp935,843,825	Rp762,541,521	Rp679,387,369	Rp830,635,673	Rp1,306,220,589	Rp1,243,464,433	Rp935,843,825	Rp679,387,369	Rp679,387,369	Rp830,635,673	Rp1,500,928,890	Rp12,071,831,116
Net Income	Rp4,641,429,411	Rp3,191,916,175	Rp2,677,258,479	Rp2,417,432,631	Rp2,953,144,327	Rp4,641,429,411	Rp4,360,225,567	Rp3,191,916,175	Rp2,417,432,631	Rp2,417,432,631	Rp2,953,144,327	Rp5,034,691,110	Rp40,213,128,884
Rattan Spa													
Unit Sold	1591	1123	936	842	1030	1591	1498	1123	842	842	1030	1778	14,227
Total Revenue	Rp5,959,200,000	Rp4,331,200,000	Rp3,576,000,000	Rp3,248,400,000	Rp3,933,600,000	Rp5,959,200,000	Rp5,611,600,000	Rp4,331,200,000	Rp3,248,400,000	Rp3,248,400,000	Rp3,933,600,000	Rp6,224,400,000	Rp49,795,200,000
Total COGS	Rp284,783,636	Rp198,906,098	Rp155,655,080	Rp140,179,572	Rp171,330,588	Rp284,783,636	Rp269,208,128	Rp198,906,098	Rp140,179,572	Rp140,179,572	Rp171,330,588	Rp295,934,652	Rp2,367,477,216
Net Income	Rp5,304,416,364	Rp3,742,293,904	Rp3,120,344,920	Rp2,808,220,428	Rp3,432,269,412	Rp5,304,416,364	Rp5,042,391,872	Rp3,742,293,904	Rp2,808,220,428	Rp2,808,220,428	Rp3,432,269,412	Rp5,928,465,348	Rp47,427,722,784
Banquet													
Unit Sold	5	6	5	4	5	5	5	6	5	5	6	7	69
Total Revenue	Rp200,000,000	Rp240,000,000	Rp200,000,000	Rp160,000,000	Rp200,000,000	Rp200,000,000	Rp240,000,000	Rp200,000,000	Rp160,000,000	Rp160,000,000	Rp200,000,000	Rp240,000,000	Rp1,960,000,000
Total COGS	Rp10,500,000	Rp12,600,000	Rp10,500,000	Rp8,400,000	Rp10,500,000	Rp10,500,000	Rp12,600,000	Rp10,500,000	Rp8,400,000	Rp8,400,000	Rp10,500,000	Rp12,600,000	Rp100,000,000
Net Income	Rp189,500,000	Rp227,400,000	Rp189,500,000	Rp151,600,000	Rp189,500,000	Rp189,500,000	Rp227,400,000	Rp189,500,000	Rp151,600,000	Rp151,600,000	Rp189,500,000	Rp227,400,000	Rp1,860,000,000
Boutique (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp40,000,000
Total COGS	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp2,166,667	Rp17,333,333
Net Income	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp2,833,333	Rp22,666,667
Other Resto (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp13,333,333	Rp106,666,667
Total COGS	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp53,333,333
Net Income	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp6,666,667	Rp53,333,334
Total Unit Sold / month	10959	7724	6437	5725	7090	10959	10297	7725	5726	5726	7092	12229	97626
Total Revenue / month	Rp22,243,193,333	Rp15,805,293,333	Rp13,174,133,333	Rp11,838,553,333	Rp14,469,713,333	Rp22,243,193,333	Rp20,987,613,333	Rp15,845,293,333	Rp11,918,553,333	Rp11,918,553,333	Rp14,549,713,333	Rp24,954,353,333	Rp199,908,160,000
Total COGS / month	Rp3,550,402,125	Rp2,513,952,481	Rp2,096,432,623	Rp1,886,629,694	Rp2,304,142,552	Rp3,550,402,125	Rp3,344,792,196	Rp2,516,629,481	Rp1,890,822,694	Rp1,890,822,694	Rp2,308,342,552	Rp3,972,121,983	Rp31,822,809,199
Total Net Income / month	Rp18,692,791,208	Rp13,291,340,853	Rp11,077,700,711	Rp9,951,923,640	Rp12,165,570,782	Rp18,692,791,208	Rp17,642,821,137	Rp13,329,240,853	Rp10,027,730,640	Rp10,027,730,640	Rp12,241,370,782	Rp20,982,231,350	Rp168,085,350,801

2031	PROJECT INCOME												TOTAL /Item
	Jan (90%)	Feb (70%)	Mar (55%)	Apr (45%)	May (65%)	Jun (95%)	Jul (80%)	Aug (60%)	Sept (45%)	Oct (55%)	Nov (65%)	Dec (95%)	
Deluxe Room													
Unit Sold	1050	840	660	540	780	1140	960	720	540	660	780	1140	960
Total Revenue	Rp1,165,000.000	Rp924,000.000	Rp726,000.000	Rp593,000.000	Rp858,000.000	Rp1,260,000.000	Rp1,066,000.000	Rp792,000.000	Rp594,000.000	Rp726,000.000	Rp858,000.000	Rp1,260,000.000	Rp1,066,000.000
Total COGS	Rp227,753,716	Rp173,636,688	Rp137,237,362	Rp110,737,286	Rp160,316,306	Rp237,130,478	Rp200,236,192	Rp147,377,188	Rp110,737,286	Rp137,237,362	Rp160,316,306	Rp237,130,478	Rp200,236,192
Net Income	Rp937,246,284	Rp750,363,312	Rp588,762,638	Rp482,262,714	Rp697,683,694	Rp1,022,869,522	Rp865,763,808	Rp644,622,812	Rp483,262,714	Rp588,762,638	Rp697,683,694	Rp1,022,869,522	Rp865,763,808
Presidential Room													
Unit Sold	432	336	264	216	312	456	384	288	216	264	312	456	384
Total Revenue	Rp1,360,800.000	Rp1,056,800.000	Rp831,600.000	Rp680,400.000	Rp982,800.000	Rp1,436,400.000	Rp1,209,600.000	Rp890,200.000	Rp680,400.000	Rp831,600.000	Rp982,800.000	Rp1,436,400.000	Rp1,209,600.000
Total COGS	Rp181,296,228	Rp141,150,088	Rp111,186,952	Rp90,939,114	Rp135,102,762	Rp192,058,811	Rp161,726,477	Rp117,236,836	Rp90,939,114	Rp111,186,952	Rp141,150,088	Rp192,058,811	Rp161,726,477
Net Income	Rp1,179,503,772	Rp915,649,912	Rp720,413,048	Rp589,460,886	Rp847,697,238	Rp1,244,341,189	Rp1,047,873,523	Rp772,963,164	Rp589,460,886	Rp720,413,048	Rp847,697,238	Rp1,244,341,189	Rp1,047,873,523
Adventure Suite													
Unit Sold	1890	1470	1155	945	1365	1995	1680	1260	945	1155	1365	1995	1680
Total Revenue	Rp4,336,000.000	Rp3,328,000.000	Rp2,772,000.000	Rp2,268,000.000	Rp3,276,000.000	Rp4,788,000.000	Rp4,032,000.000	Rp2,924,000.000	Rp2,268,000.000	Rp2,772,000.000	Rp3,328,000.000	Rp4,788,000.000	Rp4,032,000.000
Total COGS	Rp585,177,281	Rp452,174,236	Rp353,109,733	Rp294,132,690	Rp432,294,775	Rp633,333,902	Rp530,234,336	Rp382,112,254	Rp294,132,690	Rp353,109,733	Rp452,174,236	Rp633,333,902	Rp530,234,336
Net Income	Rp3,750,822,719	Rp2,875,825,764	Rp2,418,890,267	Rp1,973,867,310	Rp2,843,705,225	Rp4,154,666,098	Rp3,501,765,664	Rp2,541,887,746	Rp1,973,867,310	Rp2,418,890,267	Rp2,875,825,764	Rp4,154,666,098	Rp3,501,765,664
Honeymoon Suite													
Unit Sold	390	294	231	189	273	399	336	252	189	231	273	399	336
Total Revenue	Rp1,032,400.000	Rp785,200.000	Rp621,300.000	Rp501,700.000	Rp746,300.000	Rp1,114,700.000	Rp931,800.000	Rp683,600.000	Rp501,700.000	Rp621,300.000	Rp785,200.000	Rp1,114,700.000	Rp931,800.000
Total COGS	Rp132,233,316	Rp102,313,359	Rp80,916,397	Rp64,131,638	Rp95,373,105	Rp140,510,230	Rp117,698,936	Rp86,842,251	Rp64,131,638	Rp80,916,397	Rp102,313,359	Rp140,510,230	Rp117,698,936
Net Income	Rp900,166,684	Rp782,886,641	Rp540,383,603	Rp437,568,362	Rp650,926,895	Rp974,189,770	Rp814,101,064	Rp616,757,749	Rp437,568,362	Rp540,383,603	Rp782,886,641	Rp974,189,770	Rp814,101,064
Family Suite													
Unit Sold	216	168	132	108	156	228	192	144	108	132	168	228	192
Total Revenue	Rp284,748,120	Rp221,428,174	Rp174,011,493	Rp142,313,100	Rp215,649,347	Rp301,566,307	Rp251,177,527	Rp183,831,201	Rp142,313,100	Rp174,011,493	Rp221,428,174	Rp301,566,307	Rp251,177,527
Total COGS	Rp36,953,820	Rp28,350,826	Rp21,388,507	Rp17,292,650	Rp25,926,053	Rp37,339,693	Rp31,022,313	Rp22,389,280	Rp17,292,650	Rp21,388,507	Rp28,350,826	Rp37,339,693	Rp31,022,313
Net Income	Rp247,794,300	Rp193,077,348	Rp152,622,986	Rp125,020,450	Rp189,723,294	Rp264,226,614	Rp220,155,214	Rp161,441,921	Rp125,020,450	Rp152,622,986	Rp193,077,348	Rp264,226,614	Rp220,155,214
Dwa Restaurant													
Unit Sold	987	759	604	498	729	1029	822	631	498	604	759	1029	822
Total Revenue	Rp1,699,999.000	Rp1,299,999.000	Rp1,039,999.000	Rp831,999.000	Rp1,211,999.000	Rp1,699,999.000	Rp1,399,999.000	Rp1,079,999.000	Rp831,999.000	Rp1,039,999.000	Rp1,299,999.000	Rp1,699,999.000	Rp1,399,999.000
Total COGS	Rp214,999.000	Rp164,999.000	Rp131,999.000	Rp105,599.000	Rp157,499.000	Rp231,999.000	Rp191,999.000	Rp144,999.000	Rp105,599.000	Rp131,999.000	Rp164,999.000	Rp231,999.000	Rp191,999.000
Net Income	Rp1,485,000.000	Rp1,135,000.000	Rp908,000.000	Rp726,400.000	Rp1,054,500.000	Rp1,468,000.000	Rp1,208,000.000	Rp935,000.000	Rp726,400.000	Rp908,000.000	Rp1,135,000.000	Rp1,468,000.000	Rp1,208,000.000
Rattan Spa													
Unit Sold	1653	1241	973	778	1129	1596	1347	1012	778	973	1241	1596	1347
Total Revenue	Rp1,600,800.000	Rp1,224,800.000	Rp959,600.000	Rp767,680.000	Rp1,112,800.000	Rp1,550,400.000	Rp1,286,400.000	Rp964,800.000	Rp767,680.000	Rp959,600.000	Rp1,224,800.000	Rp1,550,400.000	Rp1,286,400.000
Total COGS	Rp206,930.000	Rp155,262.000	Rp122,662.000	Rp98,132.000	Rp142,224.000	Rp202,224.000	Rp168,111.000	Rp126,066.000	Rp98,132.000	Rp122,662.000	Rp155,262.000	Rp202,224.000	Rp168,111.000
Net Income	Rp1,393,870.000	Rp1,069,538.000	Rp836,938.000	Rp669,548.000	Rp970,576.000	Rp1,348,176.000	Rp1,118,289.000	Rp838,734.000	Rp669,548.000	Rp836,938.000	Rp1,069,538.000	Rp1,348,176.000	Rp1,118,289.000
Banquet													
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000
Total COGS	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000
Net Income	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000	Rp0.000
Boutique (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Revenue	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000	Rp5,000.000
Total COGS	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667	Rp2,166.667
Net Income	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333	Rp2,833.333
Other Resto (Rent)													
Unit Sold	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333	Rp13,333.333
Total COGS	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667
Net Income	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667	Rp6,666.667
Total Unit Sold /month	11752	9141	7185	5879	8490	12406	10447	7835	5879	7185	8490	12406	10447
Total Revenue /month	Rp24,168,453,353	Rp18,815,093,333	Rp14,910,073,333	Rp12,213,393,333	Rp17,566,753,333	Rp25,536,793,333	Rp21,511,773,333	Rp16,118,413,333	Rp12,213,393,333	Rp14,910,073,333	Rp18,815,093,333	Rp25,536,793,333	Rp21,511,773,333
Total COGS /month	Rp3,788,247,969	Rp2,949,078,050	Rp2,325,475,610	Rp1,904,840,651	Rp2,744,010,570	Rp3,999,615,448	Rp3,369,713,009	Rp2,528,443,090	Rp1,904,840,651	Rp2,325,475,610	Rp2,949,078,050	Rp3,999,615,448	Rp3,369,713,009
Total Net Income /month	Rp20,380,205,365	Rp15,866,015,284	Rp12,584,597,723	Rp10,308,552,682	Rp14,822,742,763	Rp21,537,177,885	Rp18,142,060,324	Rp13,589,970,243	Rp10,308,552,682	Rp12,584,597,723	Rp15,866,015,284	Rp21,537,177,885	Rp18,142,060,324

Table 36. Project Income 2031

Table 37. Project Income 2032

2032	PROJECT INCOME												TOTAL Item
	Jan (95%)	Feb (70%)	Mar (60%)	Apr (45%)	May (65%)	Jun (95%)	Jul (90%)	Aug (80%)	Sept (45%)	Oct (60%)	Nov (65%)	Dec (95%)	
Deluxe Room													
Unit Sold	1140	840	720	540	540	780	1140	1080	720	540	720	780	1140
Total Revenue	Rp1,294,000,000	Rp924,000,000	Rp792,000,000	Rp594,000,000	Rp594,000,000	Rp858,000,000	Rp1,294,000,000	Rp1,188,000,000	Rp792,000,000	Rp594,000,000	Rp792,000,000	Rp858,000,000	Rp1,294,000,000
Total COGS	Rp297,133,478	Rp216,358,688	Rp187,677,144	Rp141,757,632	Rp141,757,632	Rp203,316,306	Rp297,133,478	Rp278,743,116	Rp187,677,144	Rp141,757,632	Rp187,677,144	Rp203,316,306	Rp297,133,478
Net Income	Rp996,866,522	Rp707,641,312	Rp604,322,856	Rp452,242,368	Rp452,242,368	Rp654,683,694	Rp996,866,522	Rp909,256,884	Rp604,322,856	Rp452,242,368	Rp604,322,856	Rp654,683,694	Rp996,866,522
Presidential Room													
Unit Sold	468	336	288	216	216	312	468	432	288	216	288	312	468
Total Revenue	Rp1,436,400,000	Rp1,036,800,000	Rp864,000,000	Rp628,800,000	Rp628,800,000	Rp928,800,000	Rp1,436,400,000	Rp1,360,800,000	Rp900,000,000	Rp628,800,000	Rp864,000,000	Rp928,800,000	Rp1,436,400,000
Total COGS	Rp132,050,191	Rp95,436,133	Rp79,539,858	Rp58,395,858	Rp58,395,858	Rp83,140,276	Rp132,050,191	Rp123,294,268	Rp81,294,268	Rp58,395,858	Rp79,539,858	Rp83,140,276	Rp132,050,191
Net Income	Rp1,304,349,809	Rp941,363,867	Rp784,460,142	Rp570,404,142	Rp570,404,142	Rp845,659,724	Rp1,304,349,809	Rp1,237,505,732	Rp812,705,732	Rp570,404,142	Rp784,460,142	Rp845,659,724	Rp1,304,349,809
Honymoon Suite													
Unit Sold	1392	1044	1200	912	912	1302	1392	1092	720	1200	1200	1302	1392
Total Revenue	Rp1,700,000,000	Rp1,252,800,000	Rp1,440,000,000	Rp1,070,400,000	Rp1,070,400,000	Rp1,422,000,000	Rp1,700,000,000	Rp1,608,000,000	Rp1,080,000,000	Rp1,440,000,000	Rp1,440,000,000	Rp1,422,000,000	Rp1,700,000,000
Total COGS	Rp353,353,502	Rp254,171,236	Rp292,118,254	Rp215,588,590	Rp215,588,590	Rp292,281,775	Rp353,353,502	Rp330,717,381	Rp215,588,590	Rp292,118,254	Rp292,118,254	Rp292,281,775	Rp353,353,502
Net Income	Rp1,346,646,498	Rp998,628,764	Rp1,147,881,746	Rp854,811,410	Rp854,811,410	Rp1,129,718,225	Rp1,346,646,498	Rp1,277,282,619	Rp864,411,410	Rp1,147,881,746	Rp1,147,881,746	Rp1,129,718,225	Rp1,346,646,498
Family Suite													
Unit Sold	399	294	252	189	189	273	399	378	252	189	252	273	399
Total Revenue	Rp1,147,000,000	Rp845,400,000	Rp714,000,000	Rp535,500,000	Rp535,500,000	Rp771,000,000	Rp1,147,000,000	Rp1,086,000,000	Rp714,000,000	Rp535,500,000	Rp714,000,000	Rp771,000,000	Rp1,147,000,000
Total COGS	Rp202,800,000	Rp147,000,000	Rp126,000,000	Rp95,000,000	Rp95,000,000	Rp138,000,000	Rp202,800,000	Rp193,000,000	Rp126,000,000	Rp95,000,000	Rp126,000,000	Rp138,000,000	Rp202,800,000
Net Income	Rp944,200,000	Rp698,400,000	Rp588,000,000	Rp440,500,000	Rp440,500,000	Rp633,000,000	Rp944,200,000	Rp893,000,000	Rp588,000,000	Rp440,500,000	Rp588,000,000	Rp633,000,000	Rp944,200,000
Dwa Restaurant													
Unit Sold	228	168	144	108	108	156	228	216	144	108	144	156	228
Total Revenue	Rp2,202,900,000	Rp1,652,400,000	Rp1,392,000,000	Rp1,044,000,000	Rp1,044,000,000	Rp1,404,000,000	Rp2,202,900,000	Rp2,106,000,000	Rp1,392,000,000	Rp1,044,000,000	Rp1,392,000,000	Rp1,404,000,000	Rp2,202,900,000
Total COGS	Rp300,300,000	Rp222,168,174	Rp185,537,200	Rp142,310,400	Rp142,310,400	Rp193,049,347	Rp300,300,000	Rp287,148,000	Rp185,537,200	Rp142,310,400	Rp185,537,200	Rp193,049,347	Rp300,300,000
Net Income	Rp1,902,600,000	Rp1,430,231,826	Rp1,206,462,800	Rp901,689,600	Rp901,689,600	Rp1,210,950,653	Rp1,902,600,000	Rp1,818,852,000	Rp1,206,462,800	Rp901,689,600	Rp1,206,462,800	Rp1,210,950,653	Rp1,902,600,000
Rattan Spa													
Unit Sold	924	684	588	444	444	624	924	882	588	444	588	624	924
Total Revenue	Rp3,084,000,000	Rp2,283,000,000	Rp1,932,000,000	Rp1,446,000,000	Rp1,446,000,000	Rp1,932,000,000	Rp3,084,000,000	Rp2,946,000,000	Rp1,932,000,000	Rp1,446,000,000	Rp1,932,000,000	Rp1,932,000,000	Rp3,084,000,000
Total COGS	Rp1,374,591,110	Rp1,005,581,971	Rp841,911,975	Rp626,432,831	Rp626,432,831	Rp841,911,975	Rp1,374,591,110	Rp1,312,995,263	Rp841,911,975	Rp626,432,831	Rp841,911,975	Rp841,911,975	Rp1,374,591,110
Net Income	Rp1,709,408,890	Rp1,277,418,029	Rp1,090,088,025	Rp819,567,169	Rp819,567,169	Rp1,090,088,025	Rp1,709,408,890	Rp1,633,004,737	Rp1,090,088,025	Rp819,567,169	Rp1,090,088,025	Rp1,090,088,025	Rp1,709,408,890
Banquet													
Unit Sold	0	7	6	6	6	8	7	7	4	6	6	6	7
Total Revenue	Rp200,000,000	Rp280,000,000	Rp240,000,000	Rp240,000,000	Rp240,000,000	Rp320,000,000	Rp280,000,000	Rp280,000,000	Rp160,000,000	Rp240,000,000	Rp240,000,000	Rp240,000,000	Rp280,000,000
Total COGS	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000	Rp0,000,000
Net Income	Rp200,000,000	Rp280,000,000	Rp240,000,000	Rp240,000,000	Rp240,000,000	Rp320,000,000	Rp280,000,000	Rp280,000,000	Rp160,000,000	Rp240,000,000	Rp240,000,000	Rp240,000,000	Rp280,000,000
Other Resto (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total Revenue	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000	Rp5,000,000
Total COGS	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000	Rp1,000,000
Net Income	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000	Rp4,000,000
Total													
Unit Sold /month	12670	9339	8005	6005	6005	8674	12006	8003	6007	8004	8672	112729	12729
Total Revenue /month	Rp26,390,453,333	Rp19,583,053,333	Rp16,788,093,333	Rp12,655,653,333	Rp12,655,653,333	Rp18,245,573,333	Rp26,390,453,333	Rp25,092,973,333	Rp16,708,093,333	Rp12,735,653,333	Rp16,748,093,333	Rp16,788,093,333	Rp26,390,453,333
Total COGS /month	Rp4,039,805,646	Rp2,985,986,646	Rp2,360,679,005	Rp1,726,867,587	Rp1,726,867,587	Rp2,360,679,005	Rp4,039,805,646	Rp3,832,401,840	Rp2,556,479,005	Rp1,726,867,587	Rp2,360,679,005	Rp2,360,679,005	Rp4,039,805,646
Total Net Income /month	Rp22,350,647,687	Rp16,597,066,717	Rp14,227,414,329	Rp10,729,785,747	Rp10,729,785,747	Rp15,469,090,523	Rp22,350,647,687	Rp21,260,571,493	Rp14,151,614,329	Rp10,805,585,747	Rp14,189,514,329	Rp14,189,514,329	Rp22,350,647,687

PROJECT INCOME 2033													TOTAL Item
	Jan (8%)	Feb (7%)	Mar (8%)	Apr (6%)	May (5%)	Jun (9%)	Jul (8%)	Aug (5%)	Sept (5%)	Oct (5%)	Nov (6%)	Dec (9%)	
Deluxe Room													
Unit Sold	1080	840	720	720	780	1140	1080	780	600	660	780	1140	10320
Total Revenue	Rp1.188.000.000	Rp924.000.000	Rp792.000.000	Rp792.000.000	Rp858.000.000	Rp1.254.000.000	Rp1.188.000.000	Rp858.000.000	Rp660.000.000	Rp726.000.000	Rp858.000.000	Rp1.254.000.000	Rp11.352.000.000
Total COGS	Rp281.515.716	Rp218.956.668	Rp187.677.144	Rp187.677.144	Rp203.316.906	Rp297.155.478	Rp281.515.716	Rp203.316.906	Rp156.397.620	Rp172.037.382	Rp203.316.906	Rp297.155.478	Rp2.690.039.064
Net Income	Rp906.484.284	Rp705.043.332	Rp604.322.856	Rp604.322.856	Rp654.683.094	Rp956.844.522	Rp906.484.284	Rp654.683.094	Rp503.602.380	Rp553.962.618	Rp654.683.094	Rp956.844.522	Rp8.661.960.936
Presidential Room													
Unit Sold	432	336	288	288	312	456	432	312	240	264	312	456	4128
Total Revenue	Rp1.360.800.000	Rp1.058.400.000	Rp907.200.000	Rp907.200.000	Rp982.800.000	Rp1.436.400.000	Rp1.360.800.000	Rp982.800.000	Rp756.000.000	Rp831.600.000	Rp982.800.000	Rp1.436.400.000	Rp13.003.200.000
Total COGS	Rp181.942.286	Rp141.510.667	Rp121.294.858	Rp121.294.858	Rp131.402.762	Rp192.050.191	Rp181.942.286	Rp131.402.762	Rp101.079.048	Rp111.186.953	Rp131.402.762	Rp192.050.191	Rp1.738.550.626
Net Income	Rp1.178.857.714	Rp916.889.333	Rp785.905.142	Rp785.905.142	Rp851.397.238	Rp1.244.349.809	Rp1.178.857.714	Rp851.397.238	Rp654.920.952	Rp720.413.047	Rp851.397.238	Rp1.244.349.809	Rp11.264.649.374
Adventure Suite													
Unit Sold	1890	1470	1260	1260	1365	1995	1890	1365	1050	1155	1365	1995	18170
Total Revenue	Rp4.536.000.000	Rp3.528.000.000	Rp3.024.000.000	Rp3.024.000.000	Rp3.276.000.000	Rp4.788.000.000	Rp4.536.000.000	Rp3.276.000.000	Rp2.520.000.000	Rp2.772.000.000	Rp3.276.000.000	Rp4.788.000.000	Rp43.344.000.000
Total COGS	Rp903.177.381	Rp702.471.296	Rp602.118.254	Rp602.118.254	Rp652.294.775	Rp953.353.902	Rp903.177.381	Rp652.294.775	Rp501.765.212	Rp551.941.733	Rp652.294.775	Rp953.353.902	Rp8.630.361.638
Net Income	Rp3.632.822.619	Rp2.825.528.704	Rp2.421.881.746	Rp2.421.881.746	Rp2.623.705.225	Rp3.834.646.098	Rp3.632.822.619	Rp2.623.705.225	Rp2.018.234.789	Rp2.220.058.267	Rp2.623.705.225	Rp3.834.646.098	Rp34.713.638.362
Honeymoon Suite													
Unit Sold	378	294	252	252	273	399	378	273	210	231	273	399	3612
Total Revenue	Rp2.003.400.000	Rp1.558.200.000	Rp1.335.800.000	Rp1.335.800.000	Rp1.446.900.000	Rp2.114.200.000	Rp2.003.400.000	Rp1.446.900.000	Rp1.113.000.000	Rp1.224.300.000	Rp1.446.900.000	Rp2.114.200.000	Rp19.143.600.000
Total COGS	Rp328.263.976	Rp255.315.959	Rp218.842.251	Rp218.842.251	Rp237.079.105	Rp346.500.230	Rp328.263.976	Rp237.079.105	Rp182.368.542	Rp200.606.397	Rp237.079.105	Rp346.500.230	Rp3.136.738.928
Net Income	Rp1.675.136.024	Rp1.302.884.041	Rp1.116.957.749	Rp1.116.957.749	Rp1.209.820.895	Rp1.767.699.770	Rp1.675.136.024	Rp1.209.820.895	Rp930.631.458	Rp1.023.694.603	Rp1.209.820.895	Rp1.767.699.770	Rp16.005.861.072
Family Suite													
Unit Sold	216	168	144	144	156	228	216	156	120	132	156	228	2064
Total Revenue	Rp2.143.800.000	Rp1.667.400.000	Rp1.429.200.000	Rp1.429.200.000	Rp1.548.200.000	Rp2.262.300.000	Rp2.143.800.000	Rp1.548.200.000	Rp1.191.000.000	Rp1.310.100.000	Rp1.548.200.000	Rp2.262.300.000	Rp20.485.200.000
Total COGS	Rp284.746.080	Rp221.669.174	Rp189.830.720	Rp189.830.720	Rp205.649.947	Rp300.555.307	Rp284.746.080	Rp205.649.947	Rp158.192.287	Rp174.011.493	Rp205.649.947	Rp300.555.307	Rp2.720.906.388
Net Income	Rp1.859.053.920	Rp1.445.730.826	Rp1.239.369.280	Rp1.239.369.280	Rp1.342.550.053	Rp1.961.744.693	Rp1.859.053.920	Rp1.342.550.053	Rp1.032.807.713	Rp1.136.088.507	Rp1.342.550.053	Rp1.961.744.693	Rp17.764.293.611
Dwa Restaurant													
Unit Sold	5897	4586	3931	3931	4259	6224	5897	4259	3278	3600	4259	6224	56347
Total Revenue	Rp6.191.640.000	Rp4.815.720.000	Rp4.127.760.000	Rp4.127.760.000	Rp4.471.740.000	Rp6.535.620.000	Rp6.191.640.000	Rp4.471.740.000	Rp3.439.800.000	Rp3.783.780.000	Rp4.471.740.000	Rp6.535.620.000	Rp59.164.560.000
Total COGS	Rp1.478.774.737	Rp1.150.158.129	Rp985.849.825	Rp985.849.825	Rp1.068.003.977	Rp1.560.928.880	Rp1.478.774.737	Rp1.068.003.977	Rp821.541.521	Rp903.695.673	Rp1.068.003.977	Rp1.560.928.880	Rp14.130.514.158
Net Income	Rp4.712.865.263	Rp3.665.561.871	Rp3.141.910.175	Rp3.141.910.175	Rp3.403.736.023	Rp4.974.691.110	Rp4.712.865.263	Rp3.403.736.023	Rp2.618.258.479	Rp2.880.084.327	Rp3.403.736.023	Rp4.974.691.110	Rp45.034.045.842
Rattan Spa													
Unit Sold	2527	1956	1685	1685	1825	2688	2527	1825	1404	1544	1825	2688	24143
Total Revenue	Rp8.845.200.000	Rp6.879.600.000	Rp5.896.300.000	Rp5.896.300.000	Rp6.389.200.000	Rp9.336.800.000	Rp8.845.200.000	Rp6.389.200.000	Rp4.914.000.000	Rp5.405.400.000	Rp6.389.200.000	Rp9.336.800.000	Rp84.520.800.000
Total COGS	Rp420.538.716	Rp327.985.668	Rp280.369.144	Rp280.369.144	Rp303.722.409	Rp443.901.976	Rp420.538.716	Rp303.722.409	Rp233.632.620	Rp256.995.882	Rp303.722.409	Rp443.901.976	Rp4.018.481.064
Net Income	Rp8.424.661.284	Rp6.551.614.332	Rp5.615.930.856	Rp5.615.930.856	Rp6.085.477.591	Rp8.892.898.024	Rp8.424.661.284	Rp6.085.477.591	Rp4.680.367.380	Rp5.148.404.118	Rp6.085.477.591	Rp8.892.898.024	Rp80.502.318.936
Banquet													
Unit Sold	6	7	5	5	8	5	8	7	6	7	8	7	81
Total Revenue	Rp240.000.000	Rp280.000.000	Rp200.000.000	Rp200.000.000	Rp320.000.000	Rp200.000.000	Rp320.000.000	Rp280.000.000	Rp240.000.000	Rp280.000.000	Rp320.000.000	Rp280.000.000	Rp3.240.000.000
Total COGS	Rp12.800.000	Rp14.700.000	Rp10.500.000	Rp10.500.000	Rp16.800.000	Rp10.500.000	Rp16.800.000	Rp14.700.000	Rp12.800.000	Rp14.700.000	Rp16.800.000	Rp14.700.000	Rp170.100.000
Net Income	Rp227.200.000	Rp265.300.000	Rp189.500.000	Rp189.500.000	Rp303.200.000	Rp189.500.000	Rp303.200.000	Rp265.300.000	Rp227.200.000	Rp265.300.000	Rp303.200.000	Rp265.300.000	Rp3.069.900.000
Boutique (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp5.000.000	Rp60.000.000
Total COGS	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp2.166.667	Rp26.000.000
Net Income	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp2.833.333	Rp34.000.000
Other Resto (Rent)													
Unit Sold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1
Total Revenue	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp13.333.333	Rp160.000.000
Total COGS	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp6.666.667	Rp80.000.000
Net Income	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp6.666.666	Rp80.000.000
Total Unit Sold / month	12426	9667	8285	8287	8978	13115	12428	8977	6906	7597	8978	13117	118761
Total Revenue / month	Rp26.527.173.333	Rp20.729.653.333	Rp17.730.893.333	Rp17.730.893.333	Rp19.310.273.333	Rp27.946.553.333	Rp26.607.173.333	Rp19.270.273.333	Rp14.852.133.333	Rp16.351.513.333	Rp19.310.273.333	Rp28.026.553.333	Rp254.473.360.000
Total COGS / month	Rp3.900.391.626	Rp3.040.500.894	Rp2.605.305.529	Rp2.605.305.529	Rp2.827.103.212	Rp4.113.789.309	Rp3.900.391.626	Rp2.825.003.212	Rp2.176.410.163	Rp2.384.007.846	Rp2.827.103.212	Rp4.117.989.309	Rp37.341.701.466
Total Net Income / month	Rp22.626.781.707	Rp17.689.152.439	Rp15.125.587.805	Rp15.125.587.805	Rp16.483.170.122	Rp23.832.764.024	Rp22.702.581.707	Rp16.445.270.122	Rp12.675.723.171	Rp13.967.505.488	Rp16.483.170.122	Rp23.908.564.024	Rp217.131.658.534

Table 38. Project Income 2033

5.6.6. Income Statement

INCOME STATEMENT / TAHUN					
TAHUN	Revenue	COGS	Gross Profit	Total Expense	Net (Profit/Loss)
2024	Rp74,888,896,000	Rp10,560,837,532	Rp64,328,058,468	Rp87,854,967,584	-Rp23,526,909,116
2025	Rp90,070,620,000	Rp15,758,643,516	Rp74,311,976,484	Rp88,364,832,760	-Rp14,052,856,276
2026	Rp129,031,140,000	Rp22,745,505,768	Rp106,285,634,232	Rp88,913,631,587	Rp17,372,002,644
2027	Rp136,743,864,024	Rp22,995,265,726	Rp113,748,598,298	Rp89,467,918,403	Rp24,280,679,895
2028	Rp168,734,160,000	Rp28,146,399,116	Rp140,587,760,884	Rp90,027,748,087	Rp50,560,012,797
2029	Rp189,503,520,000	Rp30,159,029,767	Rp159,344,490,233	Rp90,588,176,068	Rp68,756,314,165
2030	Rp199,908,160,000	Rp31,822,809,199	Rp168,085,350,801	Rp91,159,258,329	Rp76,926,092,472
2031	Rp220,987,760,000	Rp34,579,166,677	Rp186,408,593,323	Rp91,736,051,412	Rp94,672,541,911
2032	Rp235,974,120,000	Rp36,022,443,204	Rp199,951,676,796	Rp92,318,612,426	Rp107,633,064,370
2033	Rp254,473,360,000	Rp37,341,701,466	Rp217,131,658,534	Rp92,906,999,051	Rp124,224,659,483

Table 39. Total Income Statement

Dari tabel *income statement* ini, dapat dilihat bahwa Rattan akan mengalami pengembalian modal (BEP) pada Desember 2031 dan mengalami kenaikan dan penurunan di beberapa bulan. Di bawah ini adalah lampiran perhitungan detail *income statement* dari Rattan Eco Hotel & Resort.

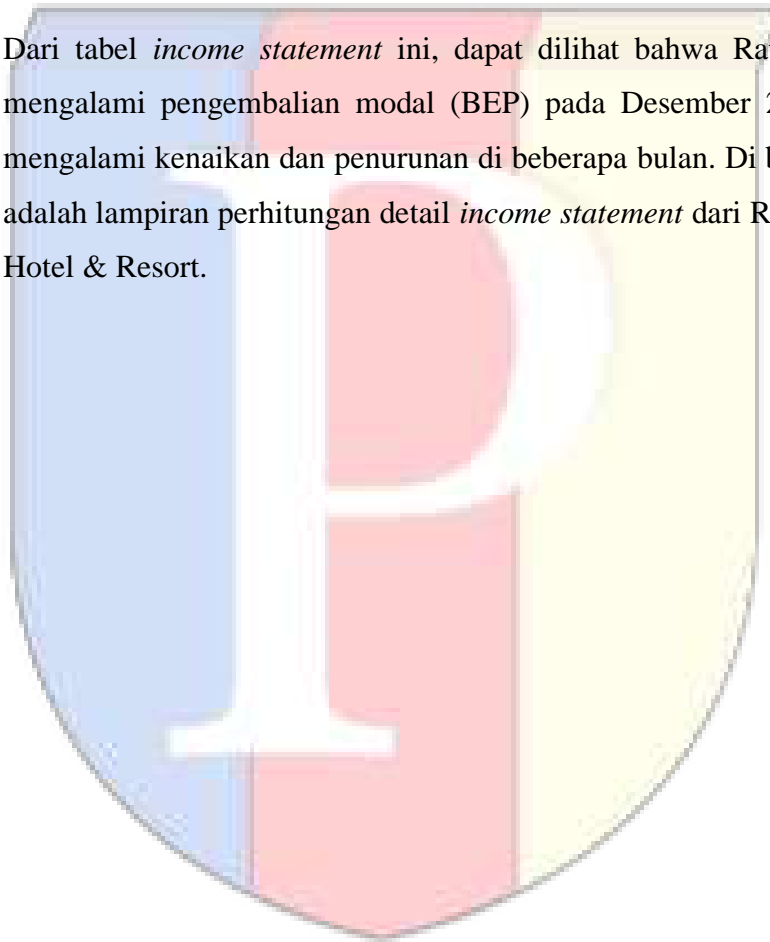


Table 40. Income Statement 2024-2028

	2024												2025												2026												2027												2028																													
	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total Y1	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total Y2	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total Y3	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	Total Y4	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y5													
Revenue	Rp3,413,673,333	Rp4,545,453,333	Rp3,413,673,333	Rp3,899,301,333	Rp5,391,981,333	Rp9,054,413,333	Rp10,507,093,333	Rp4,536,373,333	Rp4,536,373,333	Rp6,029,053,333	Rp7,521,733,333	Rp12,039,773,333	Rp74,888,896,000	Rp7,980,793,333	Rp4,585,453,333	Rp5,717,233,333	Rp5,717,233,333	Rp6,849,013,333	Rp9,072,573,333	Rp10,284,353,333	Rp7,980,793,333	Rp5,717,233,333	Rp5,677,233,333	Rp7,980,793,333	Rp12,507,913,333	Rp90,070,620,000	Rp12,547,913,333	Rp9,192,573,333	Rp7,980,793,333	Rp9,112,573,333	Rp9,112,573,333	Rp13,719,693,333	Rp14,851,473,333	Rp7,980,793,333	Rp9,152,573,333	Rp8,060,793,333	Rp11,376,133,333	Rp15,943,253,333	Rp129,031,140,000	Rp11,061,453,333	Rp8,714,093,333	Rp8,634,093,333	Rp9,847,773,333	Rp8,634,093,333	Rp14,702,493,333	Rp15,996,173,333	Rp11,141,453,333	Rp8,934,973,357	Rp9,632,277,333	Rp12,275,133,333	Rp17,169,853,333	Rp136,743,864,024	Rp15,916,173,333	Rp12,395,133,333	Rp11,101,453,333	Rp11,101,453,333	Rp13,488,813,333	Rp17,209,853,333	Rp19,677,213,333	Rp12,355,133,333	Rp11,181,453,333	Rp11,141,453,333	Rp12,315,133,333	Rp20,850,893,333	Rp168,734,160,000													
COGS	Rp608,599,858	Rp808,522,033	Rp608,599,858	Rp528,630,988	Rp728,553,163	Rp1,212,566,383	Rp1,410,388,558	Rp610,699,858	Rp610,699,858	Rp810,622,033	Rp1,010,544,208	Rp1,612,410,733	Rp10,560,837,532	Rp1,410,388,558	Rp810,622,033	Rp1,010,544,208	Rp1,010,544,208	Rp1,210,466,383	Rp1,608,210,733	Rp1,812,332,908	Rp1,246,080,254	Rp1,010,544,208	Rp1,008,444,208	Rp1,410,388,558	Rp2,210,077,258	Rp15,758,643,516	Rp2,212,177,258	Rp1,614,510,733	Rp1,410,388,558	Rp1,610,310,733	Rp1,610,310,733	Rp2,414,199,433	Rp2,614,121,608	Rp1,410,388,558	Rp1,612,410,733	Rp1,414,588,558	Rp2,010,155,083	Rp2,811,943,782	Rp22,745,505,768	Rp1,849,477,801	Rp1,446,045,697	Rp1,441,845,697	Rp1,645,661,749	Rp1,441,845,697	Rp2,460,925,957	Rp2,668,942,009	Rp1,853,677,801	Rp1,647,761,749	Rp1,615,129,657	Rp2,053,293,853	Rp2,870,658,060	Rp22,995,265,726	Rp2,664,742,009	Rp2,059,593,853	Rp1,851,577,801	Rp1,851,577,801	Rp2,257,109,905	Rp2,872,758,060	Rp3,282,490,164	Rp2,057,493,853	Rp1,855,777,801	Rp1,853,677,801	Rp2,055,393,853	Rp3,484,206,216	Rp28,146,399,116	Rp13,251,431,325	Rp10,335,539,481	Rp9,249,875,533	Rp9,249,875,533	Rp11,231,703,429	Rp14,337,095,273	Rp16,394,723,169	Rp10,297,639,481	Rp9,325,675,533	Rp9,287,775,533	Rp10,259,739,481	Rp17,366,687,117	Rp140,587,760,884
Gross Profit	Rp2,805,073,475	Rp3,736,931,300	Rp2,805,073,475	Rp3,370,670,345	Rp4,663,428,170	Rp7,841,846,950	Rp9,096,704,775	Rp3,925,673,475	Rp3,925,673,475	Rp5,218,431,300	Rp6,511,189,125	Rp10,427,362,600	Rp64,328,058,468	Rp6,570,404,775	Rp3,774,831,300	Rp4,706,689,125	Rp4,706,689,125	Rp5,638,546,950	Rp7,464,362,600	Rp8,472,020,426	Rp6,734,713,080	Rp4,706,689,125	Rp4,668,789,125	Rp6,570,404,775	Rp10,297,836,076	Rp74,311,976,484	Rp10,335,736,076	Rp7,578,062,600	Rp6,570,404,775	Rp7,502,262,600	Rp7,502,262,600	Rp11,305,493,901	Rp12,237,351,726	Rp6,570,404,775	Rp7,540,162,600	Rp6,646,204,775	Rp9,365,978,251	Rp13,131,309,551	Rp106,285,634,232	Rp9,211,975,533	Rp7,268,047,636	Rp7,192,247,636	Rp8,202,111,584	Rp7,192,247,636	Rp12,241,567,377	Rp13,327,231,325	Rp9,287,775,533	Rp7,287,211,608	Rp8,017,147,676	Rp10,221,839,481	Rp14,299,195,273	Rp113,748,598,298	Rp13,251,431,325	Rp10,335,539,481	Rp9,249,875,533	Rp9,249,875,533	Rp11,231,703,429	Rp14,337,095,273	Rp16,394,723,169	Rp10,297,639,481	Rp9,325,675,533	Rp9,287,775,533	Rp10,259,739,481	Rp17,366,687,117	Rp140,587,760,884													
Total Expense	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp7,321,247,299	Rp87,854,967,584	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp7,363,736,063	Rp88,364,832,780	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp7,409,469,299	Rp88,913,631,587	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp7,455,659,867	Rp89,467,918,403	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp7,502,312,341	Rp90,027,748,087													
Net (Profit/Loss)	-Rp4,516,173,823	-Rp3,584,315,998	-Rp4,516,173,823	-Rp3,950,576,954	-Rp2,657,819,128	Rp620,599,652	Rp1,775,457,477	-Rp3,395,573,823	-Rp3,395,573,823	-Rp2,102,815,998	-Rp810,058,173	Rp3,106,115,302	-Rp23,526,909,116	-Rp793,331,288	-Rp3,588,904,763	-Rp2,657,046,938	-Rp2,657,046,938	-Rp1,725,189,113	Rp100,626,537	Rp1,108,284,362	-Rp629,022,984	-Rp2,657,046,938	-Rp2,694,946,938	-Rp793,331,288	Rp2,934,100,012	-Rp14,052,856,276	Rp2,926,266,777	Rp168,593,302	-Rp839,064,524	Rp92,793,302	Rp92,793,302	Rp3,896,024,602	Rp4,827,882,427	-Rp839,064,524	Rp130,693,302	-Rp763,264,524	Rp1,956,508,952	Rp5,721,840,252	Rp17,372,002,644	Rp1,756,315,666	-Rp187,612,231	-Rp263,412,231	Rp746,451,718	-Rp263,412,231	Rp4,785,907,510	Rp5,871,571,458	Rp1,832,115,666	-Rp168,448,258	Rp561,487,809	Rp2,766,179,614	Rp6,843,535,406	Rp24,280,679,895	Rp5,749,118,984	Rp2,833,227,140	Rp1,747,563,192	Rp1,747,563,192	Rp3,729,391,088	Rp6,834,782,932	Rp8,892,410,828	Rp2,795,327,140	Rp1,823,363,192	Rp1,785,463,192	Rp2,757,427,140	Rp9,864,374,776	Rp50,560,012,797													

Table 41. Income Statement 2029-2033

2029	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y6
Revenue	Rp19,652,033,333	Rp13,214,133,333	Rp11,958,553,333	Rp11,838,553,333	Rp14,549,713,333	Rp20,947,613,333	Rp20,987,613,333	Rp15,725,293,333	Rp11,958,553,333	Rp11,878,553,333	Rp14,509,713,333	Rp22,283,193,333	Rp189,503,520,000
COGS	Rp3,134,982,267	Rp2,098,532,623	Rp1,892,922,694	Rp1,886,622,694	Rp2,308,342,552	Rp3,342,692,196	Rp3,344,792,196	Rp2,509,752,481	Rp1,892,922,694	Rp1,888,722,694	Rp2,306,242,552	Rp3,552,502,125	Rp30,159,029,767
Gross Profit	Rp16,517,051,066	Rp11,115,600,711	Rp10,065,630,640	Rp9,951,930,640	Rp12,241,370,782	Rp17,604,921,137	Rp17,642,821,137	Rp13,215,540,853	Rp10,065,630,640	Rp9,989,830,640	Rp12,203,470,782	Rp18,730,691,208	Rp159,344,490,233
Total Expense	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp7,549,014,672	Rp90,588,176,068
Net (Profit/Loss)	Rp8,968,036,394	Rp3,566,586,038	Rp2,516,615,967	Rp2,402,915,967	Rp4,692,356,109	Rp10,055,906,465	Rp10,093,806,465	Rp5,666,526,180	Rp2,516,615,967	Rp2,440,815,967	Rp4,654,456,109	Rp11,181,676,536	Rp68,756,314,164
2030	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y7
Revenue	Rp22,243,193,333	Rp15,805,293,333	Rp13,174,133,333	Rp11,838,553,333	Rp14,469,713,333	Rp22,243,193,333	Rp20,987,613,333	Rp15,845,293,333	Rp11,918,553,333	Rp11,878,553,333	Rp14,549,713,333	Rp24,954,353,333	Rp199,908,160,000
COGS	Rp3,550,402,125	Rp2,513,952,481	Rp2,096,432,623	Rp1,886,622,694	Rp2,304,142,552	Rp3,550,402,125	Rp3,344,792,196	Rp2,516,052,481	Rp1,890,822,694	Rp1,888,722,694	Rp2,308,342,552	Rp3,972,121,983	Rp31,822,809,198
Gross Profit	Rp18,692,791,208	Rp13,291,340,853	Rp11,077,700,711	Rp9,951,930,640	Rp12,165,570,782	Rp18,692,791,208	Rp17,642,821,137	Rp13,329,240,853	Rp10,027,730,640	Rp9,989,830,640	Rp12,241,370,782	Rp20,982,231,350	Rp168,085,350,801
Total Expense	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp7,596,604,861	Rp91,159,258,329
Net (Profit/Loss)	Rp11,096,186,347	Rp5,694,735,992	Rp3,481,095,850	Rp2,355,325,779	Rp4,568,965,921	Rp11,096,186,347	Rp10,046,216,276	Rp5,732,635,992	Rp2,431,125,779	Rp2,393,225,779	Rp4,644,765,921	Rp13,385,626,489	Rp76,926,092,472
2031	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y8
Revenue	Rp24,168,453,333	Rp18,815,093,333	Rp14,910,073,333	Rp12,213,393,333	Rp17,566,753,333	Rp25,536,793,333	Rp21,511,773,333	Rp16,118,413,333	Rp12,213,393,333	Rp14,830,073,333	Rp17,606,753,333	Rp25,496,793,333	Rp220,987,760,000
COGS	Rp3,788,247,969	Rp2,949,078,050	Rp2,325,475,810	Rp1,904,840,651	Rp2,744,010,570	Rp3,999,615,448	Rp3,369,713,009	Rp2,528,443,090	Rp1,904,840,651	Rp2,321,275,610	Rp2,746,110,570	Rp3,997,515,448	Rp34,579,166,677
Gross Profit	Rp20,380,205,365	Rp15,866,015,284	Rp12,584,597,523	Rp10,308,552,682	Rp14,822,742,763	Rp21,537,177,885	Rp18,142,060,324	Rp13,589,970,243	Rp10,308,552,682	Rp12,508,797,723	Rp14,860,642,763	Rp21,499,277,885	Rp186,408,593,323
Total Expense	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp7,644,670,951	Rp91,736,051,412
Net (Profit/Loss)	Rp12,735,534,414	Rp8,221,344,333	Rp4,939,926,772	Rp2,663,881,731	Rp7,178,071,812	Rp13,892,506,934	Rp10,497,389,373	Rp5,945,299,292	Rp2,663,881,731	Rp4,864,126,772	Rp7,215,971,812	Rp13,854,606,934	Rp94,672,541,910
2032	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y9
Revenue	Rp26,390,453,333	Rp19,583,053,333	Rp16,788,093,333	Rp12,655,653,333	Rp18,245,573,333	Rp26,470,453,333	Rp25,092,973,333	Rp16,708,093,333	Rp12,735,653,333	Rp16,748,093,333	Rp18,165,573,333	Rp26,390,453,333	Rp235,974,120,000
COGS	Rp4,039,805,646	Rp2,985,986,616	Rp2,560,679,005	Rp1,925,867,587	Rp2,776,482,811	Rp4,044,005,646	Rp3,832,401,840	Rp2,566,479,005	Rp1,930,067,587	Rp2,568,579,005	Rp2,772,282,811	Rp4,039,805,646	Rp36,022,443,204
Gross Profit	Rp22,350,647,687	Rp16,597,066,717	Rp14,227,414,329	Rp10,729,785,747	Rp15,469,090,523	Rp22,426,447,687	Rp21,260,571,493	Rp14,151,614,329	Rp10,805,585,747	Rp14,189,514,329	Rp15,393,290,523	Rp22,350,647,687	Rp199,951,676,796
Total Expense	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp7,693,217,702	Rp92,318,612,426
Net (Profit/Loss)	Rp14,657,429,985	Rp8,903,849,015	Rp6,534,196,627	Rp3,036,568,044	Rp7,775,872,821	Rp14,733,229,985	Rp13,567,353,791	Rp6,458,396,627	Rp3,112,368,044	Rp6,496,296,627	Rp7,700,072,821	Rp14,657,429,985	Rp107,633,064,370
2033	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total Y10
Revenue	Rp26,527,173,333	Rp20,729,653,333	Rp17,730,893,333	Rp17,810,893,333	Rp19,310,273,333	Rp27,946,553,333	Rp26,607,173,333	Rp19,270,273,333	Rp14,852,133,333	Rp16,351,513,333	Rp19,310,273,333	Rp28,026,553,333	Rp254,473,360,000
COGS	Rp3,900,391,626	Rp3,040,500,894	Rp2,605,305,529	Rp2,609,505,529	Rp2,827,103,212	Rp4,113,789,309	Rp3,904,591,626	Rp2,825,003,212	Rp2,176,410,163	Rp2,394,007,846	Rp2,827,103,212	Rp4,117,989,309	Rp37,341,701,466
Gross Profit	Rp22,626,781,707	Rp17,689,152,439	Rp15,125,587,805	Rp15,201,387,805	Rp16,483,170,122	Rp23,832,764,024	Rp22,702,581,707	Rp16,445,270,122	Rp12,675,723,171	Rp13,957,505,488	Rp16,483,170,122	Rp23,908,564,024	Rp217,131,658,534
Total Expense	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp7,742,249,921	Rp92,906,999,051
Net (Profit/Loss)	Rp14,884,531,786	Rp9,946,902,518	Rp7,383,337,884	Rp7,459,137,884	Rp8,740,920,201	Rp16,090,514,103	Rp14,960,331,786	Rp8,703,020,201	Rp4,933,473,250	Rp6,215,255,567	Rp8,740,920,201	Rp16,166,314,103	Rp124,224,659,484

5.6.7. Cash Flow

CASH FLOW / TAHUN				
TAHUN	Capital Investment	Cash Increase	Cash Decrease	Closing Balance
2024	Rp346,245,468,512	Rp74,888,896,000	Rp98,415,805,116	Rp322,718,559,396
2025		Rp90,070,620,000	Rp104,123,476,276	Rp308,665,703,120
2026		Rp129,031,140,000	Rp111,659,137,356	Rp326,037,705,764
2027		Rp136,743,864,024	Rp112,463,184,129	Rp350,318,385,659
2028		Rp168,734,160,000	Rp118,174,147,203	Rp400,878,398,456
2029		Rp189,503,520,000	Rp120,747,205,836	Rp469,634,712,621
2030		Rp199,908,160,000	Rp122,982,067,528	Rp546,560,805,093
2031		Rp220,987,760,000	Rp126,315,218,090	Rp641,233,347,003
2032		Rp235,974,120,000	Rp128,341,055,630	Rp748,866,411,373
2033		Rp254,473,360,000	Rp130,248,700,516	Rp873,091,070,857

Table 42. Total Cash Flow

Dari tabel *cash flow*, Rattan mulai mengalami kenaikan mulai dari bulan Juni 2025 dan seterusnya. Di bawah ini terlampir perhitungan detail *cash flow* dari Rattan Eco Hotel & Resort.

Table 43. Cash Flow

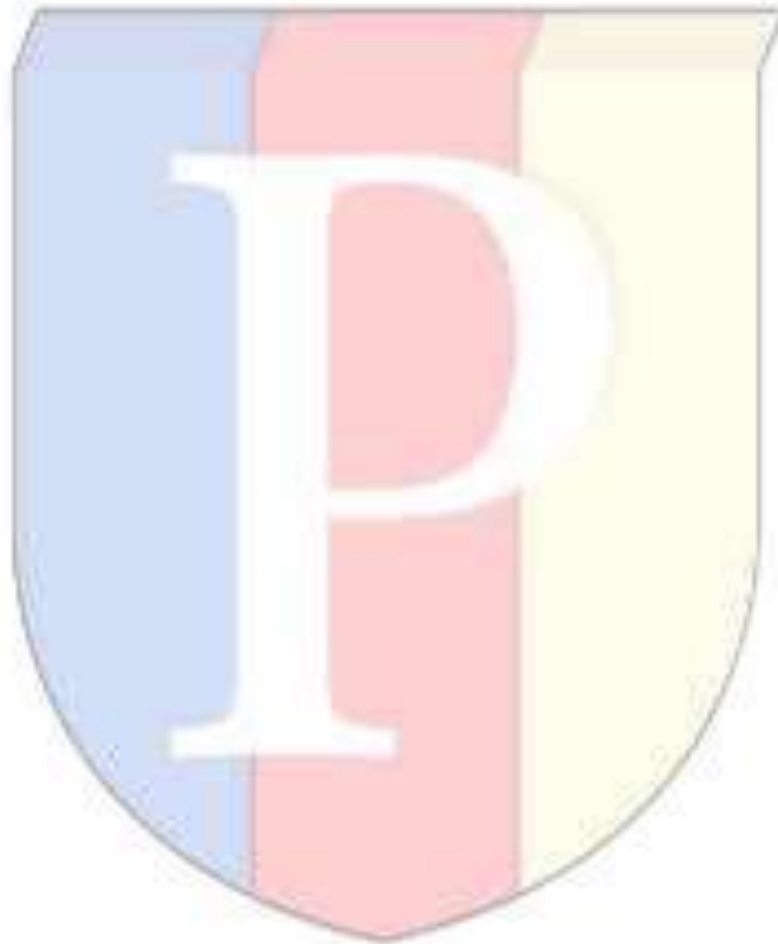
2024	Pre-Opening	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
Capital Investment	Rp346.245.468.512												
Cash Increase		Rp3.413.673.333	Rp4.545.453.333	Rp3.413.673.333	Rp3.899.301.333	Rp5.391.981.333	Rp9.054.413.333	Rp10.507.093.333	Rp4.536.373.333	Rp4.536.373.333	Rp6.029.053.333	Rp7.521.733.333	Rp12.039.773.333
Cash Decrease		Rp7.929.847.157	Rp8.129.769.332	Rp7.929.847.157	Rp7.849.878.287	Rp8.049.800.462	Rp8.533.813.682	Rp8.731.635.857	Rp7.931.947.157	Rp7.931.947.157	Rp8.131.869.332	Rp8.331.791.507	Rp8.933.658.032
Closing Balance	Rp346.245.468.512	Rp341.729.294.689	Rp338.144.978.690	Rp333.628.804.867	Rp329.678.227.913	Rp327.020.408.785	Rp327.541.008.436	Rp329.316.465.913	Rp325.920.892.090	Rp322.525.318.266	Rp320.422.502.288	Rp319.612.444.094	Rp322.718.559.396
2025	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	
Capital Investment													
Cash Increase		Rp7.980.793.333	Rp4.585.453.333	Rp5.717.233.333	Rp5.717.233.333	Rp6.849.013.333	Rp9.072.573.333	Rp10.284.353.333	Rp7.980.793.333	Rp5.717.233.333	Rp5.677.233.333	Rp7.980.793.333	Rp12.507.913.333
Cash Decrease		Rp8.774.124.621	Rp8.174.358.096	Rp8.374.280.271	Rp8.374.280.271	Rp8.574.202.446	Rp8.971.946.796	Rp9.176.068.971	Rp8.609.816.317	Rp8.374.280.271	Rp8.372.180.271	Rp8.774.124.621	Rp9.573.813.321
Closing Balance		Rp321.925.228.108	Rp318.336.323.345	Rp315.679.276.407	Rp313.022.229.469	Rp311.297.040.356	Rp311.397.666.893	Rp312.505.951.256	Rp311.876.928.272	Rp309.219.881.334	Rp306.524.934.396	Rp305.731.603.108	Rp308.665.703.120
2026	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	
Capital Investment													
Cash Increase		Rp12.547.913.333	Rp9.192.573.333	Rp7.980.793.333	Rp9.112.573.333	Rp9.112.573.333	Rp13.719.693.333	Rp14.851.473.333	Rp7.980.793.333	Rp9.152.573.333	Rp8.060.793.333	Rp11.376.133.333	Rp15.943.253.333
Cash Decrease		Rp9.621.646.557	Rp9.023.980.032	Rp8.819.857.857	Rp9.019.780.032	Rp9.019.780.032	Rp9.823.666.732	Rp10.023.590.907	Rp8.819.857.857	Rp9.021.880.032	Rp8.824.057.857	Rp9.419.624.382	Rp10.221.413.081
Closing Balance		Rp311.591.969.897	Rp311.760.563.198	Rp310.921.498.675	Rp311.014.291.976	Rp311.107.085.278	Rp315.003.109.880	Rp319.830.992.306	Rp318.991.927.783	Rp319.122.621.084	Rp318.359.356.561	Rp320.315.865.513	Rp326.037.705.764
2027	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	
Capital Investment													
Cash Increase		Rp11.061.453.333	Rp8.714.093.333	Rp8.634.093.333	Rp9.847.773.333	Rp8.634.093.333	Rp14.702.493.333	Rp15.996.177.333	Rp11.141.453.333	Rp8.934.973.337	Rp9.632.277.333	Rp12.275.133.333	Rp17.169.853.333
Cash Decrease		Rp9.305.137.668	Rp8.901.705.564	Rp8.897.505.564	Rp9.101.321.616	Rp8.897.505.564	Rp9.916.588.824	Rp10.124.601.875	Rp9.309.337.668	Rp9.103.421.657	Rp9.070.789.524	Rp9.508.953.720	Rp10.326.317.927
Closing Balance		Rp327.794.021.430	Rp327.606.409.200	Rp327.342.996.969	Rp328.089.448.687	Rp327.826.036.456	Rp332.611.944.966	Rp338.483.515.424	Rp340.315.631.089	Rp340.147.182.831	Rp340.708.670.640	Rp343.474.850.253	Rp350.318.385.659
2028	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	
Capital Investment													
Cash Increase		Rp15.916.173.333	Rp12.395.133.333	Rp11.101.453.333	Rp11.101.453.333	Rp13.488.813.333	Rp17.209.853.333	Rp19.677.213.333	Rp12.355.133.333	Rp11.181.453.333	Rp11.141.453.333	Rp12.315.133.333	Rp20.850.893.333
Cash Decrease		Rp10.187.054.349	Rp9.561.906.193	Rp9.353.890.141	Rp9.353.890.141	Rp9.759.422.245	Rp10.375.070.401	Rp10.784.802.505	Rp9.559.806.193	Rp9.358.090.141	Rp9.355.990.141	Rp9.557.706.193	Rp10.986.518.557
Closing Balance		Rp356.067.504.643	Rp358.900.731.763	Rp360.648.294.975	Rp362.395.858.167	Rp366.125.249.255	Rp372.960.032.188	Rp381.852.443.016	Rp384.647.770.156	Rp386.471.133.348	Rp388.256.596.540	Rp391.014.023.680	Rp400.878.398.456
2029	Jan 2029	Feb 2029	Mar 2029	Apr 2029	May 2029	Jun 2029	Jul 2029	Aug 2029	Sep 2029	Oct 2029	Nov 2029	Dec 2029	
Capital Investment													
Cash Increase		Rp19.652.033.333	Rp13.214.133.333	Rp11.958.553.333	Rp11.838.553.333	Rp14.549.713.333	Rp20.947.613.333	Rp20.987.613.333	Rp15.725.293.333	Rp11.958.553.333	Rp11.878.553.333	Rp14.509.713.333	Rp22.283.193.333
Cash Decrease		Rp10.683.996.940	Rp9.647.547.295	Rp9.441.937.366	Rp9.435.637.366	Rp9.857.357.224	Rp10.891.706.869	Rp10.893.806.869	Rp10.058.767.153	Rp9.441.937.366	Rp9.437.737.366	Rp9.855.257.224	Rp11.101.516.798
Closing Balance		Rp409.846.434.850	Rp413.413.020.888	Rp415.929.636.855	Rp418.332.552.822	Rp423.024.908.932	Rp433.080.815.396	Rp443.174.621.861	Rp448.841.148.041	Rp451.357.764.006	Rp453.798.579.976	Rp458.453.036.085	Rp469.634.712.621
2030	Jan 2030	Feb 2030	Mar 2030	Apr 2030	May 2030	Jun 2030	Jul 2030	Aug 2030	Sep 2030	Oct 2030	Nov 2030	Dec 2030	
Capital Investment													
Cash Increase		Rp22.243.193.333	Rp15.805.293.333	Rp13.174.133.333	Rp11.838.553.333	Rp14.469.713.333	Rp22.243.193.333	Rp20.987.613.333	Rp15.845.293.333	Rp11.918.553.333	Rp11.878.553.333	Rp14.549.713.333	Rp24.954.353.333
Cash Decrease		Rp11.147.006.986	Rp10.110.557.341	Rp9.693.037.483	Rp9.483.227.555	Rp9.900.747.412	Rp11.147.006.986	Rp10.941.397.057	Rp10.112.657.341	Rp9.487.427.555	Rp9.485.327.555	Rp9.904.947.412	Rp11.568.726.844
Closing Balance		Rp480.730.898.968	Rp486.425.634.960	Rp489.906.730.810	Rp492.262.056.588	Rp496.831.022.509	Rp507.927.208.857	Rp517.973.425.133	Rp523.706.061.125	Rp526.137.186.904	Rp528.530.412.682	Rp533.175.178.603	Rp546.560.805.093
2031	Jan 2031	Feb 2031	Mar 2031	Apr 2031	May 2031	Jun 2031	Jul 2031	Aug 2031	Sep 2031	Oct 2031	Nov 2031	Dec 2031	
Capital Investment													
Cash Increase		Rp24.168.453.333	Rp18.815.093.333	Rp14.910.073.333	Rp12.213.393.333	Rp17.566.753.333	Rp25.536.793.333	Rp21.511.773.333	Rp16.118.413.333	Rp12.213.393.333	Rp14.830.073.333	Rp17.606.753.333	Rp25.496.793.333
Cash Decrease		Rp11.432.918.920	Rp10.593.749.001	Rp9.970.146.561	Rp9.549.511.602	Rp10.388.681.521	Rp11.844.286.399	Rp11.014.383.960	Rp10.173.114.041	Rp9.549.511.602	Rp9.965.946.561	Rp10.390.781.521	Rp11.642.186.399
Closing Balance		Rp559.296.339.506	Rp567.517.683.839	Rp572.457.610.611	Rp575.121.492.342	Rp582.239.564.154	Rp596.192.071.088	Rp606.689.460.462	Rp612.634.759.754	Rp615.298.641.485	Rp620.162.768.257	Rp627.378.740.069	Rp641.233.347.003
2032	Jan 2032	Feb 2032	Mar 2032	Apr 2032	May 2032	Jun 2032	Jul 2032	Aug 2032	Sep 2032	Oct 2032	Nov 2032	Dec 2032	
Capital Investment													
Cash Increase		Rp26.390.453.333	Rp19.583.053.333	Rp16.788.093.333	Rp12.655.653.333	Rp18.245.573.333	Rp26.470.453.333	Rp25.092.973.333	Rp16.708.093.333	Rp12.735.653.333	Rp16.748.093.333	Rp18.165.573.333	Rp26.390.453.333
Cash Decrease		Rp11.733.023.348	Rp10.679.204.319	Rp10.253.896.707	Rp9.619.085.289	Rp10.469.700.513	Rp11.737.223.348	Rp11.525.619.542	Rp10.249.696.707	Rp9.623.285.289	Rp10.251.796.707	Rp10.465.500.513	Rp11.733.023.348
Closing Balance		Rp655.890.776.988	Rp664.794.626.003	Rp671.328.822.629	Rp674.365.390.674	Rp682.141.263.494	Rp696.874.493.479	Rp710.441.847.270	Rp716.900.243.896	Rp720.012.611.941	Rp726.508.908.567	Rp734.208.981.388	Rp748.866.411.373
2033	Jan 2033	Feb 2033	Mar 2033	Apr 2033	May 2033	Jun 2033	Jul 2033	Aug 2033	Sep 2033	Oct 2033	Nov 2033	Dec 2033	
Capital Investment													
Cash Increase		Rp26.527.173.333	Rp20.729.653.333	Rp17.730.893.333	Rp17.810.893.333	Rp19.310.273.333	Rp27.946.553.333	Rp26.607.173.333	Rp19.270.273.333	Rp14.852.133.333	Rp16.351.513.333	Rp19.310.273.333	Rp28.026.553.333
Cash Decrease		Rp11.642.841.547	Rp10.782.750.815	Rp10.347.555.449	Rp10.351.755.449	Rp10.569.353.132	Rp11.856.039.230	Rp11.646.841.547	Rp10.567.253.132	Rp9.918.660.084	Rp10.136.257.767	Rp10.569.353.132	Rp11.860.239.230
Closing Balance		Rp763.750.943.159	Rp773.697.845.677	Rp781.081.183.561	Rp788.540.321.445	Rp797.281.241.646	Rp813.371.755.749	Rp828.332.087.535	Rp837.035.107.736	Rp841.968.580.986	Rp848.183.836.552	Rp856.924.756.753	Rp873.091.070.857

5.6.8. ROI

Return on Investment			
(Investment Gain - Cost of Investment) / Cost of Investment * 100%			
	Rp526,845,602,345	-	Rp346,245,468,512
10 year	Rp346,245,468,512		100%
52.16			

Table 44. ROI

Untuk mendapatkan kembali modal atau *Return on Investment* dalam 10 tahun, Rattan mendapatkan 52.16% pengembalian modal selama 13 tahun tersebut.



5.7. Analisa Resiko

Segala perusahaan tidak menutup kemungkinan akan terjadinya bangkrut ataupun kegagalan. Bila mana hal ini terjadi dalam bisnis ini, Rattan Eco Hotel & Resort akan diakuisisi oleh perusahaan-perusahaan besar yang bergerak di bidang perhotelan atau properti seperti, Marriott, Accor, Hilton, dan masih banyak lagi. Kemungkinan pemilik bisnis akan menjual atau melanjutkan bisnis ini setelah diakuisisi. Dengan demikian, pemilik bisnis tidak akan ada hubungan lagi dengan hotel & resort ini.

