



# Condominio Horizontal Vertical Comercial Plaza Murano

## Pérdidas y ganancias

enero - diciembre 2023

	ENE. 2023	FEB. 2023	MAR. 2023	ABR. 2023	MAY. 2023	JUN. 2023	JUL. 2023	AGO. 2023	SEP. 2023	OCT. 2023	NOV. 2023	DIC. 2023	TOTAL
<b>Ingresos</b>													
Ingresos de Operación													\$0.00
Cuotas Ordinarias de Mantenimiento el Mes	38,695.64	38,695.64	38,695.64	38,695.64	40,842.54	40,842.54	40,842.54	40,842.54	40,842.54	41,676.44	41,675.87	41,675.87	\$484,023.44
Otros Ingresos	2,789.67	3,655.77	3,959.91	2,609.67	21,655.60	3,114.51	3,003.51	2,652.97	1,904.86	3,956.85	2,858.47	2,879.58	\$55,041.37
Cuota Mantenimiento Mes - Azotea	1,461.50	1,461.50	1,461.50	1,461.50	1,498.58	1,470.77	1,470.77	1,470.77	1,470.77	1,470.77	1,470.77	1,470.77	\$17,639.97
Consumo Agua	400.36	429.18	463.54	400.58	533.36	535.06	459.13	531.51	-0.05	1,203.37	525.42	441.99	\$5,923.45
Tarjetas de Acceso	660.00	620.00	710.00	200.00	485.00	565.00	260.00	578.62	349.45	385.00	305.00	295.00	\$5,413.07
Multas Operativas	300.00	1,650.00	350.00		600.00	250.00	0.00	200.00			200.00	200.00	\$3,750.00
Fibra Óptica	54.64	54.64	54.64	59.56	56.28	56.28	56.28	56.28	56.28	56.28	56.28	56.28	\$673.72
Consumo Eléctrico	67.60	72.56	71.28	74.12	77.33	74.16	77.83	73.64	78.68	-224.68	2.35		\$444.87
Intereses por Mora		47.37											\$47.37
<b>Total Ingresos de Operación</b>	<b>44,429.41</b>	<b>46,686.66</b>	<b>45,766.51</b>	<b>43,501.07</b>	<b>65,748.69</b>	<b>46,908.32</b>	<b>46,170.06</b>	<b>46,406.33</b>	<b>44,702.53</b>	<b>48,524.03</b>	<b>47,094.16</b>	<b>47,019.49</b>	<b>\$572,957.26</b>
<b>Ingresos totales</b>	<b>\$44,429.41</b>	<b>\$46,686.66</b>	<b>\$45,766.51</b>	<b>\$43,501.07</b>	<b>\$65,748.69</b>	<b>\$46,908.32</b>	<b>\$46,170.06</b>	<b>\$46,406.33</b>	<b>\$44,702.53</b>	<b>\$48,524.03</b>	<b>\$47,094.16</b>	<b>\$47,019.49</b>	<b>\$572,957.26</b>
<b>BENEFICIO BRUTO</b>	<b>\$44,429.41</b>	<b>\$46,686.66</b>	<b>\$45,766.51</b>	<b>\$43,501.07</b>	<b>\$65,748.69</b>	<b>\$46,908.32</b>	<b>\$46,170.06</b>	<b>\$46,406.33</b>	<b>\$44,702.53</b>	<b>\$48,524.03</b>	<b>\$47,094.16</b>	<b>\$47,019.49</b>	<b>\$572,957.26</b>
Otros ingresos (pérdida)													
Ingresos por intereses sobre inversiones	814.29	735.48	919.40	889.74	851.39	889.74	919.40	877.73	906.88	919.40	889.74	919.40	\$10,532.59
Otros Ingresos	17.98	1,388.43	23.60	16.08	15.99	2.18					2.80		\$1,467.06
<b>Otros ingresos totales (pérdida)</b>	<b>\$832.27</b>	<b>\$2,123.91</b>	<b>\$943.00</b>	<b>\$905.82</b>	<b>\$867.38</b>	<b>\$891.92</b>	<b>\$919.40</b>	<b>\$877.73</b>	<b>\$906.88</b>	<b>\$919.40</b>	<b>\$892.54</b>	<b>\$919.40</b>	<b>\$11,999.65</b>
<b>Gastos</b>													
Vigilancia y Seguridad													\$0.00
Servicios Contratados ( 2 puestos 24 horas) 2 servicio al cliente	14,946.88	15,187.15	15,565.86	16,123.02	16,088.20	16,218.78	16,070.80	15,983.74	16,070.80	18,703.12	16,488.66	16,410.32	\$193,857.33
<b>Total Vigilancia y Seguridad</b>	<b>14,946.88</b>	<b>15,187.15</b>	<b>15,565.86</b>	<b>16,123.02</b>	<b>16,088.20</b>	<b>16,218.78</b>	<b>16,070.80</b>	<b>15,983.74</b>	<b>16,070.80</b>	<b>18,703.12</b>	<b>16,488.66</b>	<b>16,410.32</b>	<b>\$193,857.33</b>
Mantenimiento y Reparación de Equipo													\$0.00
Ascensores y Puerta Automática	3,071.25	1,613.84		1,391.44	2,119.88	3,321.12	3,052.00	1,660.56	2,769.91	1,660.56	2,975.88	1,660.56	\$25,297.00
Plantas Electricas	1,907.44				1,907.44			13,256.96	1,907.44			1,907.44	\$20,886.72
Mantenimiento Transferencias Eléctricas		2,554.69				2,554.69		1,500.00		2,554.69		2,950.19	\$12,114.26
Plantas de Tratamiento Aguas Negras	497.20	497.20	497.20	497.20	1,494.88	1,514.20	497.20	497.20	504.77	807.95	497.20	2,825.00	\$10,627.20
Aires Acondicionados		2,038.54			2,520.76			2,520.76			2,520.76		\$9,600.82
Sistema de Bombas Agua Potable	1,864.50	322.05	322.05	1,248.65	305.10	305.10	305.10	418.10	305.10	305.10	305.10	570.65	\$6,576.60
Sistemas Agujas Trompos y Control de Acceso	231.68		788.97	1,340.32		694.75	961.63		244.92	1,340.32		17.66	\$5,620.25
Equipo de Cómputo	402.40	24.00	1,831.15	24.00	889.88	407.50	492.25	526.15	438.58	13.60	363.00	138.40	\$5,550.91
Sistema de Video CCTV		226.00	697.93	137.72	250.58		723.20	496.36	44.60	116.51	256.50	723.20	\$3,672.60
Combustible	191.37	434.73	106.62	286.45	160.28	124.92	198.08	111.60	304.09	315.43	302.17	585.25	\$3,120.99
Mantenimiento Bomba Incendio				1,367.30							339.00		\$1,706.30
Sistema de Alarma de Incendio (Trimestral)									638.45			622.63	\$1,261.08
Mobiliario y Equipo de Oficina		52.36	459.41			660.32			9.75				\$1,181.84
Carga de Extintores								511.00					\$511.00
Fuentes de Aguas		29.90	43.27	93.42			31.52	22.32	6.85		22.73	26.01	\$276.02



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enero - diciembre 2023

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Cuotas y suscripciones											190.69	35.60	\$226.29
<b>Total Mantenimiento y Reparación de Equipo</b>	<b>8,165.84</b>	<b>7,793.31</b>	<b>4,746.60</b>	<b>6,386.50</b>	<b>9,648.80</b>	<b>9,582.60</b>	<b>6,260.98</b>	<b>21,521.01</b>	<b>7,174.46</b>	<b>7,114.16</b>	<b>7,773.03</b>	<b>12,062.59</b>	<b>\$108,229.88</b>
Aseo y Limpieza													\$0.00
Servicios Contratados	3,331.79	2,818.68	3,453.28	3,842.71	3,778.88	4,004.88	3,681.56	3,592.87	4,015.17	3,524.37	3,061.13	3,818.15	\$42,923.47
Limpieza Areas Comunes	669.76	1,190.70	939.40	1,116.04	1,259.34	1,059.07	738.18	357.49	654.39	37.48	1,264.14	841.28	\$10,127.27
Papel Higiénico para Baños	408.04	324.87	422.58	532.25	552.29	243.56	477.36	291.80	339.33	1,549.69	298.42	544.50	\$5,984.69
Uniformes de Personal	653.15	-56.16	-34.66	-21.50	-8.67	125.75	29.81	-17.33	-26.87	-21.32	0.00	631.75	\$1,253.95
Jabón Líquido para Baños	44.75						166.60		273.95		157.32	55.38	\$698.00
Herramientas												2.63	\$2.63
<b>Total Aseo y Limpieza</b>	<b>5,107.49</b>	<b>4,278.09</b>	<b>4,780.60</b>	<b>5,469.50</b>	<b>5,581.84</b>	<b>5,433.26</b>	<b>5,093.51</b>	<b>4,224.83</b>	<b>5,255.97</b>	<b>5,090.22</b>	<b>4,781.01</b>	<b>5,893.69</b>	<b>\$60,990.01</b>
Seguros													\$0.00
Incendio y Terremoto	2,448.33	2,444.87	2,448.67	2,448.67	2,448.67	2,448.33	2,448.33	2,448.33	2,448.33	2,448.33	2,448.33	2,550.57	\$29,479.76
Responsabilidad Civil	371.73	371.73	371.73	371.73	371.73	371.73	486.96	486.96	486.96	486.96	486.96	486.96	\$5,152.14
Riesgos de Trabajo	78.97	78.97	78.97	78.97	78.97	78.97	97.47	97.47	97.47	97.47	97.47	97.47	\$1,058.64
Brigadas de Emergencia y Accesorios							1,015.65						\$1,015.65
<b>Total Seguros</b>	<b>2,899.03</b>	<b>2,895.57</b>	<b>2,899.37</b>	<b>2,899.37</b>	<b>2,899.37</b>	<b>2,899.03</b>	<b>4,048.41</b>	<b>3,032.76</b>	<b>3,032.76</b>	<b>3,032.76</b>	<b>3,032.76</b>	<b>3,135.00</b>	<b>\$36,706.19</b>
Servicio Eléctrico													\$0.00
CNFL Localización 8013050286 (Areas Comunes)	1,467.55	1,129.08	1,540.62	1,237.80	1,879.64	2,079.32	1,977.16	2,024.86	2,085.98	2,049.61	2,134.24	2,059.62	\$21,665.48
Gasto intereses por Leasing Sistema Paneles Fotovoltaicos	1,240.92	1,235.00	1,228.00	1,223.00	1,788.45								\$6,715.37
CNFL Localización 8013050112 (Centro Comercial)	261.70	256.26	247.74	267.86	322.87	310.58	287.58	363.25	310.86	313.84	326.60	287.25	\$3,556.39
CNFL Localización 8013050284 (Bomba de Incendio)	76.33	66.19	66.19	73.52	74.04	73.88	65.11	87.47	77.22	82.18	72.01	61.71	\$875.85
Sistema Fotovoltaico (YUXTA)												757.10	\$757.10
<b>Total Servicio Eléctrico</b>	<b>3,046.50</b>	<b>2,686.53</b>	<b>3,082.55</b>	<b>2,802.18</b>	<b>4,065.00</b>	<b>2,463.78</b>	<b>2,329.85</b>	<b>2,475.58</b>	<b>2,474.06</b>	<b>2,445.63</b>	<b>3,289.95</b>	<b>2,408.58</b>	<b>\$33,570.19</b>
Cuota de Administración (Gerente Administrativo)													\$0.00
Cuota Administración (Gerente Administrativo)	2,414.99	2,544.39	2,573.95	2,508.03	2,508.04	2,525.78	2,511.59	2,495.38	2,722.14	2,707.24	2,707.24	2,708.97	\$30,927.74
<b>Total Cuota de Administración (Gerente Administrativo)</b>	<b>2,414.99</b>	<b>2,544.39</b>	<b>2,573.95</b>	<b>2,508.03</b>	<b>2,508.04</b>	<b>2,525.78</b>	<b>2,511.59</b>	<b>2,495.38</b>	<b>2,722.14</b>	<b>2,707.24</b>	<b>2,707.24</b>	<b>2,708.97</b>	<b>\$30,927.74</b>
Honorarios Profesionales													\$0.00
Técnico Electromecánico	1,635.23	1,635.23	1,638.08	1,635.23	1,635.23	1,635.23	1,635.23	1,624.68	1,781.27	1,762.62	1,762.62	1,763.74	\$20,144.39
Servicios Contables	696.18	628.85	487.60	487.60	527.15	668.40	527.15	527.15	527.15	527.15	527.15	491.55	\$6,623.08
Gestiones Legales, Juntas y Asambleas			403.04	168.14								1,723.82	\$2,295.00
<b>Total Honorarios Profesionales</b>	<b>2,331.41</b>	<b>2,264.08</b>	<b>2,528.72</b>	<b>2,290.97</b>	<b>2,162.38</b>	<b>2,303.63</b>	<b>2,162.38</b>	<b>2,151.83</b>	<b>2,308.42</b>	<b>2,289.77</b>	<b>2,289.77</b>	<b>3,979.11</b>	<b>\$29,062.47</b>
Area de Recepcionista													\$0.00
Servicios Contratados (recepción, 2p)	2,241.50	2,297.33	2,189.46	2,022.83	2,185.66	2,144.81	2,103.92	2,097.84	2,330.70	2,355.93	2,355.93	2,357.43	\$26,683.34
Decoración									721.19	1,089.90	181.44	448.73	\$2,441.26
Uniforme Personal	0.00	-86.65	-39.57	-17.33	-17.33	-38.83	0.00	0.00	0.00	0.00	0.00	0.00	\$ -199.71
<b>Total Area de Recepcionista</b>	<b>2,241.50</b>	<b>2,210.68</b>	<b>2,149.89</b>	<b>2,005.50</b>	<b>2,168.33</b>	<b>2,105.98</b>	<b>2,103.92</b>	<b>2,097.84</b>	<b>3,051.89</b>	<b>3,445.83</b>	<b>2,537.37</b>	<b>2,806.16</b>	<b>\$28,924.89</b>
Servicio Agua													\$0.00
NIS 539-6311	817.41	1,039.07	1,170.13	1,204.51	1,319.11	1,168.81	1,322.11	1,201.84	1,155.58	1,155.86	1,345.50	1,107.79	\$14,007.72



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Agua Embotellada			32.74			33.50			33.28				\$99.52
<b>Total Servicio Agua</b>	<b>817.41</b>	<b>1,039.07</b>	<b>1,202.87</b>	<b>1,204.51</b>	<b>1,319.11</b>	<b>1,202.31</b>	<b>1,322.11</b>	<b>1,201.84</b>	<b>1,188.86</b>	<b>1,155.86</b>	<b>1,345.50</b>	<b>1,107.79</b>	<b>\$14,107.24</b>
Mantenimiento y Reparación de Edificio													\$0.00
Reparación Filtraciones Muros y Cambio de Cristales	1,874.24					1,836.25							\$3,710.49
Mantenimiento y Confección de Rótulos						387.43	505.38			1,207.41	1,207.41		\$3,307.63
Servicios Contratados							759.90	759.90				146.33	\$1,666.13
Fumigación de Instalaciones					332.22						332.22		\$664.44
Retoques de Pintura Externas Internas						198.95	192.20	101.40	7.23		14.62	27.45	\$541.85
Herramientas y Otros	116.78		8.82	25.19		139.37	146.59	0.00			24.86		\$461.61
Reparación de Pisos					109.21								\$109.21
Fontanería		8.05						18.44			25.77		\$52.26
Arreglos Parqueos Exteriores							41.85						\$41.85
Albañilería y Carpintería												12.14	\$12.14
<b>Total Mantenimiento y Reparación de Edificio</b>	<b>1,991.02</b>	<b>8.05</b>	<b>8.82</b>	<b>25.19</b>	<b>441.43</b>	<b>2,562.00</b>	<b>1,645.92</b>	<b>879.74</b>	<b>7.23</b>		<b>1,604.88</b>	<b>1,393.33</b>	<b>\$10,567.61</b>
Papelería y Útiles													\$0.00
Servicios Manejo Web y Redes Sociales	757.10	757.10	757.10	757.10	621.50	621.50	757.10	485.90	621.50	621.50	621.50	621.50	\$8,000.40
Papelería y Útiles	252.25	22.13	31.96	162.23	52.79	5.08	79.06		16.17		76.76	93.95	\$792.38
<b>Total Papelería y Útiles</b>	<b>1,009.35</b>	<b>779.23</b>	<b>789.06</b>	<b>919.33</b>	<b>674.29</b>	<b>626.58</b>	<b>836.16</b>	<b>485.90</b>	<b>637.67</b>	<b>621.50</b>	<b>698.26</b>	<b>715.45</b>	<b>\$8,792.78</b>
Servicios Subcontratados													\$0.00
Tarjetas de Acceso	607.00	1,366.55				607.65	905.13					1,334.49	\$4,820.82
Habilitación Fibra Óptica			452.00	226.00			226.00						\$904.00
Remodelación							282.50						\$282.50
<b>Total Servicios Subcontratados</b>	<b>607.00</b>	<b>1,366.55</b>	<b>452.00</b>	<b>226.00</b>		<b>607.65</b>	<b>1,413.63</b>					<b>1,334.49</b>	<b>\$6,007.32</b>
Iluminación													\$0.00
Iluminación Interna y Externa					161.02		265.21						\$426.23
<b>Total Iluminación</b>					<b>161.02</b>		<b>265.21</b>						<b>\$426.23</b>
Servicio Telefónico - Cable - Internet													\$0.00
Teléfono 2582 0858	26.18	20.98	17.30	14.20	16.05	20.95	20.08	17.74	19.44	18.68	20.43	17.31	\$229.34
Teléfono 2582 0845	8.00	7.44	7.66	8.18	7.76	14.06	7.64	8.15	7.67	8.45	9.14	7.62	\$101.77
<b>Total Servicio Telefónico - Cable - Internet</b>	<b>34.18</b>	<b>28.42</b>	<b>24.96</b>	<b>22.38</b>	<b>23.81</b>	<b>35.01</b>	<b>27.72</b>	<b>25.89</b>	<b>27.11</b>	<b>27.13</b>	<b>29.57</b>	<b>24.93</b>	<b>\$331.11</b>
Mantenimiento de Jardín													\$0.00
Abonos Insecticidas y Fungicidas							14.26						\$14.26
Mantenimiento Máquinas de Cortar									6.97				\$6.97
Mantenimiento Jardín							5.94						\$5.94
Zacate - Combustible											5.66		\$5.66
<b>Total Mantenimiento de Jardín</b>							<b>20.20</b>		<b>6.97</b>		<b>5.66</b>		<b>\$32.83</b>
<b>Gastos totales</b>	<b>\$45,612.60</b>	<b>\$43,081.12</b>	<b>\$40,805.25</b>	<b>\$42,882.48</b>	<b>\$47,741.62</b>	<b>\$48,566.39</b>	<b>\$46,112.39</b>	<b>\$56,576.34</b>	<b>\$43,958.34</b>	<b>\$46,633.22</b>	<b>\$46,583.66</b>	<b>\$53,980.41</b>	<b>\$562,533.82</b>



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Otros gastos													
Otros gastos										18,000.00			\$18,000.00
1. Corto Plazo													\$0.00
Sellado Ventanería Fachada Edificio					3,790.51				15,162.01		18,952.53		\$37,905.05
<b>Total 1. Corto Plazo</b>					<b>3,790.51</b>				<b>15,162.01</b>		<b>18,952.53</b>		<b>\$37,905.05</b>
2. Mediano Plazo													\$0.00
Mantenimiento Alucom o Aluminio Compuesto		366.60											\$366.60
<b>Total 2. Mediano Plazo</b>		<b>366.60</b>											<b>\$366.60</b>
<b>Total Otros gastos</b>		<b>366.60</b>			<b>3,790.51</b>				<b>15,162.01</b>	<b>18,000.00</b>	<b>18,952.53</b>		<b>\$56,271.65</b>
Diferencial Cambiario	1,631.92	493.75	1,590.21	440.20	1,850.48	709.43	323.04	1,790.59	441.40	1,163.26	515.76	1,348.26	\$12,298.30
Depreciaciones													\$0.00
Depreciación Sistema Paneles Fotovoltaico	478.04	478.04	478.04	478.04	478.04	478.04	478.04	478.04	478.04	478.04	478.04	478.04	\$5,736.48
Depreciación Mobiliario y Equipo	373.07	386.91	274.38	274.38	274.38	274.38	211.91	244.11	265.58	265.58	224.44	228.40	\$3,297.52
Depreciación de Planta Autolavado	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.12
Depreciación Herramientas y Equipos	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
<b>Total Depreciaciones</b>	<b>851.23</b>	<b>864.95</b>	<b>752.42</b>	<b>752.42</b>	<b>752.42</b>	<b>752.42</b>	<b>689.95</b>	<b>722.15</b>	<b>743.62</b>	<b>743.62</b>	<b>702.48</b>	<b>706.44</b>	<b>\$9,034.12</b>
Gastos Varios													\$0.00
Reserva de Mantenimiento	200.00	200.00	282.72	318.21	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,600.93
Reserva Legal	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Otros Gastos Varios	41.31		24.20			48.18	12.64	114.08	51.73	19.11		382.01	\$693.26
<b>Total Gastos Varios</b>	<b>441.31</b>	<b>400.00</b>	<b>506.92</b>	<b>518.21</b>	<b>400.00</b>	<b>448.18</b>	<b>412.64</b>	<b>514.08</b>	<b>451.73</b>	<b>419.11</b>	<b>400.00</b>	<b>782.01</b>	<b>\$5,694.19</b>
Incobrables \$								1,802.37					\$1,802.37
Incobrables								-34.32					\$ -34.32
Ganancias o pérdidas no efectivas	-175.92	-28.47	182.06	-218.52	192.43	8.40	-183.72	149.70	-155.84	-20.54	7.30	80.93	\$ -162.20
<b>Otros gastos totales</b>	<b>\$2,748.54</b>	<b>\$2,096.83</b>	<b>\$3,031.61</b>	<b>\$1,492.30</b>	<b>\$6,985.84</b>	<b>\$1,918.43</b>	<b>\$1,241.90</b>	<b>\$4,944.57</b>	<b>\$16,642.91</b>	<b>\$20,305.44</b>	<b>\$20,578.07</b>	<b>\$2,917.64</b>	<b>\$84,904.11</b>
<b>GANANCIAS NETAS</b>	<b>\$ -3,099.46</b>	<b>\$3,632.62</b>	<b>\$2,872.65</b>	<b>\$32.10</b>	<b>\$11,888.60</b>	<b>\$ -2,684.58</b>	<b>\$ -264.83</b>	<b>\$ -14,236.85</b>	<b>\$ -14,991.84</b>	<b>\$ -17,495.23</b>	<b>\$ -19,175.03</b>	<b>\$ -8,959.16</b>	<b>\$ -62,481.02</b>