

**CONDOMINIO LAS TORRES GEMELAS
INGRESOS APORTACION DE ELEVADORES**

INGRESOS APORTACION ELEVADORES	GASTOS REALIZADOS	GASTOS PENDIENTES DE PAGO	RESULTADO DE OPERACIÓN
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TOTALES	12,488,632	12,129,301	357,122	2,210
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GASTOS PINTURA PASILLOS	786,459.92
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PORCENTAJE COBRADO	92%
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CONDOMINIO LAS TORRES GEMELAS
COMPARATIVO DE INGRESOS VS PRESUPUESTO 2018

INGRESOS REALES 2,018	PRESUPUESTO INGRESOS 2,018	DIFERENCIA	%
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CUOTAS DES MANTENIMIENTO Y RESERVA	25,968,958	26,105,662	-136,704.05	-1%
INTERESES	216,322	244,812	-28,490.86	-12%
CUOTA VARIABLE DE OCUPACION	11,634,748	11,059,582	575,166.06	5%
TELEFONOS,PRESUPUESTO VARIOS	754,443	791,818	-37,374.68	-5%
TOTAL DE INGRESOS	38,574,471	38,201,874	372,596	1%

INGRESOS REMATE DEPARTAMENTOS **1,250,000.00**

**CONDOMINIO LAS TORRES GEMELAS
RESULTADO DE OPERACIÓN 2018**

INGRESOS REALES 2018	PRESUPUESTO GASTOS 2018	GASTOS REALES 2018
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TOTALES 38,574,471 38,582,191 37,185,071

INGRESOS REMATE DEPARTAMENTOS 1,250,000.00

CONDOMINIO LAS TORRES GEMELAS

CONCENTRADO DE ADEUDOS A DICIEMBRE 2017 Y 2018

CONCEPTO	IMPORTE 2017	IMPORTE 2018	
PROVEEDORES Y PRESTADORES DE SERVICIOS	1,564,818	1,116,695	
SEGURO SOCIAL	513,456	295,210	
INFONAVIT	495,627	191,889	
RECARGOS Y ACTUALIZACIONES	27,046	-	
ZOFEMAT	15,348	16,907	
IMPUESTOS RETENIDOS SAT	78,593	147,832	
2% S REM ESTATAL	42,955	52,577	
FONACOT	599	5,205	
SUBTOTAL VARIOS	2,738,442	1,826,315	
ADEUDOS A LOS TRABAJADORES Y SINDICATO			
SINDICATO	100,476	77,255	
FINIQUITOS	413,541	67,193	
VACACIONES	303,077	-	
DESPENSAS	310,000	310,000	
UNIFORMES	-	93,194	
SUBTOTAL ADEUDOS A LOS TRABAJADORES Y SINDICATO	1,127,094	547,642	
GRAN TOTAL	3,865,536	2,373,957	-39% - 1,491,579

**CONDominio LAS TORRES GEMELAS
PRESUPUESTO DE OPERACION
EJERCICIO 2019**

A	C	U	M	U	L	A	D	O
GASTO REAL 2018			PRESUPUESTO 2,019			DIFERENCIA		%

SUELDOS Y PRESTACIONES					
SUELDO NOMINAL	BASE SALARY	10,334,329.20	10,851,905.19	517,575.99	5.01%
SEGURO SOCIAL	SOCIAL SECURITY	2,034,963.02	2,141,165.32	106,202.30	5.22%
ALIMENTOS A EMPLEADOS	MEALS FOR EMPLOYEEES	2,174,095.00	2,324,095.00	150,000.00	6.90%
DESPENSAS	PANTRY	448,491.33	458,619.06	10,127.73	2.26%
VALES DE DESPENSA	FOOD COUPONS	404,211.00	426,759.00	22,548.00	5.58%
HORAS EXTRAS	OVERTIME WAGES	28,570.55	29,300.00	729.45	2.55%
5% INFONAVIT	5% HOUSING TAX	665,266.13	704,146.63	38,880.50	5.84%
AGUINALDOS	CRISTMAS BONUS	552,834.53	581,183.89	28,349.36	5.13%
IDEMNIZACIONES	SEVERANCE PAYMENT	107,849.42	152,422.00	44,572.58	41.33%
IMPUESTO ESTATAL	STATE PAYROLL TAX	385,825.00	407,204.52	21,379.52	5.54%
VACACIONES	VACATION PAYMENT	437,426.35	458,708.23	21,281.88	4.87%
DIAS FESTIVOS	DOYBLE TIME ON HOLIDAY	275,884.76	251,932.21	- 23,952.55	-8.68%
OTRAS PRESTACIONES	OTRAS BENEFITS	234,167.75	257,108.51	22,940.76	9.80%
S.A.R.	RETIREMENT FUND	264,322.84	281,512.70	17,189.86	6.50%
UNIFORMES Y ADIESTRAMIENTO	UNIFORMS	133,109.93	214,300.00	81,190.07	60.99%
PRIMA DOMINICAL	SUNDAY BONUS	210,431.61	220,953.19	10,521.58	5.00%
PRIMA VACACIONAL	VACATION PREMIUM	119,800.55	125,480.73	5,680.18	4.74%
DIFERENCIAS DE INCAPACI.	SICK BENEFITS	34,402.83	42,900.00	8,497.17	24.70%
SINDICATO	UNION	268,018.85	268,018.85	-	0.00%
COMPENSACION A PRACTICAN.	PAYMENTS TO TEMPORARY	11,400.00	28,800.00	17,400.00	152.63%
DESCANSOS TRABAJADOS	DAYS OFF WORKED	30,936.48	32,483.30	1,546.82	5.00%
SUB-TOTAL SUELDOS Y PRESTACIONES	SUB-TOTAL SALARIES AND BENE	19,156,337.13	20,258,998.34	1,102,661.21	5.76%

ENERGETICOS					
LUZ	LIGHT	7,082,965.28	7,396,370.11	313,404.83	4.42%
AGUA	WATER	2,070,629.21	2,143,585.39	72,956.18	3.52%
GAS	GAS	1,452,137.12	1,566,770.76	114,633.64	7.89%
SUB-TOTAL ENERGETICOS	SUB TOTAL ENERGETICS	10,605,731.61	11,106,726.26	500,994.65	4.72%

MANTENIMIENTO					
MANTO ELEVADORES	MAINTENANCE ELEVATORS	64,629.92	277,204.00	212,574.08	328.91%
SUMINISTRO DE HABITACIONES	SUPPLIES FOR ROOMS	179,767.82	208,913.09	29,145.27	16.21%
MATERIAL ELECTRICO	ELECTRICALS SUPPLIES	166,919.77	168,000.00	1,080.23	0.65%
MANTO AIRE ACONDICIONADO	MAINTENANCE AIR COND	72,733.53	81,600.00	8,866.47	12.19%
PINTURA	PAINT	153,286.49	165,208.34	11,921.85	7.78%
PLOMERIA	PLUMBING SUPPLIES	147,720.59	163,200.00	15,479.41	10.48%
MATERIAL PARA ALBERCA	POOL SUPPLIES	366,293.36	402,968.49	36,675.13	10.01%
MANTO SISTEMA DE COMPUTO	MAINTENANCE COMPUTER	57,972.67	60,700.00	2,727.33	4.70%
SUMINISTRO SER AREAS PUBL	CLEANING SUPPLIES COMM	202,568.68	208,200.00	5,631.32	2.78%
FUMIGACION	FUMIGATION	45,932.21	65,300.00	19,367.79	42.17%
GASTOS DE COMPRAS	MAINTENANCE VEHICLES	85,877.73	89,300.00	3,422.27	3.99%
MANTO EQUIPO HIDRAULICO	MAINTENANCE HIDRAULIC	184,767.67	185,000.00	232.33	0.13%
MANTO. EQUIPO DE SERVICIO	MAINTENANCE SERVICE EC	373,663.28	380,000.00	6,336.72	1.70%
ALBAÑILERIA	BUILDING SUPPLIES	709,485.52	298,000.00	- 411,485.52	-58.00%
CERRAJERIA	LOCKSMITH & SULLPIES	52,047.20	56,500.00	4,452.80	8.56%
HERRAMIENTAS	TOOLS	22,015.19	24,500.00	2,484.81	11.29%
CARPINTERIA	CARPINTER SUPPLIES	49,513.30	51,400.00	1,886.70	3.81%
RECOLECCION DE BASURA	GARBAGE COLLECTION	209,271.33	212,400.00	3,128.67	1.50%
DECORACION	DECORATION	31,984.53	34,500.00	2,515.47	7.86%
MANTO A CALDERAS	MAINTENANCE BOILER	59,147.13	62,500.00	3,352.87	5.67%
MANTO CONMUTADOR	MAINTENANCE COMMUTA	63,456.09	65,636.00	2,179.91	3.44%
MANT PLANTA DE LUZ	MAINTENANCE ELECTRIC GEN	42,868.84	45,200.00	2,331.16	5.44%
SUB-TOTAL MANTENIMIENTO	B TOTAL MAINTENANCE	3,341,922.85	3,306,229.92	- 35,692.93	-1.07%

GENERALES

**CONDOMINIO LAS TORRES GEMELAS
PRESUPUESTO DE OPERACION
EJERCICIO 2019**

		A	C	U	M	U	L	A	D	O	
		GASTO REAL 2018			PRESUPUESTO 2,019			DIFERENCIA		%	
IVA ACREDITABLE	SALES TAX			1,494,637.23			1,568,786.56	74,149.33		4.96%	
GASTOS LEGALES	LEGAL EXPENSES			296,960.16			299,600.00	2,639.84		0.89%	
MULTAS Y RECARGOS	INTEREST& PENALTIES ON			133,134.75			151,702.52	18,567.77		13.95%	
TELEFONOS	TELEPHONES			212,544.98			216,475.91	3,930.93		1.85%	
HONORARIOS	RETAINERS			300,783.81			301,704.96	921.15		0.31%	
COMISIONES A TARJETAS CR.	CREDIT CARD COMMISSIONS			69,925.49			74,669.92	4,744.43		6.78%	
COMITE ADMINISTRATIVO	ADMINISTRATIVE COMMITTEE			24,799.50			37,030.00	12,230.50		49.32%	
PAPELERIA Y ART. P/ OFNAS	PAPER SUPPLIES			247,850.57			248,000.00	149.43		0.06%	
SEGUROS Y FIANZAS	INSURANCE AND FINANCIAL			16,605.75			23,441.10	6,835.35		41.16%	
COMIS. BANC.	BANK COMISIONS			73,091.27			75,795.85	2,704.58		3.70%	
AUDITORIA EXTERNA	EXTERNAL AUDITORS			77,586.21			77,586.21	-		0.00%	
GASTOS DE VIAJE Y REPRESENTACIONES	TRAVEL EXPENSES			25,482.55			27,000.00	1,517.45		5.95%	
COMITE DE VIGILANCIA	VIGILANCE COMMITTEE			-			17,120.00	17,120.00		0.00%	
FLETES Y ACARREOS	FREIGHT & COURRIERS			6,140.19			6,960.00	819.81		13.35%	
CORTESIA Y ATENCIONES	TOWEL / LINE// OTHER SUPPLIES			23,450.23			23,800.00	349.77		1.49%	
PASAJES	LOCAL TRAVEL EXPENSES			27,153.66			28,200.00	1,046.34		3.85%	
GASTOS MEDICOS	MEDICAL EXPENSES			3,018.28			6,000.00	2,981.72		98.79%	
ASAMBLEA DE CONDOMINIOS	ANNUAL MEETING EXPENSES			34,326.34			36,200.00	1,873.66		5.46%	
ATENCION A PROPIETARIOS Y COLABORADORES	MISCELANEOS			145,697.73			146,200.00	502.27		0.34%	
SERVICIOS ADMINISTRATIVOS	ADMINISTRATION SERVICES			704,686.79			710,000.00	5,313.21		0.75%	
COMISIONES	COMMISSIONS			61,761.59			71,023.00	9,261.41		15.00%	
ZONA FEDERAL MARITIMA	TAX BEACH CONSETION			101,442.00			106,218.00	4,776.00		4.71%	
SUB TOTAL DE GASTOS GENERALES	SUB TOTAL GENERAL EXPENSES			4,081,079.08			4,253,514.03	172,434.95		4.23%	

TOTAL DE GASTOS	GRAN TOTAL	37,185,070.67	38,925,468.55	1,740,397.88	4.68%
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