

Cláudia Danté
Isabella Ribeiro Torres
advocacia

Santos, 13 de Outubro de 2022.

Condomínio Edifício Bahamas
Unidade 93 – Sr. Abílio Antunes Marques Filho

CÁLCULOS DE ATUALIZAÇÃO DO DÉBITO

Acordo não cumprido – vencimento antecipado das parcelas (meses ref. 11/2004 a 05/2011)							
Vencimento	Valor R\$: Coefic.	Valor	X Coefic.	Valor	Juros	Total R\$
*Parc 13 a 35	22.921,06	45,814835	500,29	88,469087	44.260,19	30.943,43	75.203,62

Total: R\$ 75.203,62

Multa de 20% cláusula penal: R\$ 15.040,72

Total: R\$ 90.244,34

Multa 10% artigo 523 § 1º do CPC: R\$ 9.024,43

Total: R\$ 99.268,77

Débito após o acordo									
Mês Ref	Valor R\$	Multa	Total R\$: Coefic.	Valor	X Coefic.	Valor	Juros	Total R\$
Jun/11	472,91	9,46	482,37	45,814835	9,35	88,469087	827,18	656,02	1.483,20
Jul/11	454,19	9,08	463,27	45,814835	10,11	88,469087	894,42	625,41	1.519,83
Ago/11	572,00	11,04	583,44	46,007257	12,68	88,469087	1.121,78	781,80	1.903,58
Set/11	596,12	11,92	608,04	46,214289	13,15	88,469087	1.163,36	808,69	1.972,05
Out/11	585,20	11,70	596,90	46,362174	12,87	88,469087	1.138,59	787,90	1.926,49
Nov/11	579,23	11,50	590,81	46,626438	12,67	88,469087	1.120,90	773,96	1.894,86
Dez/11	574,91	11,50	589,41	46,864232	12,57	88,469087	1.112,05	766,23	1.878,28
Jan/12	584,10	11,68	592,78	47,103239	12,58	88,469087	1.112,94	764,68	1.877,62
Fev/12	583,64	11,67	595,31	47,286941	12,58	88,469087	1.112,94	761,99	1.874,93
Mar/12	560,28	11,21	571,59	47,372057	12,06	88,469087	1.066,93	725,91	1.792,84
Abr/12	556,14	11,12	567,26	47,675238	11,89	88,469087	1.051,89	714,74	1.766,63
Mai/12	552,65	11,05	563,70	47,937451	11,75	88,469087	1.039,51	704,62	1.744,13
Jun/12	542,98	10,86	553,84	48,062088	11,52	88,469087	1.019,16	686,76	1.705,92
Jul/12	550,62	11,01	561,65	48,268754	11,63	88,469087	1.028,89	690,82	1.719,71
Ago/12	545,55	10,91	556,46	48,485963	11,47	88,469087	1.014,74	678,88	1.693,62
Set/12	562,38	11,25	573,63	48,791424	11,75	88,469087	1.039,51	694,09	1.733,60
Out/12	556,99	11,14	568,13	49,137843	11,56	88,469087	1.022,70	681,75	1.704,45
Nov/12	567,07	11,34	578,41	49,403187	11,70	88,469087	1.035,08	688,30	1.723,38
Dez/12	512,75	10,26	523,01	49,768770	10,50	88,469087	928,92	617,15	1.546,07
Jan/13	546,66	10,93	557,59	50,226642	11,10	88,469087	982,00	652,38	1.634,38
Fev/13	565,00	11,30	576,30	50,487820	11,41	88,469087	1.009,43	668,50	1.677,93
Mar/13	574,99	11,50	586,49	50,790746	11,54	88,469087	1.020,93	674,46	1.695,39
Abr/13	580,63	11,61	592,24	51,090411	11,59	88,469087	1.025,35	675,15	1.700,50
Mai/13	597,65	11,95	609,60	51,269227	11,89	88,469087	1.051,89	688,84	1.740,73
Jun/13	623,07	12,46	635,53	51,412780	12,36	88,469087	1.093,47	711,79	1.805,26
Jul/13	627,95	12,56	640,51	51,345943	12,47	88,469087	1.103,20	710,96	1.814,16
Ago/13	623,02	12,46	635,48	51,428096	12,35	88,469087	1.092,59	699,02	1.791,61
Set/13	620,51	12,41	632,92	51,566951	12,27	88,469087	1.085,51	689,88	1.775,39
Out/13	633,39	12,67	646,06	51,881509	12,45	88,469087	1.101,44	697,74	1.799,18

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Nov/13	635,38	12,71	648,09	52,161669	12,42	88,469087	1.098,78	693,45	1.792,23
Dez/13	639,28	12,79	652,07	52,537233	12,41	88,469087	1.097,90	691,19	1.789,09
Jan/14	703,33	14,07	717,40	52,868217	13,56	88,469087	1.199,64	753,27	1.952,91
Fev/14	810,50	16,21	826,71	53,206573	15,53	88,469087	1.373,92	859,77	2.233,69
Mar/14	862,83	17,26	880,09	53,642866	16,40	88,469087	1.450,89	906,49	2.357,38
Abr/14	843,56	16,87	860,43	54,061280	15,91	88,469087	1.407,54	877,63	2.285,17
Mai/14	743,11	14,86	757,97	54,385647	13,93	88,469087	1.232,37	765,54	1.997,91
Jun/14	727,26	14,55	741,81	54,527049	13,60	88,469087	1.203,17	741,81	1.944,98
Jul/14	712,36	14,25	726,61	54,597934	13,30	88,469087	1.176,63	719,34	1.895,97
Ago/14	747,33	14,95	762,28	54,696210	13,93	88,469087	1.232,37	747,03	1.979,40
Set/14	895,24	17,90	913,14	54,964221	16,61	88,469087	1.469,47	885,74	2.355,21
Out/14	898,07	17,96	916,03	55,173085	16,60	88,469087	1.468,58	879,38	2.347,96
Nov/14	820,03	16,40	836,43	55,465502	15,08	88,469087	1.334,11	794,60	2.128,71
Dez/14	796,76	15,94	812,70	55,809388	14,56	88,469087	1.288,10	763,93	2.052,03
Jan/15	802,06	16,04	818,10	56,635366	14,44	88,469087	1.273,95	760,83	2.034,78
Fev/15	845,43	16,91	862,34	57,292336	15,05	88,469087	1.331,45	760,23	2.091,68
Mar/15	819,68	16,39	836,07	58,157450	14,37	88,469087	1.271,30	760,82	2.032,12
Abr/15	866,42	17,33	883,75	58,570367	15,08	88,469087	1.334,11	795,37	2.129,48
Mai/15	876,69	17,53	894,22	59,150213	15,11	88,469087	1.336,76	795,85	2.132,61
Jun/15	741,53	14,83	756,36	59,605669	12,68	88,469087	1.121,78	665,59	1.787,37
Jul/15	685,76	13,72	699,48	59,951381	11,66	88,469087	1.031,54	608,54	1.640,08
Ago/15	699,11	13,98	713,09	60,101259	11,86	88,469087	1.049,24	613,25	1.662,49
Set/15	594,25	11,89	606,14	60,407775	10,03	88,469087	887,34	515,21	1.402,55
Out/15	600,46	12,01	612,47	60,872914	10,06	88,469087	889,99	514,47	1.404,46
Nov/15	592,29	11,85	604,14	61,548603	9,81	88,469087	867,88	501,43	1.369,31
Dez/15	615,29	12,31	627,60	62,102540	10,10	88,469087	893,53	514,63	1.408,16
Jan/16	607,81	12,16	619,97	63,040288	9,83	88,469087	869,65	502,17	1.371,82
Fev/16	659,43	13,19	672,62	63,639170	10,56	88,469087	934,23	538,09	1.472,32
Mar/16	627,26	12,55	639,81	63,919182	10,00	88,469087	884,69	505,44	1.390,13
Abr/16	661,28	13,23	674,51	64,328264	10,48	88,469087	927,15	526,11	1.453,26
Mai/16	670,78	13,42	684,20	64,958680	10,53	88,469087	931,57	526,83	1.458,40
Jun/16	617,78	12,36	630,14	65,263985	9,65	88,469087	853,72	478,90	1.332,62
Jul/16	653,16	13,06	666,22	65,681674	10,14	88,469087	897,07	499,66	1.396,73
Ago/16	651,10	13,02	664,12	65,885287	10,07	88,469087	890,88	491,44	1.382,32
Set/16	690,00	13,80	703,80	65,937995	10,67	88,469087	943,96	513,77	1.457,73
Out/16	685,91	13,71	699,62	66,050089	10,59	88,469087	936,88	503,72	1.440,60
Nov/16	655,54	13,11	668,65	66,096324	10,11	88,469087	894,42	474,74	1.369,16
Dez/16	664,76	13,29	678,05	66,188858	10,24	88,469087	905,92	474,63	1.380,55
Jan/17	655,12	13,10	668,22	66,466851	10,05	88,469087	889,11	461,07	1.350,18
Fev/17	669,50	13,39	682,89	66,626371	10,24	88,469087	905,92	464,36	1.370,28
Mar/17	683,06	13,66	696,72	66,839575	10,42	88,469087	921,84	466,80	1.388,64
Abr/17	647,84	12,95	660,79	66,893046	9,87	88,469087	873,18	436,12	1.309,30
Mai/17	656,64	13,13	669,77	67,133860	9,97	88,469087	882,03	435,35	1.317,38
Jun/17	648,81	12,97	661,78	66,932458	9,88	88,469087	874,07	423,53	1.297,60
Jul/17	659,32	13,18	672,50	67,046243	10,03	88,469087	887,34	423,67	1.311,01
Ago/17	649,52	12,99	662,51	67,026129	9,88	88,469087	874,07	410,75	1.284,82
Set/17	607,04	12,14	619,18	67,012723	9,23	88,469087	816,56	377,69	1.194,25
Out/17	651,73	13,03	664,76	67,260670	9,88	88,469087	874,07	398,85	1.272,92

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Nov/17	640,52	12,81	653,33	67,381739	9,69	88,469087	857,26	385,46	1.242,72
Dez/17	609,45	12,18	621,63	67,556931	9,20	88,469087	813,91	360,54	1.174,45
Jan/18	626,41	12,52	638,93	67,712311	9,43	88,469087	834,26	364,19	1.198,45
Fev/18	655,89	13,11	669,00	67,834193	9,72	88,469087	859,91	374,64	1.234,55
Mar/18	659,92	13,19	673,11	67,881676	9,91	88,469087	876,72	370,21	1.246,93
Abr/18	653,78	13,07	666,85	68,024227	9,80	88,469087	866,99	360,09	1.227,08
Mai/18	646,72	12,93	659,65	68,316731	9,65	88,469087	853,72	349,61	1.203,33
Jun/18	712,98	14,25	727,23	69,293660	10,49	88,469087	928,04	378,15	1.306,19
Jul/18	783,52	15,67	799,19	69,466894	11,50	88,469087	1.017,39	407,58	1.424,97
Ago/18	796,75	15,93	812,68	69,466894	11,69	88,469087	1.034,20	406,34	1.440,54
Set/18	753,56	15,07	768,63	69,675294	11,03	88,469087	975,81	376,62	1.352,43
Out/18	756,23	15,12	771,35	69,953995	11,02	88,469087	974,92	370,24	1.345,16
Nov/18	750,79	15,01	765,80	69,779110	10,97	88,469087	970,50	359,92	1.330,42
Dez/18	743,67	14,87	758,54	69,876800	10,85	88,469087	959,88	348,92	1.303,80
Jan/19	746,74	14,93	761,67	70,128356	10,86	88,469087	960,77	342,75	1.303,52
Fev/19	797,12	15,94	813,06	70,507049	11,53	88,469087	1.020,04	357,74	1.377,78
Mar/19	753,30	15,06	768,36	71,049953	10,81	88,469087	956,35	330,39	1.286,74
Abr/19	701,31	14,02	715,33	71,476252	10,00	88,469087	884,69	300,43	1.185,12
Mai/19	733,58	14,67	748,25	71,583466	10,45	88,469087	924,50	306,78	1.231,28
Jun/19	759,13	15,18	774,31	71,590624	10,81	88,469087	956,35	309,72	1.266,07
Jul/19	753,24	15,06	768,30	71,662214	10,72	88,469087	948,38	299,63	1.248,01
Ago/19	745,96	14,91	760,87	71,748208	10,60	88,469087	937,77	289,13	1.226,90
Set/19	748,75	14,97	763,72	71,712333	10,64	88,469087	941,31	282,57	1.223,88
Out/19	754,73	15,09	769,82	71,741017	10,73	88,469087	949,27	277,13	1.226,40
Nov/19	712,50	14,25	726,75	72,128418	10,07	88,469087	890,88	254,36	1.145,24
Dez/19	718,70	14,37	733,07	73,008384	10,04	88,469087	888,22	249,24	1.137,46
Jan/20	713,29	14,26	727,55	73,147099	9,94	88,469087	879,38	240,09	1.119,47
Fev/20	741,72	14,83	756,55	73,271449	10,32	88,469087	913,00	242,09	1.155,09
Mar/20	734,24	14,68	748,92	73,403337	10,20	88,469087	902,38	232,16	1.134,54
Abr/20	725,50	14,51	740,01	73,234509	10,10	88,469087	893,53	222,00	1.115,53
Mai/20	713,86	14,27	728,13	73,051422	9,96	88,469087	881,15	211,15	1.092,30
Jun/20	722,31	14,44	736,75	73,270576	10,05	88,469087	889,11	206,29	1.095,40
Jul/20	733,94	14,67	748,61	73,592966	10,17	88,469087	899,73	202,12	1.101,85
Ago/20	771,02	15,42	786,47	73,857900	10,64	88,469087	941,31	204,48	1.145,79
Set/20	739,99	14,79	754,78	74,500463	10,13	88,469087	896,19	188,69	1.084,88
Out/20	765,98	15,31	781,29	75,163517	10,39	88,469087	919,19	187,50	1.106,69
Nov/20	777,14	15,54	792,68	75,877570	10,44	88,469087	823,61	182,31	1.005,92
Dez/20	808,41	16,16	824,57	76,985382	10,71	88,469087	947,50	181,40	1.128,90
Jan/21	791,85	15,83	807,68	77,193242	10,46	88,469087	925,38	169,61	1.094,99
Fev/21	823,03	16,46	839,49	77,826226	10,78	88,469087	953,69	167,89	1.121,58

Débito atualizado até Outubro/2022: R\$ 179.497,82

Multa 10% artigo 523 § 1º do CPC: R\$ 17.949,78

Total: R\$ 197.447,60

Multa 10% honorários advocatícios artigo 523 § 1º do CPC: R\$ 19.744,76

Total: R\$ 217.192,36

Custas Processuais: R\$ 3.864,81

Total: R\$ 221.057,17

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Total 1 (acordo não cumprido): R\$ R\$ R\$ 99.268,77

Total 2 (débito após acordo): R\$ 221.057,17

Total do débito atualizado até Outubro/2022: R\$ 320.325,94