

Emertimi	ALB EDIL
Forma Ligjore	Sh.p.k
NIPT	K81513046P
Adresa e Selise	VORE km 16 TIRANE
Data e themelimit	gusht 2008
Veprimtaria Kryesore	TREGETI ME SHUMICE DHE PAKICE

PASQYRAT FINANCIARE

VITI 2016



Pasqyrat financiare jane te shprehura ne
Pasqyrat financiare jane te rrumbullakosura



all

Periudha Kontabel ePasqyrave Financiare 01.01.2016 31.12.2016

Data e mbylljes se Pasqyrave Financiare 24/03/2016

PERMBAJTJA

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Bilanci i Gjendjes Financiare

Ne daten 31.12.2016

		2016	2015
	Shenime		
AKTIVET			
Mjetet monetare	A.1	657,443	657,443
Aktive te tjera financiareafatshkurtera	A.2	0	219,473,158
Mmallra per rishitje		13,577,719	8,919,739
Parapagimet dhe shpenzimet e shtyra	A.3		
Aktivt afatshkurtera		14,235,162	229,050,340
Aktivt afatgjata materiale	A.4	12,305,816	12,317,001
Aktivt afatgjata		12,305,816	12,317,001
TOTAL AKTIVE		26,540,978	241,367,341
DETYRIMET			
Te pagueshme ndaj furnitoreve	B.1	86,834,871	86,834,871
Te pagueshme ndaj ortakut		11,040,722	11,040,722
Detyrime tatimore	B.2	149,069	186,729
Hua te tjera	B.4	137,382,813	159,111,927
Detyrime Afatshkurtera		235,407,475	257,174,249
TOTAL DETYRIME		235,407,475	257,174,249
KAPITALI			
Kapital ligjor		100,000	100,000
Rezerva statusore	B.3	357,254	357,254
Fitimi i periudhes		15,384,165	8,807,610
Fitimi i mbartur		-16,264,162	-25,071,772
TOTAL KAPITALI		-422,744	-15,806,908
TOTAL DETYRIMI DHE KAPITAL		234,984,731	241,367,341



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Pasqyra e Rezultatit Financiar

Ne daten 31.12.2016

		2016	2015
Shenime			
Shitjet neto	C.1	88,534,770	193,245,418
TE ARDHURA TOTAL		88,534,770	193,245,418
Kosto e lendes se para	C.2	60,319,177	137,607,035
Kosto punes	C.3	5,256,827	1,840,215
Amortizimi	A.4	249,105	223,774
Shpenzime te tjera nga veprim e shfryte	C.4	777,431	44,758,749
Te ardhurat nga Interesat			8,035
TOTAL SHPENZIME		66,602,540	184,437,808
FITIMI NGA VEPRIMTARIA KRYESORE		21,932,230	8,807,610
Humbja e vitit te kaluar			
Fitimi(humbja) veprimtaria			
SHPENZIMET TE TATIMIT MBI FITIMIN	C.5		
FITIMI NETO I PERIUDHES		21,932,230	8,807,610



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Shenimi C 1

Te Ardhurat Neto Per 2016

Emertimi	2016	2,015
Shitjet Neto	88,534,770	193,245,418
Te Ardhura nga situacioni i punimeve 5 maji (704.01)	72,772,257	52,383,378
Te Ardhura bga situacioni i punimeve H dalliu 704.02)	0	3,363,943
Te ardhura te tjera nga veprimtarite e shfryte (Matest)	0	503,507
Te ardhura nga shitja e lendeve te para	15,762,513	136,994,590
Parapagesat per shitje Apartamentesh	89,630,831	120,486,857
TOTAL	178,165,601	313,732,275

Kosto e Lendes se Pare 2016

Shenimi C 2

Emertimi	2016	2015
Gjendje 31.12.2015	8,919,739	15,345,476
Hyrje 2016	63,395,816	131,181,298
shuma hyrje	72,315,555	146,526,774
Gjendja me 31.12.2016	11,996,378	8,919,739
kosto Lendes se Pare	60,319,177	137,607,035

Kosto e punes 2016

Shenimi C 3

Emertimi	2016	2015
Pagat	4,504,561	1,576,876
Sig Shoqerore	752266	263,339
TOTAL	5,256,827	1,840,215

Shenimi C 4

shpenzime te tjera nga veprimtarite e shfrytezimit 2016

Emertimi	2016	2015
Furnitura (611.01;611.02)		42,719,816
energji uje avull(604;626)		290,629
te tjera (608;617;618;624;658)		778,158
tax tarifa vendore(634)	390,000	19,740
sigurimi I objektit (616)	10,164	275,000
transport (6271;6272)	73500	73,350
sherbime bankare (628)		62,073
persona nga jasht ndermarrjes (621;622)	188,246	307,233
shpenz postare	115,521	
qera(613)		28,000
Topograf (635)		204,750
shuma	777,431	44,758,749



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Mjetet Monetare me 31.12.2016

shenimi A 1

bankat	2016			2015		
	euro	all	kursi	euro	all	kursi
BKT All		54324			54,324	
BKT E	284.49	39259.62	138	284.49	39,260	138
Credins All		13200			13,200	
Credins E	965.15	133190.7	138	965.15	133,191	138
RZB		24950			24,950	
RZB E	24.23	3343.74	138	24.23	3,344	138
Arke All		5430			5,430	
TIRANA BANK	2780.76	383744.88	138	2780.76	383,745	138
SHUMA		657442.94			657,443	

Kerkesa te Arketueshme 2016

shenimi A2

KLIENTE	2015			2015		
	euro	all	kursi	euro	all	kursi
Euro Aditiv					6,555,492	
Ttirhia					195,192	
Gysi					453,040	
matest				3,017.00	416,346	138.00
resin tekn					778,190	
alb edil					213,875,032	
Pavlin palokaj					-600,000	
Ermal Topuzi				-15,943.00	-2,200,134	138.00
shuma			0		219,473,158	




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Aktivet Afatgjata deri me 31.12.2015

emertimi	tjerrall ndertimi		zyra		paj kompjuterike		TOTAL	
	2015	2014	2015	2014	2015	2014	2015	2014
Gjendje ne fillim NETO	11,480,000	11,480,000	687,500	687,500	0	0	12,167,500	12,167,500
Shtesa			233,334		174,316		407,650	
Paksime							0	
Amortizimi	0	0	202,170	34,375	21,604		223,774	34,375
Gjendje ne fund NETO	11,480,000	11,480,000	485,330	653,125			11,965,330	12,133,125
							0	
Kosto	11,480,000	11,480,000	983,334	750,000	174,316		12,637,650	12,230,000
Amortizim i akumuluar	0	0	299,045	96,875	21,604		320,649	96,875
Vlera Neto	11,480,000	11,480,000	684,289	653,125	152,712		12,317,001	12,133,125


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Pasqyra e Ndryshimit te Kapitalit

31 dhjetor 2015

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	Kapitali	Reserva statutore	Fitimi mbartur	Fitimi i periudhes	TOTALI
Pozicioni me 31.12.2011	100,000	342,442	6,288,524	96,043	6,827,009
Fitimi neto				68,664	68,664
Rezerva statutore		3,433		-3,433	0
Emetimi I kapitalit					
Pozicioni me 31.12.2012	100,000	345,875	6,384,567	65,231	6,895,673
Fitimi neto				186,196	186,196
Rezerva statutore		11,379		-11,379	0
Emetimi I kapitalit					
Pozicioni me 31.12.2013	100,000	357,254	6,449,798	174,817	7,081,869
Fitimi neto				-31,707,766	-31,707,766
Rezerva statutore		0			0
Emetimi I kapitalit					
Pozicioni me 31.12.2014	100,000	357,254	6,624,615	-31,707,766	-24,625,897
Fitimi neto 2015				7,662,759	7,662,759
Rezerva statutore		0			0
Emetimi I kapitalit					
Pozicioni me 31.12.2015	100,000	357,254	-25,083,151	7,662,759	-16,963,138
Fitimi neto 2016				18,099,017	18,099,017
Rezerva statutore		0			0
Emetimi I kapitalit					
Pozicioni me 31.12.2016	100,000	357,254	-17,420,392	18,099,017	1,135,879



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Detyrime Tatimore me 31.12.2015

Shenimi B 2

Emertimi	2016	2015
Sigurime shoqerore	142,569	62,217
TAP	6,500	6,500
Tatim Fitimi 2015 Parapaguar		
Tatim ne Burim		11,676
Tvsh per tu Paguar		106,336
Detyrime te tjera	0	0
TVSH blerje ne 2014 deklaruar 2015		
TOTAL	149,069	186,729



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Detyrime Furnitoret me 31.12.2016

Shenimi B 1

Furnitoret	2015			2014		
	euro	all	kursi	euro	all	kursi
Pronaret e tokes		1,480,000		1,480,000.00	140.00	
ABESSE		37,106		37,106.00	140.00	
Alida Samo		26,760		26,760.00	140.00	
Jaho Xhferro		28,001		28,001.00		
Rafaelo 2002		3,687,780		3,687,780.00		
Euro Aditiv		2,227,383		2,227,383.00		
Vagalat		1,333,504		1,333,504.00		
Rei Al		7,230,367		7,230,367.00		
UKT		127,305		127,305.00		
XhF Kacos		7,399,444		7,399,444.00		
Alba Beton		45,604,611		45,604,611.00		
Altea Geo Konsult		18,600		18,600.00		
Nemo imobilare		1,562,956		1562956		
Vrana Sekuriti group		330,000		330,000.00		
Andrin Konstruksion		7,376,004		7,376,004.00		
Dast		340,236		340,236.00		
Flogerta Az		11,700		11,700.00		
Genc Cali		4,410,960		4,410,960.00		
Milo 2000		2,726,282		2,726,282.00		
Ralbon		96,591		96,591.00		
Gips Karton		187,900		187,900.00		
Trendafil Rajku		2,652,740		2,652,740.00		
Hidroelektrika		360,000		360,000.00		
Besnik Targaj		1,992,000		1,992,000.00		
Ferro Beton		237,978		237,978.00		
Pronaret e tokes 2	-36000	-4,968,000	138	-4,968,000.00		
shuma		86,518,208		0.00	86,518,208.00	

Detyrime Hua afatgjata me 31.12.2016

Shenimi B 4

hua	2015			2015		
	euro	all	kursi	euro	all	kursi
Astrit KambeKred pers		35,354,982			26,228,070.00	
Amd	10000	1,380,000	138	10,000.00	1,380,000.00	138.00
Beton Plus						
Astrit Dhromaj		11,017,000			11,017,000.00	
igli sulmeta		0			0.00	
shuma		47,751,982			38,625,070.00	
parapagimet earketu		89,630,831			120,486,857.00	
shuma		137,382,813			159,111,927.00	

ALB EDIL -PASQYRAT FINANCIARE 2016

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Llogaritja e tatim Fitimit per 2016

Shenimi C 5

Emertimi	2016	2015
Fitimi para tatimit	15,384,165	8,807,610
Shpenzime te panjohura gjoba te tjera	0	0
Fitimi i Tatushem		
Tatim Fitimi (2014 15%)		
Tatim fitimi i parapaguar		
Humbje e vitit	15,384,165	8,807,610
Tatim fitim i Mbipaguar		0




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Aktivitet Afatgjata Materiale me vlere fillestare 2016

Nr	Emertimi	Sasia	Gjendje 31/12/2015	Shtesa	Pakesime	Gjendje 31/12/2015
1	Toka		11,480,000			11,480,000
2	Zyra		983,334			983,334
3	paisje zyre		23,600	237,920		261,520
4	Mjete transporti		0			0
5	kompjuterike		150,716			150,716
	TOTALI		12,637,650	237,920	0	12,875,570

Amortizimi A.A.Materiale 2016

Nr	Emertimi	Sasia	Gjendje 01/01/2015	Shtesa	Pakesime	Gjendje 31/12/2015
1	Toka					
2	zyra		299,045	171,072		470,117
3	paisje zyre		0	45,755		45,755
4	Mjete transporti		0	0		0
5	kompjuterike		21,604	32,278		53,882
	TOTALI		320,649	249,105	0	569,754

Vlera Kontabel Neto e A.A.Materiale 2016

Nr	Emertimi	Sasia	Gjendje 31/12/2014	Shtesa	Pakesime	Gjendje 31/12/2014
1	Toka		11,480,000			11,480,000
2	zyra		684,289		171,072	513,217
3	paisje zyre		23,600	237,920	45,755	215,765
4	Mjete transporti		0			0
5	kompjuterike		129,112	0	32,278	96,834
	TOTALI		12,317,001	237,920	249,105	12,305,816


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