

CIUDELA PARQUE CENTRAL DE OCCIDENTE ETAPA I

08/22/25

ESTADO DE SITUACION FINANCIERA * COMPARATIVO

23:00:17

Mes: Julio

Año: 2025

Página 1

	Jul/2025	Jun/2025	Variacion \$	Variacion %
ACTIVO				
EFFECTIVO Y EQUIVALENTES AL				
11 EFECTIVO Y EQUIVALENTES AL EFECTIVO	382,669,991.64	348,008,459.48	34,661,532.16	9.96
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	303,125,229.98	280,497,832.98	22,627,397.00	8.07
111005 MONEDA NACIONAL	303,125,229.98	280,497,832.98	22,627,397.00	8.07
11100504 BANCO CAJA SOCIAL 3708 F.C.	303,125,229.98	280,497,832.98	22,627,397.00	8.07
1120 FONDOS EN BANCOS - CUENTAS DE AHORRO	72,554,638.66	60,520,503.50	12,034,135.16	19.88
112005 BANCOS	72,554,638.66	60,520,503.50	12,034,135.16	19.88
11200502 BANCO CAJA SOCIAL 8372 ZS.	68,334,767.93	56,300,763.59	12,034,004.34	21.37
11200503 BANCO CAJA SOCIAL 7658 F.I.	4,219,870.73	4,219,739.91	130.82	0.00
TOTAL EFECTIVO Y EQUIVALENTES	382,669,991.64	348,008,459.48	34,661,532.16	9.96
INVERSIONES				
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
TOTAL INVERSIONES	148,036,020.71	148,036,020.71	0.00	0.00
DEUDORES				
13 DEUDORES	339,790,657.53	317,027,716.83	22,762,940.70	7.18
1305 CLIENTES	475,355,955.53	480,186,158.83	-4,830,203.30	-1.01
130505 NACIONALES	496,598,284.43	512,194,238.73	-15,595,954.30	-3.04
13050501 ADMINISTRACION	278,044,473.43	284,483,860.73	-6,439,387.30	-2.26
13050502 INTERESES DE MORA	89,533,488.00	115,911,141.00	-26,377,653.00	-22.76
13050503 PARQUEADERO COMUNAL	2,071,100.00	1,629,300.00	441,800.00	27.12
13050504 EXT RECEPCION AREAS COMUNES	287,150.00	506,550.00	-219,400.00	-43.31
13050505 EXTRAORDINARIA PROYECTO RED	100,897,440.00	87,686,303.00	13,211,137.00	15.07
13050507 RETROACTIVO	1,511,400.00	1,705,400.00	-194,000.00	-11.38
13050508 SANCIONES Y RECARGOS	5,368,890.00	481,550.00	4,887,340.00	1,014.92
13050511 HONORARIOS ABOGADO 2	15,440,859.00	15,440,859.00	0.00	0.00
13050512 INTERESES CUOTA EXTRAORDINARIA	693,366.00	1,244,257.00	-550,891.00	-44.27
13050513 EXTRAORDINARIA CUBIERTAS 2021	364,000.00	455,000.00	-91,000.00	-20.00
13050516 GASTOS DOCUMENTOS PROCESO	2,386,118.00	2,650,018.00	-263,900.00	-9.96
130520 CONSIGNACIONES POR IDENTIFICAR	-21,242,328.90	-32,008,079.90	10,765,751.00	-33.63
13052005 CONSIGNAC X IDENT CAJA SOC	-21,242,328.90	-32,008,079.90	10,765,751.00	-33.63
1330 ANTICIPOS Y AVANCES	7,371,326.00	7,371,326.00	0.00	0.00
133005 ANTICIPO A PROVEEDORES	653,958.00	653,958.00	0.00	0.00
133010 A CONTRATISTAS	6,717,368.00	6,717,368.00	0.00	0.00
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	-151,492,569.00	-179,085,713.00	27,593,144.00	-15.41
139901 DETERIORO CART ADMON	-41,003,384.00	-41,003,384.00	0.00	0.00
139902 DETERIORO CART INT. MORA	-76,406,415.00	-103,999,559.00	27,593,144.00	-26.53
139905 CLIENTES	-34,082,770.00	-34,082,770.00	0.00	0.00
TOTAL DEUDORES	339,790,657.53	317,027,716.83	22,762,940.70	7.18

ESTADO DE SITUACION FINANCIERA * COMPARATIVO

Mes: Julio

Año: 2025

	Jul/2025	Jun/2025	Variacion \$	Variacion %
PROPIEDAD PLANTA Y EQUIPO				
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
TOTAL PROPIEDAD PLANTA Y EQUIPO	15,941,052.00	15,941,052.00	0.00	0.00
DIFERIDOS				
17 DIFERIDOS	65,428,890.00	66,915,909.00	-1,487,019.00	-2.22
1705 GASTOS PAGADOS POR ANTICIPADO	65,428,890.00	66,915,909.00	-1,487,019.00	-2.22
170520 SEGUROS Y FIANZAS	65,428,890.00	66,915,909.00	-1,487,019.00	-2.22
17052001 Seguro Areas Comunes	65,428,890.00	66,915,909.00	-1,487,019.00	-2.22
TOTAL DIFERIDOS	65,428,890.00	66,915,909.00	-1,487,019.00	-2.22
TOTAL ACTIVO	951,866,611.88	895,929,158.02	55,937,453.86	6.24
PASIVO				
CUENTAS POR PAGAR				
23 CUENTAS POR PAGAR	744,665,151.00	376,286,314.00	368,378,837.00	97.90
2335 COSTOS Y GASTOS POR PAGAR	727,836,561.00	375,345,355.00	352,491,206.00	93.91
233525 HONORARIOS	4,543,718.00	1,527,722.00	3,015,996.00	197.42
233530 Servicios de Mantenimiento	4,726,346.00	5,746,036.00	-1,019,690.00	-17.75
233535 Mantenimiento de Ascensores	57,910,920.00	62,524,980.00	-4,614,060.00	-7.38
233540 Vigilancia	65,370,119.00	63,660,036.00	1,710,083.00	2.69
233545 Servicio de Aseo	46,550,926.00	27,350,925.00	19,200,001.00	70.20
233550 SERVICIOS PUBLICOS	7,977,270.00	6,335,060.00	1,642,210.00	25.92
233555 SEGUROS	60,399,633.00	60,399,633.00	0.00	0.00
23355501 Seguro Areas Comunes Chubb	60,399,633.00	60,399,633.00	0.00	0.00
233560 Servicio de Administracion	109,221,585.00	109,221,585.00	0.00	0.00
233566 Control Caja Menor	1,018,800.00	1,018,800.00	0.00	0.00
233595 PROVEEDORES	370,117,244.00	37,560,578.00	332,556,666.00	885.39
2365 RETENCION EN LA FUENTE	16,828,590.00	940,959.00	15,887,631.00	1,688.45
236525 SERVICIOS	16,521,598.00	879,902.00	15,641,696.00	1,777.66
23652501 SOBRE SERVICIOS GENERALES 6%	136,848.00	310,295.00	-173,447.00	-55.90
23652502 SERVICIOS GENERALES 2%	162,609.00	130,610.00	31,999.00	24.50
23652503 SERVICIOS GENERALES 4%	16,222,141.00	438,997.00	15,783,144.00	3,595.27
236540 COMPRAS	306,992.00	61,057.00	245,935.00	402.80
23654001 COMPRAS 3.5%	187,642.00	18,158.00	169,484.00	933.38

ESTADO DE SITUACION FINANCIERA * COMPARATIVO

Mes: Julio

Año: 2025

	Jul/2025	Jun/2025	Variacion \$	Variacion %
23654002 COMPRAS 2.5%	119,350.00	42,899.00	76,451.00	178.21
TOTAL CUENTAS POR PAGAR	744,665,151.00	376,286,314.00	368,378,837.00	97.90
PASIVOS ESTIMADOS Y PROVISIONES				
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
TOTAL PASIVOS ESTIMADOS Y	64,802,977.00	64,802,977.00	0.00	0.00
DIFERIDOS				
27 DIFERIDOS	20,054,642.00	31,953,883.00	-11,899,241.00	-37.24
2705 INGRESOS RECIBIDOS POR ANTICIPADO	20,054,642.00	31,953,883.00	-11,899,241.00	-37.24
270550 ANTICIPO DE ADMINISTRACION	19,094,542.00	27,821,882.00	-8,727,340.00	-31.37
270560 EXTRAORDINARIA PROYECTO RED	960,100.00	4,132,001.00	-3,171,901.00	-76.76
TOTAL DIFERIDOS	20,054,642.00	31,953,883.00	-11,899,241.00	-37.24
OTROS PASIVOS				
28 OTROS PASIVOS	-904,291.00	308,844,848.00	-309,749,139.00	-100.29
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	-1,336,091.00	308,413,048.00	-309,749,139.00	-100.43
281506 EXTRAORDINARIA PROYECTO RED	0.00	308,478,000.00	-308,478,000.00	-100.00
281516 HONORARIOS ABOGADO 2	-1,336,091.00	-64,952.00	-1,271,139.00	1,957.04
TOTAL OTROS PASIVOS	-904,291.00	308,844,848.00	-309,749,139.00	-100.29
TOTAL PASIVO	828,618,479.00	781,888,022.00	46,730,457.00	5.98
PATRIMONIO				
RESERVAS				
33 RESERVAS	113,026,155.08	111,602,901.26	1,423,253.82	1.28
3315 RESERVAS OCASIONALES	113,026,155.08	111,602,901.26	1,423,253.82	1.28
331595 FONDO DE RESERVA	113,026,155.08	111,602,901.26	1,423,253.82	1.28
33159501 FONDO DE RESERVA	105,585,035.08	104,161,781.26	1,423,253.82	1.37
33159502 RESERVA EMERGENCIA COVID-19	7,441,120.00	7,441,120.00	0.00	0.00
TOTAL RESERVAS	113,026,155.08	111,602,901.26	1,423,253.82	1.28
RESULTADOS DEL EJERCICIO				
36 RESULTADOS DEL EJERCICIO	745,434.68	-7,038,308.36	7,783,743.04	-110.59
3605 UTILIDAD DEL EJERCICIO	745,434.68	-7,038,308.36	7,783,743.04	-110.59
360505 UTILIDAD DEL EJERCICIO	745,434.68	-7,038,308.36	7,783,743.04	-110.59
TOTAL RESULTADOS DEL EJERCICIO	745,434.68	-7,038,308.36	7,783,743.04	-110.59
RESULTADOS DE EJERCICIOS				
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
TOTAL RESULTADOS DE EJERCICIOS	9,476,543.12	9,476,543.12	0.00	0.00

	<u>Jul/2025</u>	<u>Jun/2025</u>	<u>Variacion \$</u>	<u>Variacion %</u>
TOTAL PATRIMONIO	<u>123,248,132.88</u>	<u>114,041,136.02</u>	<u>9,206,996.86</u>	<u>8.07</u>
TOTAL PASIVO Y PATRIMONIO	<u>951,866,611.88</u>	<u>895,929,158.02</u>	<u>55,937,453.86</u>	<u>6.24</u>

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

CLAUDIA MARCELA BADILLO PULIDO

52.046.064

MARISOLMORALES RIOS

TP 68716-T

MANUEL FRANCISCO DUARTE

TP 159973-T