

# CIUDELA PARQUE CENTRAL DE OCCIDENTE ETAPA I

07/19/25

## ESTADO DE SITUACION FINANCIERA \* COMPARATIVO

07:03:44

Mes: Junio

Año: 2025

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	Jun/2025	May/2025	Variacion \$	Variacion %
<b>ACTIVO</b>				
<b>EFFECTIVO Y EQUIVALENTES AL</b>				
11 EFECTIVO Y EQUIVALENTES AL EFECTIVO	348,008,459.48	360,712,056.07	-12,703,596.59	-3.52
1105 FONDOS EN CAJA	6,990,123.00	6,990,123.00	0.00	0.00
110505 CAJA GENERAL	5,990,123.00	5,990,123.00	0.00	0.00
110510 CAJA MENOR	1,000,000.00	1,000,000.00	0.00	0.00
1110 FONDOS EN BANCOS - CUENTAS	280,497,832.98	305,936,157.98	-25,438,325.00	-8.31
111005 MONEDA NACIONAL	280,497,832.98	305,936,157.98	-25,438,325.00	-8.31
11100504 BANCO CAJA SOCIAL 3708 F.C.	280,497,832.98	305,936,157.98	-25,438,325.00	-8.31
1120 FONDOS EN BANCOS - CUENTAS DE AHORRO	60,520,503.50	47,785,775.09	12,734,728.41	26.65
112005 BANCOS	60,520,503.50	47,785,775.09	12,734,728.41	26.65
11200502 BANCO CAJA SOCIAL 8372 ZS.	56,300,763.59	43,566,161.78	12,734,601.81	29.23
11200503 BANCO CAJA SOCIAL 7658 F.I.	4,219,739.91	4,219,613.31	126.60	0.00
<b>TOTAL EFECTIVO Y EQUIVALENTES</b>	<b>348,008,459.48</b>	<b>360,712,056.07</b>	<b>-12,703,596.59</b>	<b>-3.52</b>
<b>INVERSIONES</b>				
12 INVERSIONES	148,036,020.71	148,036,020.71	0.00	0.00
1225 CERTIFICADOS	148,036,020.71	148,036,020.71	0.00	0.00
122505 CERTIFICADOS DE DEPOSITO A TERMINO	148,036,020.71	148,036,020.71	0.00	0.00
12250511 C.D.T CAJA SOCIAL 9918	44,264,219.87	44,264,219.87	0.00	0.00
12250512 CDT 9942 CAJA SOCIAL .	95,766,556.01	95,766,556.01	0.00	0.00
12250513 CDT CAJA SOCIAL	8,005,244.83	8,005,244.83	0.00	0.00
<b>TOTAL INVERSIONES</b>	<b>148,036,020.71</b>	<b>148,036,020.71</b>	<b>0.00</b>	<b>0.00</b>
<b>DEUDORES</b>				
13 DEUDORES	315,305,616.83	271,745,825.83	43,559,791.00	16.03
1305 CLIENTES	478,464,058.83	440,476,635.83	37,987,423.00	8.62
130505 NACIONALES	510,472,138.73	475,662,756.73	34,809,382.00	7.32
13050501 ADMINISTRACION	282,288,047.73	286,345,781.73	-4,057,734.00	-1.42
13050502 INTERESES DE MORA	115,490,041.00	114,939,741.00	550,300.00	0.48
13050503 PARQUEADERO COMUNAL	1,629,300.00	2,090,400.00	-461,100.00	-22.06
13050504 EXT RECEPCION AREAS COMUNES	437,363.00	437,363.00	0.00	0.00
13050505 EXTRAORDINARIA PROYECTO RED	88,650,303.00	49,814,787.00	38,835,516.00	77.96
13050507 RETROACTIVO	1,705,400.00	1,771,400.00	-66,000.00	-3.73
13050508 SANCIONES Y RECARGOS	481,550.00	481,550.00	0.00	0.00
13050511 HONORARIOS ABOGADO 2	15,440,859.00	15,440,859.00	0.00	0.00
13050512 INTERESES CUOTA EXTRAORDINARIA	1,244,257.00	1,235,857.00	8,400.00	0.68
13050513 EXTRAORDINARIA CUBIERTAS 2021	455,000.00	455,000.00	0.00	0.00
13050516 GASTOS DOCUMENTOS PROCESO	2,650,018.00	2,650,018.00	0.00	0.00
130520 CONSIGNACIONES POR IDENTIFICAR	-32,008,079.90	-35,186,120.90	3,178,041.00	-9.03
13052005 CONSIGNAC X IDENT CAJA SOC	-32,008,079.90	-35,186,120.90	3,178,041.00	-9.03
1330 ANTICIPOS Y AVANCES	7,371,326.00	1,798,958.00	5,572,368.00	309.76
133005 ANTICIPO A PROVEEDORES	653,958.00	653,958.00	0.00	0.00
133010 A CONTRATISTAS	6,717,368.00	1,145,000.00	5,572,368.00	486.67
1380 DEUDORES VARIOS	8,555,945.00	8,555,945.00	0.00	0.00
138005 Cuentas por cobrar Terceros	8,555,945.00	8,555,945.00	0.00	0.00
1399 PROVISIONES	-179,085,713.00	-179,085,713.00	0.00	0.00
139901 DETERIORO CART ADMON	-41,003,384.00	-41,003,384.00	0.00	0.00
139902 DETERIORO CART INT. MORA	-103,999,559.00	-103,999,559.00	0.00	0.00
139905 CLIENTES	-34,082,770.00	-34,082,770.00	0.00	0.00
<b>TOTAL DEUDORES</b>	<b>315,305,616.83</b>	<b>271,745,825.83</b>	<b>43,559,791.00</b>	<b>16.03</b>

ESTADO DE SITUACION FINANCIERA \* COMPARATIVO

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<b>PROPIEDAD PLANTA Y EQUIPO</b>				
15 PROPIEDAD PLANTA Y EQUIPO	15,941,052.00	15,941,052.00	0.00	0.00
1520 MAQUINARIA Y EQUIPO	1,080,000.00	1,080,000.00	0.00	0.00
152001 MAQUINARIA	1,080,000.00	1,080,000.00	0.00	0.00
15200101 OTROS	1,080,000.00	1,080,000.00	0.00	0.00
1521 ELEMENTOS DEL GYM Y SALON	2,873,100.00	2,873,100.00	0.00	0.00
152105 ELEMENTOS DEL GYM Y SALON	2,873,100.00	2,873,100.00	0.00	0.00
15210501 ELEMENTOS DEL GYM Y SALON	2,873,100.00	2,873,100.00	0.00	0.00
1524 EQUIPO DE OFICINA (MUEBLES Y EQUIPO)	19,895,159.00	19,895,159.00	0.00	0.00
152405 MUEBLES Y ENSERES	14,057,615.00	14,057,615.00	0.00	0.00
152410 EQUIPO	5,837,544.00	5,837,544.00	0.00	0.00
1528 EQ.COMPUTACION Y COMUNICACION	18,299,360.00	18,299,360.00	0.00	0.00
152805 EQ.PROCESAMIENTO DATOS	18,299,360.00	18,299,360.00	0.00	0.00
15280501 COMPUTADOR	18,299,360.00	18,299,360.00	0.00	0.00
1592 DEPRECIACION ACUMULADA	-26,206,567.00	-26,206,567.00	0.00	0.00
159210 DEPRECIACION ACUMULADA	-8,587,102.00	-8,587,102.00	0.00	0.00
15921001 DEPRECIACIÓN ACUMULADA	-8,587,102.00	-8,587,102.00	0.00	0.00
159215 EQUIPO DE OFICINA	-4,692,415.00	-4,692,415.00	0.00	0.00
159220 EQUIPO DE COMPUTACION Y	-12,927,050.00	-12,927,050.00	0.00	0.00
15922001 EQUIPO DE COMPUTACION Y	-12,927,050.00	-12,927,050.00	0.00	0.00
<b>TOTAL PROPIEDAD PLANTA Y EQUIPO</b>	<b>15,941,052.00</b>	<b>15,941,052.00</b>	<b>0.00</b>	<b>0.00</b>
<b>DIFERIDOS</b>				
17 DIFERIDOS	66,915,909.00	78,068,561.00	-11,152,652.00	-14.29
1705 GASTOS PAGADOS POR ANTICIPADO	66,915,909.00	78,068,561.00	-11,152,652.00	-14.29
170520 SEGUROS Y FIANZAS	66,915,909.00	78,068,561.00	-11,152,652.00	-14.29
17052001 Seguro Areas Comunes	66,915,909.00	78,068,561.00	-11,152,652.00	-14.29
<b>TOTAL DIFERIDOS</b>	<b>66,915,909.00</b>	<b>78,068,561.00</b>	<b>-11,152,652.00</b>	<b>-14.29</b>
<b>TOTAL ACTIVO</b>	<b>894,207,058.02</b>	<b>874,503,515.61</b>	<b>19,703,542.41</b>	<b>2.25</b>
<b>PASIVO</b>				
<b>CUENTAS POR PAGAR</b>				
23 CUENTAS POR PAGAR	376,286,314.00	546,887,652.00	-170,601,338.00	-31.19
2335 COSTOS Y GASTOS POR PAGAR	375,345,355.00	545,965,869.00	-170,620,514.00	-31.25
233525 HONORARIOS	1,527,722.00	8,968,931.00	-7,441,209.00	-82.97
233530 Servicios de Mantenimiento	5,746,036.00	712,320.00	5,033,716.00	706.66
233535 Mantenimiento de Ascensores	62,524,980.00	66,503,652.00	-3,978,672.00	-5.98
233540 Vigilancia	63,660,036.00	142,596,522.00	-78,936,486.00	-55.36
233545 Servicio de Aseo	27,350,925.00	47,092,433.00	-19,741,508.00	-41.92
233550 SERVICIOS PUBLICOS	6,335,060.00	6,335,060.00	0.00	0.00
233555 SEGUROS	60,399,633.00	89,507,799.00	-29,108,166.00	-32.52
23355501 Seguro Areas Comunes Chubb	60,399,633.00	89,507,799.00	-29,108,166.00	-32.52
233560 Servicio de Administracion	109,221,585.00	118,721,585.00	-9,500,000.00	-8.00
233566 Control Caja Menor	1,018,800.00	1,018,800.00	0.00	0.00
233595 PROVEEDORES	37,560,578.00	64,508,767.00	-26,948,189.00	-41.77
2365 RETENCION EN LA FUENTE	940,959.00	921,783.00	19,176.00	2.08
236525 SERVICIOS	879,902.00	680,265.00	199,637.00	29.35
23652501 SOBRE SERVICIOS GENERALES 6%	310,295.00	137,898.00	172,397.00	125.02
23652502 SERVICIOS GENERALES 2%	130,610.00	162,075.00	-31,465.00	-19.41
23652503 SERVICIOS GENERALES 4%	438,997.00	380,292.00	58,705.00	15.44
236540 COMPRAS	61,057.00	241,518.00	-180,461.00	-74.72
23654001 COMPRAS 3.5%	18,158.00	0.00	18,158.00	100.00

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23654002 COMPRAS 2.5%	42,899.00	241,518.00	-198,619.00	-82.24
<b>TOTAL CUENTAS POR PAGAR</b>	<b>376,286,314.00</b>	<b>546,887,652.00</b>	<b>-170,601,338.00</b>	<b>-31.19</b>
<b>PASIVOS ESTIMADOS Y PROVISIONES</b>				
26 PASIVOS ESTIMADOS Y PROVISIONES	64,802,977.00	64,802,977.00	0.00	0.00
2630 PARA MANTENIMIENTO Y REPARACIONES	64,802,977.00	64,802,977.00	0.00	0.00
263015 REPUESTOS ASCENSORES	55,792,977.00	55,792,977.00	0.00	0.00
263020 MANTENIMIENTO PUERTAS EMERGENCIA	6,330,000.00	6,330,000.00	0.00	0.00
263040 SISTEMA DETECCIÓN DE INCENDIOS	2,680,000.00	2,680,000.00	0.00	0.00
<b>TOTAL PASIVOS ESTIMADOS Y</b>	<b>64,802,977.00</b>	<b>64,802,977.00</b>	<b>0.00</b>	<b>0.00</b>
<b>DIFERIDOS</b>				
27 DIFERIDOS	30,342,183.00	27,521,342.00	2,820,841.00	10.25
2705 INGRESOS RECIBIDOS POR ANTICIPADO	30,342,183.00	27,521,342.00	2,820,841.00	10.25
270550 ANTICIPO DE ADMINISTRACION	26,210,182.00	23,177,242.00	3,032,940.00	13.09
270560 EXTRAORDINARIA PROYECTO RED	4,132,001.00	4,344,100.00	-212,099.00	-4.88
<b>TOTAL DIFERIDOS</b>	<b>30,342,183.00</b>	<b>27,521,342.00</b>	<b>2,820,841.00</b>	<b>10.25</b>
<b>OTROS PASIVOS</b>				
28 OTROS PASIVOS	308,846,848.00	154,676,270.00	154,170,578.00	99.67
2805 ANTICIPOS Y AVANCES RECIBIDOS	431,800.00	431,800.00	0.00	0.00
280595 OTROS	431,800.00	431,800.00	0.00	0.00
28059501 OTROS	431,800.00	431,800.00	0.00	0.00
2815 INGRESOS RECIBIDOS PARA TERCEROS	308,415,048.00	154,244,470.00	154,170,578.00	99.95
281506 EXTRAORDINARIA PROYECTO RED	308,480,000.00	154,240,000.00	154,240,000.00	100.00
281516 HONORARIOS ABOGADO 2	-64,952.00	4,470.00	-69,422.00	-1,553.06
<b>TOTAL OTROS PASIVOS</b>	<b>308,846,848.00</b>	<b>154,676,270.00</b>	<b>154,170,578.00</b>	<b>99.67</b>
<b>TOTAL PASIVO</b>	<b>780,278,322.00</b>	<b>793,888,241.00</b>	<b>-13,609,919.00</b>	<b>-1.71</b>
<b>PATRIMONIO</b>				
<b>RESERVAS</b>				
33 RESERVAS	111,602,901.26	110,179,651.66	1,423,249.60	1.29
3315 RESERVAS OCASIONALES	111,602,901.26	110,179,651.66	1,423,249.60	1.29
331595 FONDO DE RESERVA	111,602,901.26	110,179,651.66	1,423,249.60	1.29
33159501 FONDO DE RESERVA	104,161,781.26	102,738,531.66	1,423,249.60	1.39
33159502 RESERVA EMERGENCIA COVID-19	7,441,120.00	7,441,120.00	0.00	0.00
<b>TOTAL RESERVAS</b>	<b>111,602,901.26</b>	<b>110,179,651.66</b>	<b>1,423,249.60</b>	<b>1.29</b>
<b>RESULTADOS DEL EJERCICIO</b>				
36 RESULTADOS DEL EJERCICIO	-7,150,708.36	-39,040,920.17	31,890,211.81	-81.68
3605 UTILIDAD DEL EJERCICIO	-7,150,708.36	-39,040,920.17	31,890,211.81	-81.68
360505 UTILIDAD DEL EJERCICIO	-7,150,708.36	-39,040,920.17	31,890,211.81	-81.68
<b>TOTAL RESULTADOS DEL EJERCICIO</b>	<b>-7,150,708.36</b>	<b>-39,040,920.17</b>	<b>31,890,211.81</b>	<b>-81.68</b>
<b>RESULTADOS DE EJERCICIOS</b>				
37 RESULTADOS DE EJERCICIOS ANTERIORES	9,476,543.12	9,476,543.12	0.00	0.00
3705 UTILIDADES O EXCEDENTES ACUMULADOS	9,476,543.12	9,476,543.12	0.00	0.00
370505 UTILIDADES O EXCEDENTES	9,476,543.12	9,476,543.12	0.00	0.00
<b>TOTAL RESULTADOS DE EJERCICIOS</b>	<b>9,476,543.12</b>	<b>9,476,543.12</b>	<b>0.00</b>	<b>0.00</b>

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	<u>Jun/2025</u>	<u>May/2025</u>	<u>Variacion \$</u>	<u>Variacion %</u>
<b>TOTAL PATRIMONIO</b>	<b>113,928,736.02</b>	<b>80,615,274.61</b>	<b>33,313,461.41</b>	<b>41.32</b>
<b>TOTAL PASIVO Y PATRIMONIO</b>	<b>894,207,058.02</b>	<b>874,503,515.61</b>	<b>19,703,542.41</b>	<b>2.25</b>

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**ADMINISTRADOR****REVISOR FISCAL****CONTADOR**

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**CLAUDIA MARCELA BADILLO PULIDO****52.046.064**

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**MARISOLMORALES RIOS****TP 68716-T**

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**MANUEL FRANCISCO DUARTE****TP 159973-T**