

SEÑOR  
JUEZ 3º DE PEQUEÑAS CAUSAS Y  
COMPETENCIA MULTIPLE DE SUBA  
Correo [j03pqccmsubabt@cendoj.ramajudicial.gov.co](mailto:j03pqccmsubabt@cendoj.ramajudicial.gov.co)

REF EJECUTIVO PARQUE DE NIZA PH V.S ARY DELMAR FONTALVO Y  
OTRA RAD. 2016-01096

RICARDO FORERO RAMIREZ, mayor de edad y de esta vecindad, abogado en ejercicio, identificado civil y profesionalmente como aparece al pie de mi firma, correo electrónico [rforeror@gmail.com](mailto:rforeror@gmail.com) en calidad de apoderado de la copropiedad demandante, me permito anexar la liquidación actualizada del crédito, la cual se resume de la siguiente forma:

|                                       |                     |
|---------------------------------------|---------------------|
| - CUOTAS DE ADMINISTRACION            | \$16.145.000        |
| - INTERESES DE MORA                   | \$10.169.818        |
| -CUOTAS EXTRAORDINARIAS               | \$ 728.000          |
| - SANCIONES INASISTENCIA<br>ASAMBLEAS | \$ 460.000          |
| <b>GRAN TOTAL</b>                     | <b>\$27.502.818</b> |

**SON: VEINTISIETE MILLONES QUINIENTOS DOS MIL  
OCHOCIENTOS DIEZ Y OCHO PESOS**

Atentamente

RICARDO FORERO RAMIREZ  
C.C 79.145.093 BOGOTA  
T.P 29.326 C.S.J

CONJUNTO RESIDENCIAL PARQUE DE NIZA - PROPIEDAD HORIZONTAL

NIT 800.019.546-0

ESTADO DE CARTERA AP 108

OCTUBRE 23 DE 2020

|        | Concepto                                   | Capital   | Pagos y/o Abonos | %      | Intereses | Saldo Capital | Saldo Capital + Intereses |
|--------|--------------------------------------------|-----------|------------------|--------|-----------|---------------|---------------------------|
| sep-15 | Saldo                                      | 5,821,000 |                  |        |           | 5,821,000     | 5,961,674                 |
| sep-15 | Intereses s/saldo capital                  |           |                  | 0.0242 | 140,674   | 5,821,000     | 6,261,674                 |
| oct-15 | Cuota de Administración                    | 300,000   |                  | -      | -         | 6,121,000     | 5,961,674                 |
|        | Abono CONSIGNACION 8187 MARZO 26 de 2015   |           | 300,000          | -      | -         | 5,821,000     | 5,961,674                 |
|        | Abono CONSIGNACION 7821 ABRIL 10 de 2015   |           | 600,000          | -      | -         | 5,221,000     | 5,361,674                 |
|        | Abono CONSIGNACION 0896 DE MAYO 29 de 2015 |           | 800,000          | -      | -         | 4,421,000     | 4,561,674                 |
| nov-15 | Cuota de Administración                    | 300,000   |                  | -      | -         | 4,721,000     | 4,861,674                 |
| nov-15 | Intereses s/saldo capital                  |           |                  | 0.0242 | 106,841   | 4,721,000     | 4,968,515                 |
| dic-15 | Cuota de Administración                    | 300,000   |                  | 0.0242 | 114,091   | 5,021,000     | 5,382,606                 |
| ene-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,342,000     | 5,703,606                 |
| ene-16 | Abono CONSIGNACION ENERO 08                |           | 300,000          | -      | -         | 5,042,000     | 5,403,606                 |
| ene-16 | Intereses s/saldo capital                  |           |                  | 0.0246 | 123,517   | 5,042,000     | 5,527,122                 |
| feb-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,363,000     | 5,848,122                 |
| feb-16 | Abono CONSIGNACION FEB 10                  |           | 350,000          | -      | -         | 5,013,000     | 5,498,122                 |
| feb-16 | Intereses s/saldo capital                  |           |                  | 0.0246 | 124,033   | 5,013,000     | 5,622,156                 |
| mar-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,334,000     | 5,943,156                 |
| mar-16 | Abono CONSIGNACION MARZO 08                |           | 325,000          | -      | -         | 5,009,000     | 5,618,156                 |
| mar-16 | Intereses s/saldo capital                  |           |                  | 0.0246 | 123,320   | 5,009,000     | 5,741,475                 |
| abr-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,330,000     | 6,062,475                 |
| abr-16 | Abono CONSIGNACION ABR 27                  |           | 325,000          | -      | -         | 5,005,000     | 5,737,475                 |
| abr-16 | Intereses s/saldo capital                  |           |                  | 0.0257 | 128,606   | 5,005,000     | 5,866,082                 |
| may-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,326,000     | 6,187,082                 |
| may-16 | Abono CONSIGNACION MAYO 31                 |           | 325,000          | -      | -         | 5,001,000     | 5,862,082                 |
| may-16 | Intereses s/saldo capital                  |           |                  | 0.0257 | 128,503   | 5,001,000     | 5,990,585                 |
| jun-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,322,000     | 6,311,585                 |
| jun-16 | Abono CONSIGNACION JUN 30                  |           | 325,000          | -      | -         | 4,997,000     | 5,986,585                 |
| jun-16 | Intereses s/saldo capital                  |           |                  | 0.0257 | 128,401   | 4,997,000     | 6,114,986                 |
| jul-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,318,000     | 6,435,986                 |
| jul-16 | Abono CONSIGNACION JUL 30                  |           | 325,000          | -      | -         | 4,993,000     | 6,110,986                 |
| jul-16 | Intereses s/saldo capital                  |           |                  | 0.0267 | 133,295   | 4,993,000     | 6,244,281                 |
| ago-16 | Cuota de Administración                    | 321,000   |                  | -      | -         | 5,314,000     | 6,565,281                 |
| ago-16 | Abono CONSIGNACION AGTO 31                 |           | 325,000          | -      | -         | 4,989,000     | 6,240,281                 |
| ago-16 | Intereses s/saldo capital                  |           |                  | 0.0267 | 133,188   | 4,989,000     | 6,373,469                 |

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ESTADO DE CARTERA AP 108

OCTUBRE 23 DE 2020

|        | Concepto                   | Capital | Pagos y/o Abonos | %      | Intereses | Saldo Capital | Saldo Capital + Intereses |
|--------|----------------------------|---------|------------------|--------|-----------|---------------|---------------------------|
| sep-16 | Cuota de Administración    | 321,000 | -                | -      | -         | 5,310,000     | 6,694,469                 |
| sep-16 | Abono CONSIGNACION SEPT 30 | -       | 325,000          | -      | -         | 4,985,000     | 6,369,469                 |
| sep-16 | Intereses s/saldo capital  | -       | -                | 0.0267 | 133,082   | 4,985,000     | 6,502,550                 |
| oct-16 | Cuota de Administración    | 321,000 | -                | -      | -         | 5,306,000     | 6,823,550                 |
| oct-16 | Abono CONSIGNACION OCT 31  | -       | 325,000          | -      | -         | 4,981,000     | 6,498,550                 |
| oct-16 | Intereses s/saldo capital  | -       | -                | 0.0275 | 137,046   | 4,981,000     | 6,635,596                 |
| nov-16 | Cuota de Administración    | 321,000 | -                | -      | -         | 5,302,000     | 6,956,596                 |
| nov-16 | Abono CONSIGNACION NOV 30  | -       | 325,000          | -      | -         | 4,977,000     | 6,631,596                 |
| nov-16 | Intereses s/saldo capital  | -       | -                | 0.0275 | 136,936   | 4,977,000     | 6,768,532                 |
| dic-16 | Cuota de Administración    | 321,000 | -                | -      | -         | 4,977,000     | 7,089,532                 |
| dic-16 | Abono CONSIGNACION DIC 29  | -       | 325,000          | -      | -         | 5,298,000     | 6,764,532                 |
| dic-16 | Intereses s/saldo capital  | -       | -                | 0.0275 | 136,826   | 4,973,000     | 6,901,358                 |
| ene-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 5,316,000     | 7,244,358                 |
| ene-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 138,871   | 5,316,000     | 7,383,229                 |
| feb-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 5,659,000     | 7,726,229                 |
| feb-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 148,449   | 5,659,000     | 7,874,679                 |
| mar-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 6,002,000     | 8,217,679                 |
| mar-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 158,028   | 6,002,000     | 8,375,706                 |
| abr-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 6,345,000     | 8,718,706                 |
| abr-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 167,556   | 6,345,000     | 8,886,262                 |
| may-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 6,688,000     | 9,229,262                 |
| may-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 177,131   | 6,688,000     | 9,406,393                 |
| jun-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 7,031,000     | 9,749,393                 |
| jun-17 | Intereses s/saldo capital  | -       | -                | 0.0279 | 186,707   | 7,031,000     | 9,936,100                 |
| jul-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 7,374,000     | 10,279,100                |
| jul-17 | Intereses s/saldo capital  | -       | -                | 0.0275 | 193,177   | 7,374,000     | 10,472,277                |
| ago-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 7,717,000     | 10,815,277                |
| ago-17 | Intereses s/saldo capital  | -       | -                | 0.0275 | 202,601   | 7,717,000     | 11,017,877                |
| sep-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 8,060,000     | 11,360,877                |
| sep-17 | Intereses s/saldo capital  | -       | -                | 0.0269 | 207,201   | 8,060,000     | 11,568,079                |
| oct-17 | Cuota de Administración    | 343,000 | -                | -      | -         | 8,403,000     | 11,911,079                |
| oct-17 | Abono CONSIGNACION OCT 30  | -       | 6,000,000        | -      | -         | 2,403,000     | 5,911,079                 |
| oct-17 | Intereses s/saldo capital  | -       | -                | 0.0264 | 213,120   | 2,403,000     | 6,124,199                 |

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|        | Concepto                  | Capital | Pagos y/o Abonos | %      | Intereses | Saldo Capital | Saldo Capital + Intereses |
|--------|---------------------------|---------|------------------|--------|-----------|---------------|---------------------------|
| nov-17 | Cuota de Administración   | 343,000 | -                | -      | -         | 2,746,000     | 6,467,199                 |
| nov-17 | Intereses s/saldo capital | -       | -                | 0.0262 | 62,959    | 2,746,000     | 6,530,157                 |
| dic-17 | Cuota de Administración   | 343,000 | -                | -      | -         | 3,089,000     | 6,873,157                 |
| dic-17 | Intereses s/saldo capital | -       | -                | 0.0260 | 71,304    | 3,089,000     | 6,944,462                 |
| ene-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 3,452,000     | 7,307,462                 |
| ene-18 | Intereses s/saldo capital | -       | -                | 0.0259 | 79,902    | 3,452,000     | 7,387,364                 |
| feb-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 3,815,000     | 7,750,364                 |
| feb-18 | Intereses s/saldo capital | -       | -                | 0.0263 | 90,673    | 3,815,000     | 7,841,036                 |
| mar-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 4,178,000     | 8,204,036                 |
| mar-18 | Intereses s/saldo capital | -       | -                | 0.0259 | 98,618    | 4,178,000     | 8,302,654                 |
| abr-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 4,541,000     | 8,665,654                 |
| abr-18 | Intereses s/saldo capital | -       | -                | 0.0256 | 106,957   | 4,541,000     | 8,772,611                 |
| may-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 4,904,000     | 9,135,611                 |
| may-18 | Intereses s/saldo capital | -       | -                | 0.0256 | 116,023   | 4,904,000     | 9,251,634                 |
| jun-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 5,267,000     | 9,614,634                 |
| jun-18 | Intereses s/saldo capital | -       | -                | 0.0254 | 124,316   | 5,267,000     | 9,738,950                 |
| jul-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 5,630,000     | 10,101,950                |
| jul-18 | Intereses s/saldo capital | -       | -                | 0.0250 | 131,894   | 5,630,000     | 10,233,844                |
| ago-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 5,993,000     | 10,596,844                |
| ago-18 | Intereses s/saldo capital | -       | -                | 0.0249 | 140,328   | 5,993,000     | 10,737,172                |
| sep-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 6,356,000     | 11,100,172                |
| sep-18 | Intereses s/saldo capital | -       | -                | 0.0248 | 148,427   | 6,356,000     | 11,248,599                |
| oct-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 6,719,000     | 11,611,599                |
| oct-18 | Intereses s/saldo capital | -       | -                | 0.0245 | 155,987   | 6,719,000     | 11,767,586                |
| nov-18 | Cuota de Administración   | 363,000 | -                | -      | -         | 7,082,000     | 12,130,586                |
| nov-18 | Intereses s/saldo capital | -       | -                | 0.0244 | 163,720   | 7,082,000     | 12,294,305                |
| dic-18 | Cuota de Administración   | 385,000 | -                | -      | -         | 7,445,000     | 12,657,305                |
| dic-18 | Intereses s/saldo capital | -       | -                | 0.0243 | 171,739   | 7,445,000     | 12,829,044                |
| ene-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 7,830,000     | 13,214,044                |
| ene-19 | Intereses s/saldo capital | -       | -                | 0.0240 | 178,308   | 7,830,000     | 13,392,351                |
| feb-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 8,215,000     | 13,777,351                |
| feb-19 | Intereses s/saldo capital | -       | -                | 0.0246 | 192,814   | 8,215,000     | 13,970,165                |
| mar-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 8,600,000     | 14,355,165                |

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ESTADO DE CARTERA AP 108

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|        | Concepto                  | Capital | Pagos y/o Abonos | %      | Intereses | Saldo Capital | Saldo Capital + Intereses |
|--------|---------------------------|---------|------------------|--------|-----------|---------------|---------------------------|
| mar-19 | Intereses s/saldo capital | -       | -                | 0.0242 | 198,940   | 8,600,000     | 14,554,105                |
| abr-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 8,985,000     | 14,939,105                |
| abr-19 | Intereses s/saldo capital | -       | -                | 0.0225 | 193,357   | 8,985,000     | 15,132,462                |
| may-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 9,370,000     | 15,517,462                |
| may-19 | Intereses s/saldo capital | -       | -                | 0.0225 | 202,237   | 9,370,000     | 15,719,699                |
| jun-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 9,755,000     | 16,104,699                |
| jun-19 | Intereses s/saldo capital | -       | -                | 0.0225 | 210,435   | 9,755,000     | 16,315,134                |
| jul-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 10,140,000    | 16,700,134                |
| jul-19 | Intereses s/saldo capital | -       | -                | 0.0224 | 218,837   | 10,140,000    | 16,918,971                |
| ago-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 10,525,000    | 17,303,971                |
| ago-19 | Intereses s/saldo capital | -       | -                | 0.0225 | 227,981   | 10,525,000    | 17,531,952                |
| sep-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 10,910,000    | 17,916,952                |
| sep-19 | Intereses s/saldo capital | -       | -                | 0.0225 | 236,637   | 10,910,000    | 18,153,589                |
| oct-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 11,295,000    | 18,538,589                |
| oct-19 | Intereses s/saldo capital | -       | -                | 0.0222 | 242,293   | 11,295,000    | 18,780,882                |
| nov-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 11,680,000    | 19,165,882                |
| nov-19 | Intereses s/saldo capital | -       | -                | 0.0221 | 249,902   | 11,680,000    | 19,415,784                |
| dic-19 | Cuota de Administración   | 385,000 | -                | -      | -         | 12,065,000    | 19,800,784                |
| dic-19 | Intereses s/saldo capital | -       | -                | 0.0220 | 256,668   | 12,065,000    | 20,057,452                |
| ene-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 12,473,000    | 20,465,452                |
| ene-20 | Intereses s/saldo capital | -       | -                | 0.0220 | 265,128   | 12,473,000    | 20,730,580                |
| feb-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 12,881,000    | 21,138,580                |
| feb-20 | Intereses s/saldo capital | -       | -                | 0.0222 | 276,381   | 12,881,000    | 21,414,961                |
| mar-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 13,289,000    | 21,822,961                |
| mar-20 | Intereses s/saldo capital | -       | -                | 0.0220 | 283,704   | 13,289,000    | 22,106,665                |
| abr-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 13,697,000    | 22,514,665                |
| abr-20 | Intereses s/saldo capital | -       | -                | 0.0217 | 279,518   | 13,697,000    | 22,794,183                |
| may-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 14,105,000    | 23,202,183                |
| may-20 | Intereses s/saldo capital | -       | -                | 0.0211 | 271,467   | 14,105,000    | 23,473,650                |
| jun-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 14,513,000    | 23,881,650                |
| jun-20 | Intereses s/saldo capital | -       | -                | 0.0151 | 194,503   | 14,513,000    | 24,076,153                |
| jul-20 | Cuota de Administración   | 408,000 | -                | -      | -         | 14,921,000    | 24,484,153                |
| jul-20 | Intereses s/saldo capital | -       | -                | 0.0153 | 196,972   | 14,921,000    | 24,681,125                |

CONJUNTO RESIDENCIAL PARQUE DE NIZA - PROPIEDAD HORIZONTAL

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ESTADO DE CARTERA AP 108

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|                | Concepto                | Capital           | Pagos y/o Abonos  | %      | Intereses         | Saldo Capital | Saldo Capital + Intereses |
|----------------|-------------------------|-------------------|-------------------|--------|-------------------|---------------|---------------------------|
| ago-20         | Cuota de Administración | 408,000           | -                 | 0.0153 | 203,211           | 15,329,000    | 25,292,336                |
| sep-20         | Cuota de Administración | 408,000           | -                 | 0.0151 | 206,482           | 15,737,000    | 25,906,818                |
| oct-20         | Cuota de Administración | 408,000           | -                 | -      | -                 | 16,145,000    | 26,314,818                |
| <b>TOTALES</b> |                         | <b>27,745,000</b> | <b>11,600,000</b> |        | <b>10,169,818</b> |               |                           |

**Detalle Deuda**

|                                   |            |
|-----------------------------------|------------|
| Cuotas de Administración          | 16,145,000 |
| Intereses de mora                 | 10,169,818 |
| Cuota Extraordinaria              | 728,000    |
| 5-may.-14                         | 364,000    |
| 28-may.-20                        | 364,000    |
| Sancciones Inasistencia Asambleas | 460,000    |
| 5-abr.-16                         | 69,000     |
| 6-dic.-16                         | 69,000     |
| 5-may.-17                         | 74,000     |
| 3-abr.-18                         | 78,000     |
| 5-abr.-19                         | 83,000     |
| 6-abr.-20                         | 87,000     |

**Total Deuda po cuotas de administración, cuotas extraordinarias, sanciones por inasistencia a las Asamblea e intereses y honorarios a 23 de octubre de 2020** **27,502,818**

**Nota: Las cuotas de administración de marzo, abril, mayo, junio y julio no se le esta aplicando intereses**