

**CONJUNTO RESIDENCIAL PARQUE DE LOS CEREZOS**

02/12/14

**BALANCE GENERAL COMPARATIVO**

10:28:15

Mes: Diciembre Año: 2013

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	Dic/2013	Dic/2012	Variacion \$	Variacion %
<b>ACTIVO</b>				
<b>DISPONIBLE</b>				
1105 CAJA (NOTA 1)	300,000.00	300,000.00	0.00	0.00
1110 BANCOS (NOTA 2)	61,673,356.05	17,021,277.77	44,652,078.28	262.33
1120 CUENTAS DE AHORRO (NOTA 2)	100,000.00	100,000.00	0.00	0.00
TOTAL DISPONIBLE	62,073,356.05	17,421,277.77	44,652,078.28	256.31
<b>INVERSIONES</b>				
1225 CERTIFICADOS (NOTA 2)	10,000,000.00	0.00	10,000,000.00	100.00
TOTAL INVERSIONES	10,000,000.00	0.00	10,000,000.00	100.00
<b>DEUDORES</b>				
1305 CLIENTES (NOTA 3)	40,523,594.00	61,671,811.00	-21,148,217.00	-34.29
1330 ANTICIPOS Y AVANCES (NOTA 4)	199,140.00	0.00	199,140.00	100.00
1380 DEUDORES VARIOS (NOTA 5)	192,000.00	0.00	192,000.00	100.00
1399 PROVISIONES (NOTA 3)	-1,424,449.00	-11,278,050.00	9,853,601.00	-87.37
TOTAL DEUDORES	39,490,285.00	50,393,761.00	-10,903,476.00	-21.64
<b>DIFERIDOS</b>				
1705 ACTIVOS DIFERIDOS (NOTA 6)	10,177,070.00	9,860,634.00	316,436.00	3.21
TOTAL DIFERIDOS	10,177,070.00	9,860,634.00	316,436.00	3.21
TOTAL ACTIVO	121,740,711.05	77,675,672.77	44,065,038.28	56.73
<b>PASIVO</b>				
<b>CUENTAS POR PAGAR (NOTA 7)</b>				
2335 COSTOS POR PAGAR	30,426,825.00	25,107,376.00	5,319,449.00	21.19
2365 RETENCION EN LA FUENTE	633,000.00	283,000.00	350,000.00	123.67
TOTAL CUENTAS POR PAGAR (NOTA 7)	31,059,825.00	25,390,376.00	5,669,449.00	22.33
<b>PASIVOS ESTIMADOS Y PROVISIONES</b>				
2605 FONDO DE IMPREVISTOS (NOTA 8)	7,234,000.00	2,074,000.00	5,160,000.00	248.79
TOTAL PASIVOS ESTIMADOS Y	7,234,000.00	2,074,000.00	5,160,000.00	248.79
<b>DIFERIDOS</b>				
2705 PASIVOS DIFERIDOS (NOTA 9)	14,976,897.00	7,530,735.00	7,446,162.00	98.88
TOTAL DIFERIDOS	14,976,897.00	7,530,735.00	7,446,162.00	98.88
TOTAL PASIVO	53,270,722.00	34,995,111.00	18,275,611.00	52.22
<b>PATRIMONIO</b>				
<b>RESULTADOS DEL EJERCICIO</b>				
3605 UTILIDAD DEL EJERCICIO (NOTA 10)	25,789,427.28	42,680,561.77	-16,891,134.49	-39.58
TOTAL RESULTADOS DEL EJERCICIO	25,789,427.28	42,680,561.77	-16,891,134.49	-39.58

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<b>RESULTADOS DE EJERCICIOS</b>				
3705 UTILIDADES O EXCEDENTES ACUMULADOS	42,680,561.77	0.00	42,680,561.77	100.00
TOTAL RESULTADOS DE EJERCICIOS	42,680,561.77	0.00	42,680,561.77	100.00
TOTAL PATRIMONIO	68,469,989.05	42,680,561.77	25,789,427.28	60.42
TOTAL PASIVO Y PATRIMONIO	121,740,711.05	77,675,672.77	44,065,038.28	56.73

**CUENTAS DE ORDEN DEUDORAS****DEUDORAS DE CONTROL**

8315 CONTROL ACTIVOS FIJOS	560,243,309.72	0.00	560,243,309.72	100.00
TOTAL DEUDORAS DE CONTROL	560,243,309.72	0.00	560,243,309.72	100.00

**CUENTAS DE ORDEN DEUDORAS**

8615 CONTROL ACTIVOS FIJOS	-560,243,309.72	0.00	-560,243,309.72	100.00
TOTAL CUENTAS DE ORDEN	-560,243,309.72	0.00	-560,243,309.72	100.00
TOTAL CUENTAS DE ORDEN	0.00	0.00	0.00	0.00

Administradora

Revisor Fiscal

Contador

OLGA GONZALEZ TIQUE  
C. C. 51.729.562

DONALDO GARCIA DELGADO  
T. P. 40374 - T

JAVIER SANCHEZ NEIRA  
T. P. 46732 - T

**CONJUNTO RESIDENCIAL PARQUE DE LOS CEREZOS**

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**ESTADO DE RESULTADOS COMPARATIVO ACUMULADO**

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<b>INGRESOS</b>				
<b>OPERACIONALES</b>				
4170 OTRAS ACTIV. SERVICIOS COMUNITARIOS,	505,943,350.00	259,206,168.00	246,737,182.00	95.19
417010 ACTIVIDADES DE ASOCIACION	505,943,350.00	259,206,168.00	246,737,182.00	95.19
41701001 CUOTAS DE ADMINISTRACION	511,923,000.00	224,388,781.00	287,534,219.00	128.14
41701002 INTERESES POR MORA	3,852,350.00	0.00	3,852,350.00	100.00
41701004 CONSTRUCTORA	0.00	35,014,954.00	-35,014,954.00	-100.00
41701010 DESCUENTOS PRONTO PAGO	-9,832,000.00	-197,567.00	-9,634,433.00	4,876.54
TOTAL OPERACIONALES	505,943,350.00	259,206,168.00	246,737,182.00	95.19
<b>NO OPERACIONALES</b>				
4295 DIVERSOS	4,683,678.00	0.00	4,683,678.00	100.00
429505 CARNET DE PARQUEO	4,048,995.00	0.00	4,048,995.00	100.00
429510 DERECHO USO SALON SOCIAL	380,000.00	0.00	380,000.00	100.00
429520 APROVECHAMIENTOS	4,683.00	0.00	4,683.00	100.00
429530 DONACIONES	250,000.00	0.00	250,000.00	100.00
TOTAL NO OPERACIONALES	4,683,678.00	0.00	4,683,678.00	100.00
TOTAL INGRESOS	510,627,028.00	259,206,168.00	251,420,860.00	97.00
<b>EGRESOS</b>				
<b>OPERACIONALES DE</b>				
5110 HONORARIOS	55,668,100.00	15,740,000.00	39,928,100.00	253.67
511020 ASESORIAS JURIDICAS	16,633,100.00	0.00	16,633,100.00	100.00
511025 REVISORIA FISCAL	4,500,000.00	0.00	4,500,000.00	100.00
511030 CONTABILIDAD	5,850,000.00	0.00	5,850,000.00	100.00
511035 ADMINISTRACION	28,685,000.00	15,740,000.00	12,945,000.00	82.24
5130 SEGUROS	19,419,082.00	7,043,294.00	12,375,788.00	175.71
513065 POLIZA AREAS COMUNES	19,419,082.00	7,043,294.00	12,375,788.00	175.71
5135 SERVICIOS	251,240,411.00	158,155,453.00	93,084,958.00	58.86
513504 VIGILANCIA	165,567,481.00	0.00	165,567,481.00	100.00
513505 ASEO	56,001,488.00	133,760,453.00	-77,758,965.00	-58.13
513525 ACUEDUCTO Y ALCANTARILLADO	1,846,260.00	12,700,000.00	-10,853,740.00	-85.46
513530 ENERGIA ELECTRICA	26,576,260.00	11,600,000.00	14,976,260.00	129.11
513535 TELEFONO	1,248,922.00	95,000.00	1,153,922.00	1,214.65
5140 GASTOS LEGALES	489,190.00	0.00	489,190.00	100.00
514005 NOTARIALES	489,190.00	0.00	489,190.00	100.00
5145 MANTENIMIENTO Y REPARACIONES	101,992,398.00	8,790,800.00	93,201,598.00	1,060.22
514505 PRADOS Y JARDINES	286,365.00	0.00	286,365.00	100.00
514510 ZONAS COMUNES	4,261,200.00	0.00	4,261,200.00	100.00
514515 MATOBOMBAS	310,000.00	0.00	310,000.00	100.00
514520 MUEBLES Y EQUIPO DE OFICINA	9,540,259.00	100,000.00	9,440,259.00	9,440.26
514525 EQUIPO DE COMPUTO	2,868,299.00	0.00	2,868,299.00	100.00
514530 ASCENSORES	33,466,000.00	8,560,800.00	24,905,200.00	290.92
514535 PRADOS Y JARDINES	0.00	130,000.00	-130,000.00	-100.00
514540 EXTINTORES	365,400.00	0.00	365,400.00	100.00
514545 INSTALACIONES DE SEGURIDAD	10,476,000.00	0.00	10,476,000.00	100.00
514550 HERRAMIENTAS	1,006,500.00	0.00	1,006,500.00	100.00
514555 CERRAJERIA	30,935,000.00	0.00	30,935,000.00	100.00

## ESTADO DE RESULTADOS COMPARATIVO ACUMULADO

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514560 ELECTRICOS	7,429,199.00	0.00	7,429,199.00	100.00
514565 TANQUES DE AGUA POTABLE	1,048,176.00	0.00	1,048,176.00	100.00
5150 ADECUACION E INSTALACION	436,100.00	2,751,500.00	-2,315,400.00	-84.15
515005 INSTALACIONES ELECTRICAS	436,100.00	1,095,100.00	-659,000.00	-60.18
515015 REPARACIONES LOCATIVAS	0.00	1,656,400.00	-1,656,400.00	-100.00
5195 DIVERSOS	25,375,066.00	8,211,742.00	17,163,324.00	209.01
519505 ELEMENTOS DE ASEO	7,405,497.00	1,498,720.00	5,906,777.00	394.12
519510 CAFETERIA	1,708,168.00	150,000.00	1,558,168.00	1,038.78
519525 EVENTOS ESPECIALES	11,873,551.00	1,889,954.00	9,983,597.00	528.25
519526 FOTOCOPIAS	473,590.00	2,014,980.00	-1,541,390.00	-76.50
519530 UTILES Y PAPELERIA	2,573,660.00	1,166,100.00	1,407,560.00	120.71
519535 CARTELERAS	0.00	250,000.00	-250,000.00	-100.00
519540 MUEBLES DE OFICINA	0.00	1,157,988.00	-1,157,988.00	-100.00
519545 TAXIS Y BUSES	1,340,600.00	0.00	1,340,600.00	100.00
519595 OTROS	0.00	84,000.00	-84,000.00	-100.00
5199 PROVISIONES	10,159,992.00	13,352,050.00	-3,192,058.00	-23.91
519910 PROVISION CARTERA	4,999,992.00	11,278,050.00	-6,278,058.00	-55.67
519920 FONDO DE IMPREVISTOS	5,160,000.00	2,074,000.00	3,086,000.00	148.79
TOTAL OPERACIONALES DE	464,780,339.00	214,044,839.00	250,735,500.00	117.14
<b>NO OPERACIONALES</b>				
5305 FINANCIEROS	6,448,002.00	2,480,767.23	3,967,234.77	159.92
530505 GASTOS BANCARIOS	6,448,002.00	2,480,767.23	3,967,234.77	159.92
5315 GASTOS EXTRAORDINARIOS	13,609,259.72	0.00	13,609,259.72	100.00
531510 INVERSION CONSOLA SONIDO	1,465,128.72	0.00	1,465,128.72	100.00
531511 INVERSION SOFTWARE CONTABLE	1,823,520.00	0.00	1,823,520.00	100.00
531512 INVERSION CARTELERAS	1,540,000.00	0.00	1,540,000.00	100.00
531514 INVERSION SEÑALIZACION EMERGENCIA	588,996.00	0.00	588,996.00	100.00
531515 INVERSION PAGINA WEB - DOMINIO	633,708.00	0.00	633,708.00	100.00
531516 INVERSION TAPETE ATRAPA MUGRE	294,560.00	0.00	294,560.00	100.00
531518 INVERSION MUEBLES Y ENSERES	1,524,707.00	0.00	1,524,707.00	100.00
531525 GASTOS DE EJERCICIOS ANTERIORES	2,627,100.00	0.00	2,627,100.00	100.00
531595 OTROS	3,111,540.00	0.00	3,111,540.00	100.00
TOTAL NO OPERACIONALES	20,057,261.72	2,480,767.23	17,576,494.49	708.51
TOTAL EGRESOS	484,837,600.72	216,525,606.23	268,311,994.49	123.92
EXCEDENTE O PERDIDA DEL EJERCICIO	25,789,427.28	42,680,561.77	-16,891,134.49	-39.58

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