

Blanco & Blanco



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Rua Dr. Adhemar Figueiredo Lyra n. 55, con. 53, 5o. Andar - Cep 11013-175 - Centro - Santos/SP

Proc. 1009312-19-2018-8-26-0562 - 3ª Vara Cível de Santos

Requerente : Condomínio Edifício Olivia Bernardino

Requerido : Jhonny Fernandes Lopes

V E R I F I C A Ç Ã O

PRINCIPAL

conforme apurado no Anexo 01 = **54.962,14**

MULTA

conforme apurado no Anexo 01 = **1.212,00**

JUROS DE MORA :

conforme apurado no Anexo 01 = **16.613,85**

SUB-TOTAL

72.787,99

HONORARIOS ADVOCATICIOS

15%

10.918,20

CUSTAS

26/04/2018 fls. 45	153,73	67,881676	80,027535	181,24
26/04/2018 fls. 46	22,17	67,881676	80,027535	26,14
26/04/2018 fls. 47	77,10	67,881676	80,027535	90,90

TOTAL I (ATUALIZADO ATÉ 05/2021) =

84.004,46

MULTA DO ART. 475 "J" DO CPC

10%

8.400,45

HONORÁRIOS ADVOCATICIOS

10%

8.400,45

TOTAL II (ATUALIZADO ATÉ 05/2021) =

100.805,35

Nota:

- 1) VALORES ATUALIZADOS COM BASE NA TABELA ELABORADA PELO TJ/SP
- 2) JUROS DE MORA DE 1% AO MÊS A PARTIR DO VENCIMENTO
- 3) MULTA DE 2%

(-) VALOR LEVANTADO EM 05/2021

50.144,79

SALDO DEVEDOR ATUALIZADO ATE 05/2021

50.660,56

continua

PROPORCIONALIDADE 0,497441753

	DEVIDO	PAGO	DIFERENCA
PRINCIPAL	54.962,14	27.340,46	27.621,68
MULTA	1.212,00	602,90	609,10
JUROS	16.613,85	8.264,42	8.349,43
HONORÁRIOS	10.918,20	5.431,17	5.487,03
CUSTAS	298,27	148,37	149,90
MULTA 475	8.400,45	4.178,73	4.221,71
HONOR. 475	8.400,45	4.178,73	4.221,71
TOTAIS:	100.805,35	50.144,79	50.660,56

	SALDO	FATOR I	FATOR II	ATUALIZADO
PRINCIPAL	27.621,68	78,793814	105,492562	36.981,09
JUROS CONT	62%			22.928,28
MULTA	609,10	78,793814	105,492562	815,49
JUROS	8.349,43	78,793814	105,492562	11.178,57
HONORARIOS	5.487,03	78,793814	105,492562	7.346,27
HON. CONT.	10% S/	22.928,28		2.292,83
CUSTAS	149,90	78,793814	105,492562	200,69
MULTA 475	4.221,71	78,793814	105,492562	5.652,21
HONR. 475	4.221,71	78,793814	105,492562	5.652,21

SALDO DEVEDOR (ATUALIZADO ATÉ 07/2026) = 93.047,65

PRINCIPAL VINCENDAS

conforme apurado no Anexo 02 = 64.156,57

MULTA VINCENDAS

conforme apurado no Anexo 02 = 1.283,13

JUROS DE MORA VINCENDAS :

conforme apurado no Anexo 02 = 33.901,70

SUB-TOTAL

99.341,41

HONORARIOS ADVOCATICIOS

15%

14.901,21

TOTAL DEVIDO ATUALIZADO ATÉ 07/2026 = 207.290,27

ANEXO 01

DEMONSTRATIVO DE ATUALIZAÇÃO DO DÉBITO CONDOMINIAL

MÊS/ANO	VENCTO	CONDOMINIO	DEPOSITADO	DIFERENÇA	FATOR 1 - TJ/SP	FATOR 2 - TJ/SP	ATUALIZADO	MULTA	MESES	JUROS	JUROS	TOTAL
fev-17	mar-17	1.307,61		1.307,61	66,626371	78,793814	1.546,41	30,93	51	51,0%	788,67	2.366,00
mar-17	abr-17	-		-	66,839575	78,793814	-	-	50	50,0%	-	-
abr-17	mai-17	-		-	66,893046	78,793814	-	-	49	49,0%	-	-
mai-17	jun-17	1.221,07		1.221,07	67,133860	78,793814	1.433,15	28,66	48	48,0%	687,91	2.149,72
jun-17	jul-17			-	66,932458	78,793814	-	-	47	47,0%	-	-
jul-17	ago-17	1.311,16		1.311,16	67,046243	78,793814	1.540,90	30,82	46	46,0%	708,81	2.280,53
ago-17	set-17	1.279,24		1.279,24	67,026129	78,793814	1.503,83	30,08	45	45,0%	676,73	2.210,64
set-17	out-17	1.457,35		1.457,35	67,012723	78,793814	1.713,56	34,27	44	44,0%	753,97	2.501,79
out-17	nov-17	1.509,87		1.509,87	67,260670	78,793814	1.768,77	35,38	43	43,0%	760,57	2.564,71
nov-17	dez-17	1.523,49		1.523,49	67,381739	78,793814	1.781,52	35,63	42	42,0%	748,24	2.565,38
dez-17	jan-18	1.918,18		1.918,18	67,556931	78,793814	2.237,23	44,74	41	41,0%	917,27	3.199,25
jan-18	fev-18	1.474,37		1.474,37	67,712311	78,793814	1.715,66	34,31	40	40,0%	686,26	2.436,24
fev-18	mar-18	1.448,69		1.448,69	67,834193	78,793814	1.682,75	33,65	39	39,0%	656,27	2.372,67
mar-18	abr-18	1.552,35		1.552,35	67,881676	78,793814	1.801,89	36,04	38	38,0%	684,72	2.522,65
abr-18	mai-18	1.463,86		1.463,86	68,024227	78,793814	1.695,62	33,91	37	37,0%	627,38	2.356,91
mai-18	jun-18	1.330,94		1.330,94	68,316731	78,793814	1.535,05	30,70	36	36,0%	552,62	2.118,37
jun-18	jul-18	1.508,15		1.508,15	69,293660	78,793814	1.714,92	34,30	35	35,0%	600,22	2.349,44
jul-18	ago-18	1.313,30		1.313,30	69,466894	78,793814	1.489,63	29,79	34	34,0%	506,47	2.025,90
ago-18	set-18	1.357,18		1.357,18	69,466894	78,793814	1.539,40	30,79	33	33,0%	508,00	2.078,19
set-18	out-18	1.473,98		1.473,98	69,675294	78,793814	1.666,88	33,34	32	32,0%	533,40	2.233,62
out-18	nov-18	1.647,72		1.647,72	69,953995	78,793814	1.855,94	37,12	31	31,0%	575,34	2.468,39
nov-18	dez-18	1.784,51	1.503,46	281,05	69,779911	78,793814	317,35	40,30	30	30,0%	95,21	452,86
dez-18	jan-19	1.989,96	1.680,67	309,29	69,876800	78,793814	348,76	44,88	29	29,0%	101,14	494,78
jan-19	fev-19	1.947,09	1.820,20	126,89	70,128356	78,793814	142,57	43,75	28	28,0%	39,92	226,24
fev-19	mar-19			-	70,507049	78,793814	-	-	27	27,0%	-	-
mar-19	abr-19	1.364,56		1.364,56	71,049953	78,793814	1.513,29	30,27	26	26,0%	393,45	1.937,01
abr-19	mai-19	1.454,11		1.454,11	71,476252	78,793814	1.602,98	32,06	25	25,0%	400,74	2.035,78
mai-19	jun-19	1.579,09		1.579,09	71,583466	78,793814	1.738,15	34,76	24	24,0%	417,16	2.190,06
jun-19	jul-19	1.375,43		1.375,43	71,590624	78,793814	1.513,82	30,28	23	23,0%	348,18	1.892,28
jul-19	ago-19	1.396,28		1.396,28	71,662214	78,793814	1.535,23	30,70	22	22,0%	337,75	1.903,69
ago-19	set-19	-		-	71,748208	78,793814	-	-	21	21,0%	-	-
set-19	out-19	1.738,84		1.738,84	71,712333	78,793814	1.910,55	38,21	20	20,0%	382,11	2.330,87
out-19	nov-19	1.328,34		1.328,34	71,741017	78,793814	1.458,93	29,18	19	19,0%	277,20	1.765,30
nov-19	dez-19	1.450,90		1.450,90	72,128418	78,793814	1.584,98	31,70	18	18,0%	285,30	1.901,97
dez-19	jan-20	1.637,23		1.637,23	73,008384	78,793814	1.766,97	35,34	17	17,0%	300,38	2.102,69
jan-20	fev-20	1.539,98		1.539,98	73,147099	78,793814	1.658,86	33,18	16	16,0%	265,42	1.957,46
fev-20	mar-20	1.520,05		1.520,05	73,271449	78,793814	1.634,61	32,69	15	15,0%	245,19	1.912,50

mar-20	abr/20	1.423,57	1.423,57	73,403337	78,793814	1.528,11	30,56	14	14,0%	213,94	1.772,61
abr-20	mai/20	1.371,63	1.371,63	73,234509	78,793814	1.475,75	29,52	13	13,0%	191,85	1.697,11
mai-20	jun/20	1.406,94	1.406,94	73,051422	78,793814	1.517,54	30,35	12	12,0%	182,10	1.729,99
jun-20	jul/20	1.386,11	1.386,11	73,270576	78,793814	1.490,60	29,81	11	11,0%	163,97	1.684,37
TOTAL GERAL ATALIZADO ATÉ 05/2021						54.962,14	1.212,00			16.613,85	72.787,99

ANEXO 02

DEMONSTRATIVO DE ATUALIZAÇÃO DO DÉBITO CONDOMINIAL

MÊS/ANO	VENCTO	CONDOMINIO	DEPOSITADO	DIFERENÇA	FATOR 1 - TJ/SP	FATOR 2 - TJ/SP	ATUALIZADO	MULTA	MESES	JUROS	JUROS	TOTAL
jul-20	ago-20	1.383,30		1.383,30	73,592966	105,492562	1.982,91	39,66	72	67,0%	1.328,55	3.351,11
ago-20	set-20	1.534,05		1.534,05	73,857900	105,492562	2.191,11	43,82	71	66,0%	1.446,13	3.681,07
set-20	out-20	1.521,51		1.521,51	74,500463	105,492562	2.154,46	43,09	70	65,0%	1.400,40	3.597,94
out-20	nov-20	1.636,62		1.636,62	75,163517	105,492562	2.297,01	45,94	69	64,0%	1.470,09	3.813,03
nov-20	dez-20	1.794,75		1.794,75	75,877570	105,492562	2.495,24	49,90	68	63,0%	1.572,00	4.117,15
dez-20	jan-21	1.896,76		1.896,76	76,985382	105,492562	2.599,12	51,98	67	62,0%	1.611,45	4.262,55
jan-21	fev-21	1.685,13		1.685,13	77,193242	105,492562	2.302,90	46,06	66	61,0%	1.404,77	3.753,73
fev-21	mar-21	1.480,12		1.480,12	77,826226	105,492562	2.006,29	40,13	65	60,0%	1.203,77	3.250,18
mar-21	abr-21	1.570,27		1.570,27	78,495531	105,492562	2.110,33	42,21	64	59,0%	1.245,10	3.397,64
abr-21	mai-21	1.662,71		1.662,71	78,793814	105,492562	2.226,11	44,52	63	58,0%	1.291,14	3.561,77
mai-21	jun-21	1.446,05		1.446,05	79,550234	105,492562	1.917,63	38,35	62	57,0%	1.093,05	3.049,02
jun-21	jul-21	1.581,09		1.581,09	80,027535	105,492562	2.084,20	41,68	61	56,0%	1.167,15	3.293,03
jul-21	ago-21	1.610,15		1.610,15	80,843815	105,492562	2.101,07	42,02	60	55,0%	1.155,59	3.298,69
ago-21	set-21	1.718,01		1.718,01	81,555240	105,492562	2.222,26	44,45	59	54,0%	1.200,02	3.466,73
set-21	out-21	1.803,01		1.803,01	82,533902	105,492562	2.304,56	46,09	58	53,0%	1.221,42	3.572,06
out-21	nov-21	1.879,42		1.879,42	83,491295	105,492562	2.374,68	47,49	57	52,0%	1.234,83	3.657,00
nov-21	dez-21	1.947,14		1.947,14	84,192621	105,492562	2.439,75	48,79	56	51,0%	1.244,27	3.732,81
dez-21	jan-22	1.862,36		1.862,36	84,807227	105,492562	2.316,61	46,33	55	50,0%	1.158,30	3.521,24
jan-22	fev-22	1.969,63		1.969,63	85,375435	105,492562	2.433,74	48,67	54	49,0%	1.192,53	3.674,94
fev-22	mar-22	1.466,02		1.466,02	86,229189	105,492562	1.793,52	35,87	53	48,0%	860,89	2.690,29
mar-22	abr-22	1.414,55		1.414,55	87,703708	105,492562	1.701,46	34,03	52	47,0%	799,69	2.535,18
abr-22	mai-22	1.766,13		1.766,13	88,615826	105,492562	2.102,49	42,05	51	46,0%	967,14	3.111,68
mai-22	jun-22	1.671,10		1.671,10	89,014597	105,492562	1.980,45	39,61	50	45,0%	891,20	2.911,26
jun-22	jul-22	1.677,60		1.677,60	89,566487	105,492562	1.975,90	39,52	49	44,0%	869,40	2.884,81
jul-22	ago-22	1.568,59		1.568,59	89,029088	105,492562	1.858,66	37,17	48	43,0%	799,22	2.695,05
ago-22	set-22	1.677,77		1.677,77	88,753097	105,492562	1.994,21	39,88	47	42,0%	837,57	2.871,66
set-22	out-22	1.725,06		1.725,06	88,469087	105,492562	2.057,00	41,14	46	41,0%	843,37	2.941,51
out-22	nov-22	1.754,32		1.754,32	88,884891	105,492562	2.082,10	41,64	45	40,0%	832,84	2.956,58
nov-22	dez-22	1.734,19		1.734,19	89,222653	105,492562	2.050,42	41,01	44	39,0%	799,66	2.891,10
dez-22	jan-23	1.703,56		1.703,56	89,838289	105,492562	2.000,40	40,01	43	38,0%	760,15	2.800,57
TOTAL GERAL ATALIZADO ATÉ 07/2026							64.156,57	1.283,13			33.901,70	99.341,41

**ENGENHO ADM DE BENS E CONDOMÍNIOS**

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Edifício: **0266-COND. EDIF. OLIVIA BERNARDINO**

Correção calculada até: 05/2026

Período: 01/02/2023 a 07/07/2026

Mes/Ano	Vencimento	Cálculo	Original	Multa	Juros	Correção	Atualizado	Boleto
Unid: 21		-	Proprietário: JOHNNY FERNANDES LOPES					
P 01/2023	10/02/2023	MENSAL	1.549,41	30,99	729,51	243,37	2.553,28	64575
P 02/2023	10/03/2023	MENSAL	1.497,82	29,96	682,34	221,80	2.431,92	66109
P 03/2023	10/04/2023	MENSAL	1.724,95	34,50	760,79	242,62	2.762,86	67246
P 04/2023	10/05/2023	MENSAL	1.756,47	35,13	750,32	236,30	2.778,22	68750
P 05/2023	10/06/2023	MENSAL	1.573,85	31,48	651,80	205,22	2.462,35	70061
P 06/2023	10/07/2023	MENSAL	1.659,35	33,19	668,78	218,27	2.579,59	71801
P 07/2023	10/08/2023	MENSAL	1.690,90	33,82	662,63	224,18	2.611,53	72912
P 08/2023	10/09/2023	MENSAL	1.776,04	35,52	674,17	231,38	2.717,11	74331
P 09/2023	10/10/2023	MENSAL	2.056,75	41,14	756,24	265,35	3.119,48	75537
P 10/2023	10/11/2023	MENSAL	2.019,62	40,39	718,51	257,78	3.036,30	77141
P 11/2023	10/12/2023	MENSAL	1.907,34	38,15	656,03	241,26	2.842,78	78109
P 12/2023	10/01/2024	MENSAL	2.201,93	44,04	728,10	264,72	3.238,79	79978
P 01/2024	10/02/2024	MENSAL	2.421,45	48,43	768,70	275,46	3.514,04	81078
P 02/2024	10/03/2024	MENSAL	2.410,73	48,21	732,03	252,28	3.443,25	82533
P 03/2024	10/04/2024	MENSAL	2.593,81	51,88	757,02	265,91	3.668,62	83267
P 04/2024	10/05/2024	MENSAL	2.046,19	40,92	572,10	201,30	2.860,51	85171
P 05/2024	10/06/2024	MENSAL	1.871,90	37,44	500,14	174,57	2.584,05	86494
P 06/2024	10/07/2024	MENSAL	1.724,54	34,49	440,47	156,04	2.355,54	87842
P 07/2024	10/08/2024	MENSAL	1.813,24	36,26	441,83	158,84	2.450,17	88780
P 08/2024	10/09/2024	MENSAL	1.909,05	38,18	443,19	163,22	2.553,64	90127
P 09/2024	10/10/2024	MENSAL	1.847,83	36,96	408,03	155,34	2.448,16	91759
P 10/2024	10/11/2024	MENSAL	1.942,20	38,84	405,23	151,75	2.538,02	93091
P 11/2024	10/12/2024	MENSAL	1.967,10	39,34	386,43	140,39	2.533,26	93988
P 12/2024	10/01/2025	MENSAL	1.967,45	39,35	363,79	133,14	2.503,73	95558
P 01/2025	10/02/2025	MENSAL	1.950,96	39,02	339,15	129,69	2.458,82	97090
P 02/2025	10/03/2025	MENSAL	1.724,87	34,50	277,69	91,89	2.128,95	97957
P 03/2025	10/04/2025	MENSAL	1.946,77	38,94	290,66	90,42	2.366,79	99252
P 04/2025	10/05/2025	MENSAL	2.168,38	43,37	299,33	90,82	2.601,90	100950
P 05/2025	10/06/2025	MENSAL	1.882,41	37,65	239,01	71,67	2.230,74	102420
P 06/2025	10/07/2025	MENSAL	1.953,09	39,06	226,73	69,00	2.287,88	103762
P 07/2025	10/08/2025	MENSAL	1.769,17	35,38	186,09	56,36	2.047,00	104702
P 08/2025	10/09/2025	MENSAL	1.732,54	34,65	162,63	39,83	1.969,65	106333
P 09/2025	10/10/2025	MENSAL	1.805,02	36,10	151,38	51,08	2.043,58	107195
P 10/2025	10/11/2025	MENSAL	1.831,70	36,63	134,17	48,39	2.050,89	108590
P 11/2025	10/12/2025	MENSAL	1.995,84	39,92	125,06	48,56	2.209,38	110005
P 12/2025	10/01/2026	MENSAL	1.975,26	39,51	103,45	54,32	2.172,54	111199
P 01/2026	10/02/2026	MENSAL	1.854,84	37,10	77,42	43,46	2.012,82	112723
P 02/2026	10/03/2026	MENSAL	2.003,54	40,07	62,37	35,30	2.141,28	114239
P 03/2026	10/04/2026	MENSAL	2.092,90	41,86	43,04	17,29	2.195,09	115446
P 04/2026	10/05/2026	MENSAL	1.882,19	37,64	19,20	0,00	1.939,03	116853
P 05/2026	10/06/2026	MENSAL	2.005,16	40,10	0,00	0,00	2.045,26	118061
			78.504,56	1.570,11	17.395,56	6.018,57	103.488,80	
1 unidades devedoras			78.504,56	1.570,11	17.395,56	6.018,57	103.488,80	