

**Cláudia Danté**  
**Isabella Ribeiro Torres**  
advocacia

Santos, 23 de Março de 2023.

**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	90,946481	45.499,61	32.089,48	77.589,09

Total: R\$ 77.589,09

Multa de 20% cláusula penal: R\$ 15.517,81

Total: R\$ 93.106,90

Multa 10% artigo 523 § 1º do CPC: R\$ 9.310,69

Total: R\$ 102.417,59

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	90,946481	850,34	675,31	1.525,65
Jul/11	454,19	9,08	463,27	45,814835	10,11	90,946481	919,46	643,94	1.563,40
Ago/11	572,00	11,04	583,44	46,007257	12,68	90,946481	1.153,20	805,14	1.958,34
Set/11	596,12	11,92	608,04	46,214289	13,15	90,946481	1.195,94	833,01	2.028,95
Out/11	585,20	11,70	596,90	46,362174	12,87	90,946481	1.170,48	811,78	1.982,26
Nov/11	579,23	11,50	590,81	46,626438	12,67	90,946481	1.152,29	797,59	1.949,88
Dez/11	574,91	11,50	589,41	46,864232	12,57	90,946481	1.143,19	789,80	1.932,99
Jan/12	584,10	11,68	592,78	47,103239	12,58	90,946481	1.144,10	788,39	1.932,49
Fev/12	583,64	11,67	595,31	47,286941	12,58	90,946481	1.144,10	785,80	1.929,90
Mar/12	560,28	11,21	571,59	47,372057	12,06	90,946481	1.096,81	748,78	1.845,59
Abr/12	556,14	11,12	567,26	47,675238	11,89	90,946481	1.081,35	737,43	1.818,78
Mai/12	552,65	11,05	563,70	47,937451	11,75	90,946481	1.068,62	727,17	1.795,79
Jun/12	542,98	10,86	553,84	48,062088	11,52	90,946481	1.047,70	708,91	1.756,61
Jul/12	550,62	11,01	561,65	48,268754	11,63	90,946481	1.057,70	713,29	1.770,99
Ago/12	545,55	10,91	556,46	48,485963	11,47	90,946481	1.043,15	701,13	1.744,28
Set/12	562,38	11,25	573,63	48,791424	11,75	90,946481	1.068,62	717,13	1.785,65
Out/12	556,99	11,14	568,13	49,137843	11,56	90,946481	1.051,34	704,48	1.755,82
Nov/12	567,07	11,34	578,41	49,403187	11,70	90,946481	1.064,07	711,44	1.775,51
Dez/12	512,75	10,26	523,01	49,768770	10,50	90,946481	954,93	638,07	1.593,00
Jan/13	546,66	10,93	557,59	50,226642	11,10	90,946481	1.009,50	674,68	1.684,18
Fev/13	565,00	11,30	576,30	50,487820	11,41	90,946481	1.037,69	691,56	1.729,25
Mar/13	574,99	11,50	586,49	50,790746	11,54	90,946481	1.049,52	697,92	1.747,44
Abr/13	580,63	11,61	592,24	51,090411	11,59	90,946481	1.054,06	698,84	1.752,90
Mai/13	597,65	11,95	609,60	51,269227	11,89	90,946481	1.081,35	713,23	1.794,58
Jun/13	623,07	12,46	635,53	51,412780	12,36	90,946481	1.124,09	737,21	1.861,30
Jul/13	627,95	12,56	640,51	51,345943	12,47	90,946481	1.134,10	736,58	1.870,68
Ago/13	623,02	12,46	635,48	51,428096	12,35	90,946481	1.123,18	724,44	1.847,62
Set/13	620,51	12,41	632,92	51,566951	12,27	90,946481	1.115,91	715,19	1.831,10
Out/13	633,39	12,67	646,06	51,881509	12,45	90,946481	1.132,28	723,58	1.855,86

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Nov/13	635,38	12,71	648,09	52,161669	12,42	90,946481	1.129,55	719,37	1.848,92
Dez/13	639,28	12,79	652,07	52,537233	12,41	90,946481	1.128,64	717,27	1.845,91
Jan/14	703,33	14,07	717,40	52,868217	13,56	90,946481	1.233,23	781,96	2.015,19
Fev/14	810,50	16,21	826,71	53,206573	15,53	90,946481	1.412,39	892,84	2.305,23
Mar/14	862,83	17,26	880,09	53,642866	16,40	90,946481	1.491,52	941,69	2.433,21
Abr/14	843,56	16,87	860,43	54,061280	15,91	90,946481	1.446,95	912,05	2.359,00
Mai/14	743,11	14,86	757,97	54,385647	13,93	90,946481	1.266,88	795,86	2.062,74
Jun/14	727,26	14,55	741,81	54,527049	13,60	90,946481	1.236,87	777,47	2.008,34
Jul/14	712,36	14,25	726,61	54,597934	13,30	90,946481	1.209,58	748,40	1.957,98
Ago/14	747,33	14,95	762,28	54,696210	13,93	90,946481	1.266,88	777,52	2.044,40
Set/14	895,24	17,90	913,14	54,964221	16,61	90,946481	1.510,62	922,27	2.432,89
Out/14	898,07	17,96	916,03	55,173085	16,60	90,946481	1.509,71	916,03	2.425,74
Nov/14	820,03	16,40	836,43	55,465502	15,08	90,946481	1.491,52	828,06	2.319,58
Dez/14	796,76	15,94	812,70	55,809388	14,56	90,946481	1.324,18	796,44	2.120,62
Jan/15	802,06	16,04	818,10	56,635366	14,44	90,946481	1.313,26	793,55	2.106,81
Fev/15	845,43	16,91	862,34	57,292336	15,05	90,946481	1.368,74	827,84	2.196,58
Mar/15	819,68	16,39	836,07	58,157450	14,37	90,946481	1.306,90	794,26	2.101,16
Abr/15	866,42	17,33	883,75	58,570367	15,08	90,946481	1.371,47	830,72	2.202,19
Mai/15	876,69	17,53	894,22	59,150213	15,11	90,946481	1.374,20	831,62	2.205,82
Jun/15	741,53	14,83	756,36	59,605669	12,68	90,946481	1.153,20	695,85	1.849,05
Jul/15	685,76	13,72	699,48	59,951381	11,66	90,946481	1.060,43	636,52	1.696,95
Ago/15	699,11	13,98	713,09	60,101259	11,86	90,946481	1.078,62	641,78	1.720,40
Set/15	594,25	11,89	606,14	60,407775	10,03	90,946481	912,19	539,46	1.451,65
Out/15	600,46	12,01	612,47	60,872914	10,06	90,946481	914,92	538,97	1.453,89
Nov/15	592,29	11,85	604,14	61,548603	9,81	90,946481	892,18	525,60	1.417,78
Dez/15	615,29	12,31	627,60	62,102540	10,10	90,946481	918,55	539,73	1.458,28
Jan/16	607,81	12,16	619,97	63,040288	9,83	90,946481	894,00	526,97	1.420,97
Fev/16	659,43	13,19	672,62	63,639170	10,56	90,946481	960,39	565,00	1.525,39
Mar/16	627,26	12,55	639,81	63,919182	10,00	90,946481	909,46	531,04	1.440,50
Abr/16	661,28	13,23	674,51	64,328264	10,48	90,946481	953,11	553,09	1.506,20
Mai/16	670,78	13,42	684,20	64,958680	10,53	90,946481	957,66	554,20	1.511,86
Jun/16	617,78	12,36	630,14	65,263985	9,65	90,946481	877,63	504,11	1.381,74
Jul/16	653,16	13,06	666,22	65,681674	10,14	90,946481	922,19	523,15	1.445,34
Ago/16	651,10	13,02	664,12	65,885287	10,07	90,946481	915,83	518,01	1.433,84
Set/16	690,00	13,80	703,80	65,937995	10,67	90,946481	970,39	541,92	1.512,31
Out/16	685,91	13,71	699,62	66,050089	10,59	90,946481	963,12	531,28	1.494,40
Nov/16	655,54	13,11	668,65	66,096324	10,11	90,946481	919,46	501,48	1.420,94
Dez/16	664,76	13,29	678,05	66,188858	10,24	90,946481	931,29	501,75	1.433,04
Jan/17	655,12	13,10	668,22	66,466851	10,05	90,946481	914,01	487,80	1.401,81
Fev/17	669,50	13,39	682,89	66,626371	10,24	90,946481	931,29	491,68	1.422,97
Mar/17	683,06	13,66	696,72	66,839575	10,42	90,946481	947,66	494,67	1.442,33
Abr/17	647,84	12,95	660,79	66,893046	9,87	90,946481	897,64	462,55	1.360,19
Mai/17	656,64	13,13	669,77	67,133860	9,97	90,946481	906,73	462,14	1.368,87
Jun/17	648,81	12,97	661,78	66,932458	9,88	90,946481	898,55	450,01	1.348,56
Jul/17	659,32	13,18	672,50	67,046243	10,03	90,946481	912,19	450,57	1.362,76
Ago/17	649,52	12,99	662,51	67,026129	9,88	90,946481	898,55	437,25	1.335,80
Set/17	607,04	12,14	619,18	67,012723	9,23	90,946481	839,43	402,46	1.241,89
Out/17	651,73	13,03	664,76	67,260670	9,88	90,946481	898,55	425,44	1.323,99
Nov/17	640,52	12,81	653,33	67,381739	9,69	90,946481	881,27	411,59	1.292,86

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Dez/17	609,45	12,18	621,63	67,556931	9,20	90,946481	836,70	385,41	1.222,11
Jan/18	626,41	12,52	638,93	67,712311	9,43	90,946481	857,62	389,74	1.247,36
Fev/18	655,89	13,11	669,00	67,834193	9,72	90,946481	883,99	401,40	1.285,39
Mar/18	659,92	13,19	673,11	67,881676	9,91	90,946481	901,27	397,13	1.298,40
Abr/18	653,78	13,07	666,85	68,024227	9,80	90,946481	891,27	386,77	1.278,04
Mai/18	646,72	12,93	659,65	68,316731	9,65	90,946481	877,63	376,00	1.253,63
Jun/18	712,98	14,25	727,23	69,293660	10,49	90,946481	954,02	407,24	1.361,26
Jul/18	783,52	15,67	799,19	69,466894	11,50	90,946481	1.045,88	439,55	1.485,43
Ago/18	796,75	15,93	812,68	69,466894	11,69	90,946481	1.063,16	438,84	1.502,00
Set/18	753,56	15,07	768,63	69,675294	11,03	90,946481	1.003,13	407,37	1.410,50
Out/18	756,23	15,12	771,35	69,953995	11,02	90,946481	1.002,23	401,10	1.403,33
Nov/18	750,79	15,01	765,80	69,779110	10,97	90,946481	997,68	390,55	1.388,23
Dez/18	743,67	14,87	758,54	69,876800	10,85	90,946481	986,76	379,27	1.366,03
Jan/19	746,74	14,93	761,67	70,128356	10,86	90,946481	987,67	373,21	1.360,88
Fev/19	797,12	15,94	813,06	70,507049	11,53	90,946481	1.048,61	390,26	1.438,87
Mar/19	753,30	15,06	768,36	71,049953	10,81	90,946481	983,13	361,12	1.344,25
Abr/19	701,31	14,02	715,33	71,476252	10,00	90,946481	909,46	329,05	1.238,51
Mai/19	733,58	14,67	748,25	71,583466	10,45	90,946481	950,39	336,71	1.287,10
Jun/19	759,13	15,18	774,31	71,590624	10,81	90,946481	983,13	340,69	1.323,82
Jul/19	753,24	15,06	768,30	71,662214	10,72	90,946481	974,94	330,36	1.303,30
Ago/19	745,96	14,91	760,87	71,748208	10,60	90,946481	964,03	319,56	1.283,59
Set/19	748,75	14,97	763,72	71,712333	10,64	90,946481	967,67	313,12	1.280,79
Out/19	754,73	15,09	769,82	71,741017	10,73	90,946481	975,85	307,92	1.283,77
Nov/19	712,50	14,25	726,75	72,128418	10,07	90,946481	915,83	283,43	1.199,26
Dez/19	718,70	14,37	733,07	73,008384	10,04	90,946481	913,10	278,56	1.191,66
Jan/20	713,29	14,26	727,55	73,147099	9,94	90,946481	904,00	269,19	1.173,19
Fev/20	741,72	14,83	756,55	73,271449	10,32	90,946481	938,56	272,35	1.210,91
Mar/20	734,24	14,68	748,92	73,403337	10,20	90,946481	927,65	262,12	1.189,77
Abr/20	725,50	14,51	740,01	73,234509	10,10	90,946481	918,55	251,60	1.170,15
Mai/20	713,86	14,27	728,13	73,051422	9,96	90,946481	905,82	240,28	1.146,10
Jun/20	722,31	14,44	736,75	73,270576	10,05	90,946481	914,01	235,76	1.149,77
Jul/20	733,94	14,67	748,61	73,592966	10,17	90,946481	924,92	232,06	1.156,98
Ago/20	771,02	15,42	786,47	73,857900	10,64	90,946481	967,67	235,94	1.203,61
Set/20	739,99	14,79	754,78	74,500463	10,13	90,946481	921,28	218,88	1.140,16
Out/20	765,98	15,31	781,29	75,163517	10,39	90,946481	944,93	218,76	1.163,69
Nov/20	777,14	15,54	792,68	75,877570	10,44	90,946481	949,48	214,02	1.163,50
Dez/20	808,41	16,16	824,57	76,985382	10,71	90,946481	974,03	214,38	1.188,41
Jan/21	791,85	15,83	807,68	77,193242	10,46	90,946481	951,30	201,92	1.153,22
Fev/21	823,03	16,46	839,49	77,826226	10,78	90,946481	980,40	201,47	1.181,87

Débito atualizado até Março/2023: R\$ 186.318,50

Multa 10% artigo 523 § 1º do CPC: R\$ 18.631,85

Total: R\$ 204.950,35

Multa 10% honorários advocatícios artigo 523 § 1º do CPC: R\$ 20.495,03

Total: R\$ 225.445,38

Custas Processuais: R\$ 3.864,81

Total: R\$ 229.310,19

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Total 1 (acordo não cumprido): R\$ 102.417,59

Total 2 (débito após acordo): R\$ 229.310,19

**Total do débito atualizado até Março/2023: R\$ 331.727,78**