

# CIUDELA PARQUE CENTRAL DE OCCIDENTE ETAPA I

12/11/25

## ESTADO DE SITUACION FINANCIERA \* COMPARATIVO

22:59:02

Mes: Noviembre Año: 2025

Página 1

	Nov/2025	Oct/2025	Variacion \$	Variacion %
<b>ACTIVO</b>				
<b>EFFECTIVO Y EQUIVALENTES AL</b>				
11 EFECTIVO Y EQUIVALENTES AL EFECTIVO	65,073,762.76	85,192,693.49	-20,118,930.73	-23.62
1105 FONDOS EN CAJA	4,769,881.00	6,570,123.00	-1,800,242.00	-27.40
110505 CAJA GENERAL	3,769,881.00	5,570,123.00	-1,800,242.00	-32.32
110510 CAJA MENOR	1,000,000.00	1,000,000.00	0.00	0.00
1110 FONDOS EN BANCOS - CUENTAS	39,901,193.48	65,581,869.48	-25,680,676.00	-39.16
111005 MONEDA NACIONAL	39,901,193.48	65,581,869.48	-25,680,676.00	-39.16
11100504 BANCO CAJA SOCIAL 3708 F.C.	39,901,193.48	65,581,869.48	-25,680,676.00	-39.16
1120 FONDOS EN BANCOS - CUENTAS DE AHORRO	20,402,688.28	13,040,701.01	7,361,987.27	56.45
112005 BANCOS	20,402,688.28	13,040,701.01	7,361,987.27	56.45
11200502 BANCO CAJA SOCIAL 8372 ZS.	16,182,302.71	8,820,442.04	7,361,860.67	83.46
11200503 BANCO CAJA SOCIAL 7658 F.I.	4,220,385.57	4,220,258.97	126.60	0.00
<b>TOTAL EFECTIVO Y EQUIVALENTES</b>	<b>65,073,762.76</b>	<b>85,192,693.49</b>	<b>-20,118,930.73</b>	<b>-23.62</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	333,139,671.93	337,735,131.93	-4,595,460.00	-1.36
1305 CLIENTES	461,189,549.93	475,631,955.93	-14,442,406.00	-3.04
130505 NACIONALES	480,368,514.83	495,274,171.83	-14,905,657.00	-3.01
13050501 ADMINISTRACION	302,948,756.83	310,126,969.83	-7,178,213.00	-2.31
13050502 INTERESES DE MORA	101,496,908.00	101,104,304.00	392,604.00	0.39
13050503 PARQUEADERO COMUNAL	1,910,500.00	1,770,400.00	140,100.00	7.91
13050504 EXT RECEPCION AREAS COMUNES	287,150.00	287,150.00	0.00	0.00
13050505 EXTRAORDINARIA PROYECTO RED	46,410,028.00	53,325,148.00	-6,915,120.00	-12.97
13050507 RETROACTIVO	1,310,200.00	1,445,000.00	-134,800.00	-9.33
13050508 SANCIONES Y RECARGOS	4,086,250.00	5,354,950.00	-1,268,700.00	-23.69
13050511 HONORARIOS ABOGADO 2	18,502,156.00	18,448,984.00	53,172.00	0.29
13050512 INTERESES CUOTA EXTRAORDINARIA	714,666.00	709,366.00	5,300.00	0.75
13050513 EXTRAORDINARIA CUBIERTAS 2021	364,000.00	364,000.00	0.00	0.00
13050516 GASTOS DOCUMENTOS PROCESO	2,337,900.00	2,337,900.00	0.00	0.00
130520 CONSIGNACIONES POR IDENTIFICAR	-19,178,964.90	-19,642,215.90	463,251.00	-2.36
13052005 CONSIGNAC X IDENT CAJA SOC	-19,178,964.90	-19,642,215.90	463,251.00	-2.36
1330 ANTICIPOS Y AVANCES	10,634,496.00	5,039,800.00	5,594,696.00	111.01
133010 A CONTRATISTAS	10,634,496.00	5,039,800.00	5,594,696.00	111.01
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	-147,240,319.00	-151,492,569.00	4,252,250.00	-2.81
139901 DETERIORO CART ADMON	-41,003,384.00	-41,003,384.00	0.00	0.00
139902 DETERIORO CART INT. MORA	-72,154,165.00	-76,406,415.00	4,252,250.00	-5.57
139905 CLIENTES	-34,082,770.00	-34,082,770.00	0.00	0.00
<b>TOTAL DEUDORES</b>	<b>333,139,671.93</b>	<b>337,735,131.93</b>	<b>-4,595,460.00</b>	<b>-1.36</b>
<b>PROPIEDAD PLANTA Y EQUIPO</b>				

ESTADO DE SITUACION FINANCIERA \* COMPARATIVO

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15 PROPIEDAD PLANTA Y EQUIPO	13,640,076.00	14,407,068.00	-766,992.00	-5.32
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	-28,507,543.00	-27,740,551.00	-766,992.00	2.76
159210 DEPRECIACION ACUMULADA	-9,314,188.00	-9,071,826.00	-242,362.00	2.67
15921001 DEPRECIACIÓN ACUMULADA	-9,314,188.00	-9,071,826.00	-242,362.00	2.67
159215 EQUIPO DE OFICINA	-4,692,415.00	-4,692,415.00	0.00	0.00
159220 EQUIPO DE COMPUTACION Y	-14,500,940.00	-13,976,310.00	-524,630.00	3.75
15922001 EQUIPO DE COMPUTACION Y	-14,500,940.00	-13,976,310.00	-524,630.00	3.75
<b>TOTAL PROPIEDAD PLANTA Y EQUIPO</b>	<b>13,640,076.00</b>	<b>14,407,068.00</b>	<b>-766,992.00</b>	<b>-5.32</b>
<b>DIFERIDOS</b>				
17 DIFERIDOS	20,818,282.00	31,970,934.00	-11,152,652.00	-34.88
1705 GASTOS PAGADOS POR ANTICIPADO	20,818,282.00	31,970,934.00	-11,152,652.00	-34.88
170520 SEGUROS Y FIANZAS	20,818,282.00	31,970,934.00	-11,152,652.00	-34.88
17052001 Seguro Areas Comunes	20,818,282.00	31,970,934.00	-11,152,652.00	-34.88
<b>TOTAL DIFERIDOS</b>	<b>20,818,282.00</b>	<b>31,970,934.00</b>	<b>-11,152,652.00</b>	<b>-34.88</b>
<b>TOTAL ACTIVO</b>	<b>580,707,813.40</b>	<b>617,341,848.13</b>	<b>-36,634,034.73</b>	<b>-5.93</b>
<b>PASIVO</b>				
<b>CUENTAS POR PAGAR</b>				
23 CUENTAS POR PAGAR	281,289,492.00	337,091,719.00	-55,802,227.00	-16.55
2335 COSTOS Y GASTOS POR PAGAR	279,650,320.00	335,178,677.00	-55,528,357.00	-16.57
233525 HONORARIOS	2,393,172.00	1,518,000.00	875,172.00	57.65
233530 Servicios de Mantenimiento	10,728,176.00	0.00	10,728,176.00	100.00
233535 Mantenimiento de Ascensores	29,755,362.00	29,755,362.00	0.00	0.00
233540 Vigilancia	65,964,468.00	67,076,668.00	-1,112,200.00	-1.66
233545 Servicio de Aseo	19,700,001.00	19,200,001.00	500,000.00	2.60
233550 SERVICIOS PUBLICOS	0.00	2,747,680.00	-2,747,680.00	-100.00
233555 SEGUROS	1,894,966.00	31,199,149.00	-29,304,183.00	-93.93
23355501 Seguro Areas Comunes Chubb	1,894,966.00	31,199,149.00	-29,304,183.00	-93.93
233560 Servicio de Administracion	101,909,585.00	103,766,585.00	-1,857,000.00	-1.79
233566 Control Caja Menor	1,018,800.00	2,876,000.00	-1,857,200.00	-64.58
233595 PROVEEDORES	46,285,790.00	77,039,232.00	-30,753,442.00	-39.92
2365 RETENCION EN LA FUENTE	1,639,172.00	1,913,042.00	-273,870.00	-14.32
236515 HONORARIOS	660,000.00	0.00	660,000.00	100.00
23651502 HONORARIOS 11%	660,000.00	0.00	660,000.00	100.00
236525 SERVICIOS	806,639.00	1,739,976.00	-933,337.00	-53.64
23652501 SOBRE SERVICIOS GENERALES 6%	0.00	572,760.00	-572,760.00	-100.00
23652502 SERVICIOS GENERALES 2%	163,584.00	166,626.00	-3,042.00	-1.83
23652503 SERVICIOS GENERALES 4%	643,055.00	1,000,590.00	-357,535.00	-35.73
236530 ARRENDAMIENTOS	0.00	70,320.00	-70,320.00	-100.00

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236540 COMPRAS	172,533.00	102,746.00	69,787.00	67.92
23654001 COMPRAS 3.5%	95,550.00	80,371.00	15,179.00	18.89
23654002 COMPRAS 2.5%	76,983.00	22,375.00	54,608.00	244.06
<b>TOTAL CUENTAS POR PAGAR</b>	<b>281,289,492.00</b>	<b>337,091,719.00</b>	<b>-55,802,227.00</b>	<b>-16.55</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	24,104,914.00	21,866,538.00	2,238,376.00	10.24
2705 INGRESOS RECIBIDOS POR ANTICIPADO	24,104,914.00	21,866,538.00	2,238,376.00	10.24
270550 ANTICIPO DE ADMINISTRACION	23,904,914.00	21,077,638.00	2,827,276.00	13.41
270555 ANTICIPO PARQUEADEROS MOTOS	200,000.00	50,000.00	150,000.00	300.00
270560 EXTRAORDINARIA PROYECTO RED	0.00	663,900.00	-663,900.00	-100.00
270595 ANTICIPO DE PARQUEADERO	0.00	75,000.00	-75,000.00	-100.00
<b>TOTAL DIFERIDOS</b>	<b>24,104,914.00</b>	<b>21,866,538.00</b>	<b>2,238,376.00</b>	<b>10.24</b>
<b>OTROS PASIVOS</b>				
28 OTROS PASIVOS	652,270.00	436,270.00	216,000.00	49.51
2805 ANTICIPOS Y AVANCES RECIBIDOS	647,800.00	431,800.00	216,000.00	50.02
280595 OTROS	647,800.00	431,800.00	216,000.00	50.02
28059501 OTROS	647,800.00	431,800.00	216,000.00	50.02
2815 INGRESOS RECIBIDOS PARA TERCEROS	4,470.00	4,470.00	0.00	0.00
281516 HONORARIOS ABOGADO 2	4,470.00	4,470.00	0.00	0.00
<b>TOTAL OTROS PASIVOS</b>	<b>652,270.00</b>	<b>436,270.00</b>	<b>216,000.00</b>	<b>49.51</b>
<b>TOTAL PASIVO</b>	<b>370,849,653.00</b>	<b>424,197,504.00</b>	<b>-53,347,851.00</b>	<b>-12.58</b>
<b>PATRIMONIO</b>				
<b>RESERVAS</b>				
33 RESERVAS	122,854,171.92	121,055,012.32	1,799,159.60	1.49
3315 RESERVAS OCASIONALES	122,854,171.92	121,055,012.32	1,799,159.60	1.49
331595 FONDO DE RESERVA	122,854,171.92	121,055,012.32	1,799,159.60	1.49
33159501 FONDO DE RESERVA	115,413,051.92	113,613,892.32	1,799,159.60	1.58
33159502 RESERVA EMERGENCIA COVID-19	7,441,120.00	7,441,120.00	0.00	0.00
<b>TOTAL RESERVAS</b>	<b>122,854,171.92</b>	<b>121,055,012.32</b>	<b>1,799,159.60</b>	<b>1.49</b>
<b>RESULTADOS DEL EJERCICIO</b>				
36 RESULTADOS DEL EJERCICIO	77,527,445.36	62,612,788.69	14,914,656.67	23.82
3605 UTILIDAD DEL EJERCICIO	77,527,445.36	62,612,788.69	14,914,656.67	23.82
360505 UTILIDAD DEL EJERCICIO	77,527,445.36	62,612,788.69	14,914,656.67	23.82
<b>TOTAL RESULTADOS DEL EJERCICIO</b>	<b>77,527,445.36</b>	<b>62,612,788.69</b>	<b>14,914,656.67</b>	<b>23.82</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

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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>
<b>TOTAL PATRIMONIO</b>	<b>209,858,160.40</b>	<b>193,144,344.13</b>	<b>16,713,816.27</b>	<b>8.65</b>
<b>TOTAL PASIVO Y PATRIMONIO</b>	<b>580,707,813.40</b>	<b>617,341,848.13</b>	<b>-36,634,034.73</b>	<b>-5.93</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**  
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**MANUEL FRANCISCO DUARTE**  
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