

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO**

IN RE: *
*
YORAVI INVESTMENT, INC. *
DEBTOR * **CASE NO. 17-05446**
*
* **CHAPTER 11**
*

DISCLOSURE STATEMENT

May 31, 2018

GODREAU & GONZALEZ LAW, LLP
Counsel for Debtor
PO Box 9024671
San Juan, PR 00902-4671
Tel. (787) 726-0077

**YORAVI INVESTMENT, INC
DISCLOSURE STATEMENT
TABLE OF CONTENTS**

- 1.0 INTRODUCTION
- 2.0 MANNER OF VOTING ON THE PLAN
- 3.0 CREDITORS ENTITLED TO VOTE ON THE PLAN
- 4.0 HISTORY OF YORAVI INVESTMENT, INC
- 5.0 SUMMARY OF REORGANIZATION PLAN
- 6.0 CLASSIFICATIONS OF CLAIMS
- 7.0 TREATMENT OF CLASSES OF CREDITORS
- 8.0 LIQUIDATION ANALYSIS
- 9.0 RETENTION OF JURISDICTION
- 10.0 MODIFICATION OF THE PLAN
- 11.0 EFFECT OF CONFIRMATION AND DISCHARGE
- 12.0 CONCLUSION

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

IN RE: *
*
YORAVI INVESTMENT, INC * CASE NO. 17-05446
Debtor *
* CHAPTER 11
*

DISCLOSURE STATEMENT

1.0 INTRODUCTION

PURPOSE OF THIS DISCLOSURE STATEMENT

YORAVI INVESTMENT, INC., (DEBTOR) provides this Disclosure Statement so as to enable each creditor that is so entitled to make an informed judgment in exercising the right to vote on the Debtor’s Plan of Reorganization (the “Plan”). The material in this Disclosure Statement is intended solely for that purpose and solely for the use of Debtor’s creditors. This Disclosure Statement may not be relied upon for any other purpose. Nothing contained in this Disclosure Statement constitutes an admission of any fact or liability by any party. The information contained in this Disclosure Statement has been submitted by DEBTOR’S management.

NO REPRESENTATION CONCERNING THESE DISCLOSURES OR THE PLAN IS AUTHORIZED BY DEBTOR OTHER THAN AS SET FORTH IN THIS DISCLOSURE STATEMENT. ANY REPRESENTATIONS MADE BY ANY PERSON TO SECURE YOUR VOTE OTHER THAN THOSE CONTAINED IN THIS DISCLOSURE STATEMENT SHOULD NOT BE RELIED UPON. ANY PERSON MAKING REPRESENTATIONS OR INDUCEMENTS CONCERNING ACCEPTANCE OR REJECTION OF THE PLAN SHOULD BE REPORTED TO THE COURT.

DEBTOR believes but does not warrant that the contents of this Disclosure Statement are complete and accurate. This Disclosure Statement and its exhibits should be read in its entirety. The financial information contained in this Disclosure Statement has not been subjected to audit, but DEBTOR has made every reasonable effort to provide accurate financial information.

2.0 MANNER OF VOTING ON THE PLAN

Each creditor entitled to vote on the Plan may cast a vote by completing the ballot that will be sent by mail to all creditors entitled to vote once this Disclosure statement is approved by the Court. A self-addressed envelope will be enclosed for this purpose.

ALL BALLOTS MUST BE RECEIVED ON OR BEFORE A DATE THAT WILL BE SET BY THE COURT. NO BALLOTS RECEIVED AFTER THAT TIME AND DATE WILL BE COUNTED IN DETERMINING WHETHER THE PLAN SHOULD BE CONFIRMED. DO NOT ATTEMPT TO FILE YOUR BALLOT WITH THE COURT, THE U. S. TRUSTEE, OR AT ANY OTHER PLACE OTHER THAN WITH GODREAU & GONZALEZ'S LAW OFFICE.

3.0 CREDITORS ENTITLED TO VOTE ON THE PLAN

Each creditor with an impaired claim, that is, each creditor that will receive less than full cash payment for the allowed amount of its claim on the "Effective Date" (as defined in the Plan), is entitled to vote on the Plan. Creditors with impaired claims are creditors whose claims fall within Classes 3 to 6 as set forth in Article II of the Plan.

Even though a creditor may choose not to vote or may vote against the Plan, the creditor will be bound by the terms and treatment set forth in the Plan if the Plan is accepted by the requisite majorities in one or more classes of creditors and is confirmed by the Court. Only the votes actually accepting or rejecting the Plan will be counted for purposes of determining whether the Plan has been approved by the creditors. Allowance of a claim for voting purposes does not necessarily mean that the claim will be allowed for purposes of distribution under the terms of the Plan.

The ballot enclosed with this Disclosure Statement is not a Proof of Claim. The proofs of claim against DEBTOR can be inspected at the Bankruptcy Court.

A hearing on the confirmation of the Plan of Reorganization shall be set by the Bankruptcy Court, which must determine whether the Plan has been accepted by each Class of creditors whose interests are impaired by the Plan. An impaired Class will have accepted the Plan if the class members who have voted to accept the Plan constitute (1) at least two-thirds in the sum total of the amount allowed of the claim and (2) more than one-half in number of the allowed claims of Class members who have voted on the Plan.

The Bankruptcy court may confirm the Plan, even if the Plan is not accepted by all of the impaired classes, provided that the Bankruptcy Court finds that the Plan (1) was accepted by at least one impaired class and (2) does not discriminate unfairly against and is fair and equitable as to all non-accepting impaired classes. DEBTOR intends to rely on this "cram down" provision, if necessary, in seeking confirmation of the Plan.

4.0 HISTORY OF YORAVI INVESTMENT, INC.

4.1 Background and Nature of the Business:

YORAVI INVESTMENT, INC., (DEBTOR), is a closely held corporation operating in the Municipality of Caguas under the laws of the Commonwealth of Puerto Rico. The company own a small street mall and is engaged in the leasing of spaces in said street mall.

4.2 Shareholders:

Debtor is the sole owner of Centro Comercial Turabo Gardens. The shareholders of the corporation, number of shares outstanding, and percent of equity held, are as follows:

<u>Name</u>	<u>Percent</u>
Rafael Acosta Santiago	33.33%
Yomara Acosta Santiago	33.33%
Vilmarie Acosta Santiago	33.33%

4.3 The Board of Directors:

As of the date of filing, the Board of Directors was composed of the following officers:

<u>Name of Officer</u>	<u>Position</u>
Vilmarie Acosta Santiago	President
Rafael Acosta Santiago	Vice-President
Yomara Acosta Santiago	Secretary

4.4 The Management Group:

YORAVI INVESTMENT, INC. is managed by Vilmarie Acosta Santiago and Rafael Acosta Santiago, serving as the President and Vice-President respectively.

4.5 Assets of the Estate:

Debtor's only significant assets as of the petition date, at estimated market value, were the following:

Cash in Bank	\$17,064.00
Accounts Receivables	\$20,293.90
Real Estate	<u>\$1,100,000.00</u>
	\$1,137,357.90

4.6 Events leading to filing for protection under Bankruptcy Law:

Debtor is involved in the operations of a small street mall in Caguas, under the name of Centro Comercial Turabo Gardens. Prior to the filing of the Bankruptcy, a tenant won a complaint against the Debtor that the Bankruptcy Court has allowed in the amount of \$264,729.00. Creditor has a judgment lien over the street mall property. The judgment is currently owned by RM Trust or Supermercados Caguas Centro 2.

4.7 Events subsequent to Filing of the Petition:

Debtor has continued to operate the street mall after the filing of the petition. Debtor objected to RM Trust's claim, but the Bankruptcy Court allowed the claim in the amount of \$264,729.00. Debtor will appeal the Bankruptcy Court's decision to allow the claim as Debtor contends the judgment held by RM Trust was entered without jurisdiction.

Debtor has been consigning the monthly amount of \$731.25 with the Bankruptcy Court as payment for adequate protection to RM Trust.

4.8 Claims:

Total claims were scheduled at \$588,458.59 secured (as amended) and \$15,641.71 in undisputed general unsecured claims. Proofs of claims were filed in the amount of \$656,701.90 as secured, \$8,297.84 priority and \$7,343.87 as general unsecured. As of today, secured claims have been allowed in the amount of \$638,618.46. EXHIBIT A is the CASH FLOW AND PLAN PAYMENTS which shows the amounts expected to be paid at the effective date of the Plan, and deferred monthly or periodic payments. The bar date to file claims against the estate expired on December 7, 2017 for regular creditors and on January 30, 2018 for government creditors.

4.9 Income and other taxes:

From the filing of the bankruptcy, corporate and payroll taxes have been paid on a current basis as administrative expenses. The Debtor will continue upon emergence to pay its income, property municipal and other taxes as required by law.

4.10 Professionals Employed:

Counsel for the DEBTOR, with permission of the Bankruptcy Court, DEBTOR has employed the Law Offices of Godreau & Gonzalez Law, to represent it in connection with these and other proceedings during the pendency of the Chapter 11 process. The application for employment of counsel was approved by the Court on February 16, 2018 (Doc #73).

Debtor also hired Atty. Enrique Peral as special counsel. The application for employment of financial advisors was approved by the Court on April 13, 2018 (Doc #102).

4.11 Estimated Administrative Expenses:

Administrative expenses include professional services related to the reorganization as well as professional services that would be recurring ordinary and necessary expenses of the Debtor for current and prior periods. Estimated professional fees of the reorganization are as follows:

Legal Counsel	\$ 10,000.00
US Trustee fees	\$ 1,039.60
Post-Petition Accounts Payable	<u>\$ 2,925.00</u>
Total estimated administrative expenses	\$ 13,964.60

4.12 US Trustee Fees:

US Trustee are being paid as invoiced. US Trustee fees will be paid currently as billed up to the effective date and subsequently up to the final decree, which in turn, is assumed to be ordered by the Court within 60 days of the effective date of the Plan.

5.0 SUMMARY OF THE REORGANIZATION PLAN

It is Debtor's intention to pay all its creditors 100% of their claims through the plan of reorganization. Debtor believes that the Plan of Reorganization payments proposed herein will suffice for a confirmable. While it cannot be foretold, with absolute certainty that the cash flow projection, which accompanies this Disclosure Statement, will happen as presented, Debtor has no reason to believe the contrary.

5.1 Means of Funding the Plan:

The Plan shall be funded by the following means:

- Cash on hand at the Effective Date;
- Future earnings of the reorganized Debtor.

5.2 Feasibility:

In Exhibit B a Projected Cash Flow Statement is presented assuming that the Debtor will be able to maintain its current sales levels, demonstrating the feasibility of the emerging company, resolving the existing problems, as well as providing for payments to all classes of creditors.

Debtor believes that the plan of reorganization payments proposed herein will also avoid the loss of existing jobs in a hard pressed area of the Island.

5.3 Limitation on Payment of Dividends:

Debtor will not pay dividends to common shareholders until all creditors are paid in accordance with the plan of reorganization.

5.4 Post Confirmation Management:

Management will remain as outlined above and will continue to be performed by the existing group and Board of Directors with the external assistance of counsel and financial advisors. It is anticipated that the managers will continue to work for the corporation with no compensation, aside from the payment of a vehicle for Rafael Acosta Santiago, until all creditors are paid.

6.0 CLASSIFICATION OF CLAIMS

UNCLASSIFIED:

Claims comprised of administrative expenses pursuant to 11 USC §507(a)(1) of the Bankruptcy Code and general unsecured and priority claims under \$1,000 are not classified. Included herein are the fees and expenses for professional services as approved by the Court, post-petition creditors under ordinary course and the United States Trustee's fees as incurred from the filing of the case to the issuance of the final decree.

CLASS 1: General Unsecured Creditors

This class consists of general unsecured creditors mainly suppliers listed by debtor and those who have filed proof of claims. General unsecured creditors with claims in this class are approximately \$15,641.71.

CLASS 2: Banco Popular de Puerto Rico

This class consists of secured creditor Banco Popular de Puerto Rico ("BPPR"). BPPR has a first priority lien over the street mall real property. BPPR's claim is in the amount of in the amount of \$345,674.89 as of May 30, 2018.

CLASS 3: RM Trust

This class consists of secured judgment creditor RM Trust ("RM Trust"). RM Trust has a second priority judgment lien over the street mall real property. RM Trust's claim #1-2 was allowed by the Bankruptcy Court in the amount of \$264,729.00. Debtor is in the process of appealing the Bankruptcy Court's decision to allow the claim.

CLASS 4: Equity Security Holders

This class consists of the stockholders of the company who are owed \$74,877.18 in loans to the

corporation.

7.0 TREATMENT OF CLASSES OF CREDITORS

UNCLASSIFIED:

Professional fees will be paid prior to the effective date of the plan, or when the fees are approved by the Court whichever is later. US Trustee fees will be continued to be paid within 30 days of the date billed by the Office of the Us Trustee and up to the date the final decree is ordered by the Court. Other allowed priority tax claims will be paid within five years from the filing date, in equal monthly installments including interest fixed at the statutory annual rate prevailing at the date of confirmation. All general unsecured and priority claims under \$1,000.00 will be paid on the effective date of the plan.

CLASS 1: General Unsecured Creditors

This class consists of general unsecured creditors mainly suppliers listed by debtor and those who have filed proof of claims. General unsecured creditors with claims in this class are approximately \$15,641.71. Debtor proposes to pay 100% of their allowed claims in five (5) year payment plan, plus interest at the rate of 4.25% per annum. **This class is impaired.**

CLASS 2: Banco Popular de Puerto Rico

This class consists of secured creditor Banco Popular de Puerto Rico ("BPPR"). BPPR has a first priority lien over the street mall real property. BPPR's claim is in the amount of in the amount of \$345,674.89 as of May 30, 2018. Debtor will pay this creditor 100% of its claim and will continue to pay the loan as contracted until maturity. **This class is NOT impaired.**

CLASS 3: RM Trust

This class consists of secured judgment creditor RM Trust ("RM Trust"). RM Trust has a second priority judgment lien over the street mall real property. RM Trust's claim #1-2 was allowed by the Bankruptcy Court in the amount of \$264,729.00. The allowed secured debt in the amount of \$264,729.00 owed to this creditor, will be structured to be paid in full in equal monthly installments of \$1,434.14, including interest calculated at the fixed rate of 4.25% per annum and a 25 year amortization with a seven year term (balloon payment at the end of the 7th year) commencing 30 days after the effective date of the plan. *See Attached Amortization Schedule.*

Debtor is in the process of appealing the Bankruptcy Court's decision to allow the claim. Until such time as the appeal is finally adjudicated Debtor will continue to consign the amounts due to this Creditor with the Bankruptcy Court. **This class is impaired.**

CLASS 4: Equity Security Holders

This class consists of the stockholders of the company who are owed \$74,877.18 in loans to the corporation. This class will be paid in the following manner: These loans will be paid in a lump

sum at the end of the five-year plan or as part of any restructuring of its debt with BPPR. **This class is NOT impaired.**

8.0 LIQUIDATION ANALYSIS

Before confirmation of the Debtor's Plan of Reorganization, the Bankruptcy Court must analyze the Plan and determine that it is in the best interest of each impaired class of creditors. One major factor in this analysis is the determination of the Debtor's liquidation value and a comparison as to whether this liquidation value exceeds the proposed recovery to impaired classes under the Plan of Reorganization.

The plan contemplates that the Debtor will pay secured creditors, administrative, priority and general unsecured creditors 100% of their claims plus interest.

Debtor's proposed treatment of Classes of creditors under the Debtor's plan exceeds any potential recovery through liquidation.

8.1 Best Interest:

The proposed Plan of Reorganization would provide payment in full of all secured, priority, administrative expenses and general unsecured claims plus interest. In addition, Debtor will be able to continue operating, and maintain jobs in the high unemployment area of Caguas.

8.2 The Emerging YORAVI INVESTMENT, INC.:

DEBTOR will continue upon emergence of the bankruptcy to operate as a domestic corporation dedicated to the operations of leasing spaces in a street mall. By continuing operations subsequent to confirmation, DEBTOR, will be able to maintain jobs in the area of Caguas, Puerto Rico.

8.3 Objections Granted:

As of the date this Disclosure Statement was prepared, no objections to claims had been granted but the allowance of Claim #1-2 filed by RM Trust is under appeal.

8.4 Leases and Executory Contracts:

All executory contracts shall remain in effect.

9.0 RETENTION OF JURISDICTION

- Notwithstanding Confirmation, the Bankruptcy Court will retain jurisdiction for all

purposes provided by the Bankruptcy Code, including, but not limited to:

- The determination of the allowance of claims upon the objection to such claims by the DEBTOR or by any other party in interest;
- The determination of requests for payment of claims entitled to priority under 11 USC §507(a) (1), including compensation of parties entitled thereto;
- The resolution of any disputes regarding the interpretation of the Plan;
- The implementation of the provisions of the Plan and entry of Orders in aid of consummation of the Plan;
- The modification of the Plan pursuant to 11 USC §1127;
- The adjudication of any cause of action, including avoiding powers actions, brought by the DEBTOR, by a representative of the estate, or by a Trustee under the Bankruptcy Code; and
- The entry of an Order approving the Debtor's Statement of Indebtedness.

10.0 MODIFICATION OF THE PLAN

Pursuant to the provisions of Section 1127 of the Bankruptcy Code, the DEBTOR has the right to modify or alter the provisions of the Plan at any time prior or subsequent to Confirmation, but before substantial consummation of such plan.

11.0 EFFECT OF CONFIRMATION AND DISCHARGE

Confirmation and the Order of Confirmation will vest title of all property of the Estate in YORAVI INVESTMENT, INC and will constitute final settlement of payment to all creditors. Completion of the payment therein contemplated shall act, constitute and operate as a discharge of any and all liability and indebtedness of the Debtor which existed prior to Confirmation, subject to any applicable exception to discharge as provided to in 11 USC §1141(d)(2) and 11 USC §523. Confirmation does not discharge any debt provided for in the plan until the Court granted a discharge of completion of all payments under the plan according to Section 11 USC §1141 (d)(5).

12.0 CONCLUSION

Your receipt of this Disclosure Statement means that, either, you requested a copy upon filing, and the Court granted the request, or the Court has approved this Statement as containing adequate information to enable you to make an informed choice. The Court's approval of the Disclosure Statement does not constitute a recommendation by the Court either for or against the Plan, nor a guarantee of the accuracy or completeness of the information contained in this Disclosure Statement.

DEBTOR'S MANAGEMENT BELIEVES THAT THE PLAN IS IN THE BEST INTEREST OF THE CREDITORS, AND RECOMMENDS THAT YOU VOTE TO ACCEPT THE PLAN. YOUR VOTE IS IMPORTANT. PLEASE VOTE PROMPTLY

RESPECTFULLY SUBMITTED, In San Juan, Puerto Rico this 31st day of May of 2018.

YORAVI INVESTMENT, INC.,
By: s/ Rafael Acosta Santiago .
Vice-President
Debtor in Possession

GODREAU & GONZALEZ LAW
Counsel for Debtor
PO Box 9024671
San Juan, PR 00902-4671
Tel. (787) 726-0077

YORAVI INVESTMENT, INC.

DISCLOSURE STATEMENT

TABLE OF EXHIBITS

- | | |
|---|--|
| A | Projected Cash Flow and Plan Payments for
YORAVI INVESTMENT, INC. |
| B | Schedule of RM Trust Payments |

From 2018 through August 2019															
	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
YORAVI INVESTMENT INC.															
Details															
Beginning Cash balance	20,800.00	22,337.35	22,674.70	24,212.05	23,741.40	24,973.69	25,006.88	26,240.97	26,275.94	27,511.81	27,548.58	28,786.23	28,824.78	30,064.23	30,104.57
Cash from operations	14200	13000	14200	13000	14200	13000	14200	13000	14200	13000	14200	13000	14200	13000	14200
Ending Month Cash balance	22,337.35	22,674.70	24,212.05	23,741.40	24,973.69	25,006.88	26,240.97	26,275.94	27,511.81	27,548.58	28,786.23	28,824.78	30,064.23	30,104.57	31,345.80
Less (detail):															
BPPR Loan + CRIM (escrow)	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18	6,274.18
Insurance	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817
AEE	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
AAA	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Republic Services (Waste mangement)	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140
Accounting Services	208	208	208	208	208	208	208	208	208	208	208	208	208	208	208
Payroll - Josue Pagan Maldonado	759	759	759	759	759	759	759	759	759	759	759	759	759	759	759
Misc. (gas for trimmer,paper, post office)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Legal fees fund	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Home Depot (garbage bags, cloro, etc)	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
Pest Control	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Payroll employee liability: SS, UN, FSE	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
BPPR charges for commercial account	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23
Rafael Acosta's Management Fee	688	688	688	688	688	688	688	688	688	688	688	688	688	688	688
Fund for any repair	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Potable water	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
RM Trust	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14	1434.14
State Department/Taxes / Municipality	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176
AAA - Balance of Claim			177.67												
IRS- Balance of Claim			324.39												
AEE- Payment Plan			26.30		26.23	26.15	26.07	26	25.92	25.84	25.77	25.69	25.61	25.54	25.46
Hacienda Payment Plan			279.644		278.827	278.010	277.193	276.376	275.559	274.743	273.926	273.109	272.292	271.475	270.658
Roof Maintenance	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33
Sub-total Less:	12,662.65	12,662.65	12,662.65	13,470.65	12,967.71	12,966.81	12,965.91	12,965.03	12,964.13	12,963.23	12,962.35	12,961.45	12,960.55	12,959.67	12,958.77

Cash Flow From 2019 through 2023						
YORAVI INVESTMENT INC.						
Details			2019-20	2020-21	2021-22	2022-23
Beginning Cash balance			31,345.80	34,310.30	37,403.49	40,625.37
Cash from operations			158,400.00	158,400.00	158,400.00	158,400.00
Ending year Cash balance			34,310.30	37,403.49	40,625.37	43,976.75
Less (detail):						
BPPR Loan	6,274.18	12	75,290.16	75,290.16	75,290.16	75,290.16
Insurance	817.00	12	9,804.00	9,804.00	9,804.00	9,804.00
AEE	700.00	12	8,400.00	8,400.00	8,400.00	8,400.00
AAA	200.00	12	2,400.00	2,400.00	2,400.00	2,400.00
Republic Services (Waste mangement)	140.00	12	1,680.00	1,680.00	1,680.00	1,680.00
Accounting Services	208.00	12	2,496.00	2,496.00	2,496.00	2,496.00
Payroll - Josue Pagan Maldonado	759.00	12	9,108.00	9,108.00	9,108.00	9,108.00
Misc. (gas for trimmer,paper, post office)	15.00	12	180.00	180.00	180.00	180.00
Legal fees fund	200.00	12	2,400.00	2,400.00	2,400.00	2,400.00
Home Depot (garbage bags, cloro, etc)	45.00	12	540.00	540.00	540.00	540.00
Pest Control	35.00	12	420.00	420.00	420.00	420.00
Taxes for employee payroll	200.00	12	2,400.00	2,400.00	2,400.00	2,400.00
BPPR charges for commercial account	23.00	12	276.00	276.00	276.00	276.00
Rafael Acosta's Management Fee	688.00	12	8,256.00	8,256.00	8,256.00	8,256.00
Fund for any repair	400.00	12	4,800.00	4,800.00	4,800.00	4,800.00
Potable water	15.00	12	180.00	180.00	180.00	180.00
RM Trust	1,434.14	12	17,209.68	17,209.68	17,209.68	17,209.68
State Department/Taxes / Municipality	176.00	12	2,112.00	2,112.00	2,112.00	2,112.00
AEE- Payment Plan			299.51	288.44	277.38	266.32
Hacienda Payment Plan			3,184.19	3,066.57	2,948.94	2,830.50
Roof Maintenance	333.33	12	3,999.96	3,999.96	3,999.96	3,999.96
Sub-total Less:			155,435.50	155,306.81	155,178.12	155,048.62

Schedule of Payment to RM Trust

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	10/1/2018	\$ 264,729.00	\$ 1,434.14	\$ 1,434.14	\$ 937.58	\$ 264,232.44
2	11/1/2018	\$ 264,232.44	\$ 1,434.14	\$ 1,434.14	\$ 935.82	\$ 263,734.13
3	12/1/2018	\$ 263,734.13	\$ 1,434.14	\$ 1,434.14	\$ 934.06	\$ 263,234.05
4	1/1/2019	\$ 263,234.05	\$ 1,434.14	\$ 1,434.14	\$ 932.29	\$ 262,732.20
5	2/1/2019	\$ 262,732.20	\$ 1,434.14	\$ 1,434.14	\$ 930.51	\$ 262,228.57
6	3/1/2019	\$ 262,228.57	\$ 1,434.14	\$ 1,434.14	\$ 928.73	\$ 261,723.16
7	4/1/2019	\$ 261,723.16	\$ 1,434.14	\$ 1,434.14	\$ 926.94	\$ 261,215.96
8	5/1/2019	\$ 261,215.96	\$ 1,434.14	\$ 1,434.14	\$ 925.14	\$ 260,706.96
9	6/1/2019	\$ 260,706.96	\$ 1,434.14	\$ 1,434.14	\$ 923.34	\$ 260,196.16
10	7/1/2019	\$ 260,196.16	\$ 1,434.14	\$ 1,434.14	\$ 921.53	\$ 259,683.55
11	8/1/2019	\$ 259,683.55	\$ 1,434.14	\$ 1,434.14	\$ 919.71	\$ 259,169.12
12	9/1/2019	\$ 259,169.12	\$ 1,434.14	\$ 1,434.14	\$ 917.89	\$ 258,652.88
13	10/1/2019	\$ 258,652.88	\$ 1,434.14	\$ 1,434.14	\$ 916.06	\$ 258,134.80
14	11/1/2019	\$ 258,134.80	\$ 1,434.14	\$ 1,434.14	\$ 914.23	\$ 257,614.89
15	12/1/2019	\$ 257,614.89	\$ 1,434.14	\$ 1,434.14	\$ 912.39	\$ 257,093.14
16	1/1/2020	\$ 257,093.14	\$ 1,434.14	\$ 1,434.14	\$ 910.54	\$ 256,569.54
17	2/1/2020	\$ 256,569.54	\$ 1,434.14	\$ 1,434.14	\$ 908.68	\$ 256,044.09
18	3/1/2020	\$ 256,044.09	\$ 1,434.14	\$ 1,434.14	\$ 906.82	\$ 255,516.77
19	4/1/2020	\$ 255,516.77	\$ 1,434.14	\$ 1,434.14	\$ 904.96	\$ 254,987.59
20	5/1/2020	\$ 254,987.59	\$ 1,434.14	\$ 1,434.14	\$ 903.08	\$ 254,456.53
21	6/1/2020	\$ 254,456.53	\$ 1,434.14	\$ 1,434.14	\$ 901.20	\$ 253,923.59
22	7/1/2020	\$ 253,923.59	\$ 1,434.14	\$ 1,434.14	\$ 899.31	\$ 253,388.77
23	8/1/2020	\$ 253,388.77	\$ 1,434.14	\$ 1,434.14	\$ 897.42	\$ 252,852.05
24	9/1/2020	\$ 252,852.05	\$ 1,434.14	\$ 1,434.14	\$ 895.52	\$ 252,313.43
25	10/1/2020	\$ 252,313.43	\$ 1,434.14	\$ 1,434.14	\$ 893.61	\$ 251,772.90
26	11/1/2020	\$ 251,772.90	\$ 1,434.14	\$ 1,434.14	\$ 891.70	\$ 251,230.46
27	12/1/2020	\$ 251,230.46	\$ 1,434.14	\$ 1,434.14	\$ 889.77	\$ 250,686.10
28	1/1/2021	\$ 250,686.10	\$ 1,434.14	\$ 1,434.14	\$ 887.85	\$ 250,139.80
29	2/1/2021	\$ 250,139.80	\$ 1,434.14	\$ 1,434.14	\$ 885.91	\$ 249,591.58
30	3/1/2021	\$ 249,591.58	\$ 1,434.14	\$ 1,434.14	\$ 883.97	\$ 249,041.41
31	4/1/2021	\$ 249,041.41	\$ 1,434.14	\$ 1,434.14	\$ 882.02	\$ 248,489.29
32	5/1/2021	\$ 248,489.29	\$ 1,434.14	\$ 1,434.14	\$ 880.07	\$ 247,935.22
33	6/1/2021	\$ 247,935.22	\$ 1,434.14	\$ 1,434.14	\$ 878.10	\$ 247,379.19
34	7/1/2021	\$ 247,379.19	\$ 1,434.14	\$ 1,434.14	\$ 876.13	\$ 246,821.19
35	8/1/2021	\$ 246,821.19	\$ 1,434.14	\$ 1,434.14	\$ 874.16	\$ 246,261.21
36	9/1/2021	\$ 246,261.21	\$ 1,434.14	\$ 1,434.14	\$ 872.18	\$ 245,699.24
37	10/1/2021	\$ 245,699.24	\$ 1,434.14	\$ 1,434.14	\$ 870.18	\$ 245,135.29
38	11/1/2021	\$ 245,135.29	\$ 1,434.14	\$ 1,434.14	\$ 868.19	\$ 244,569.34
39	12/1/2021	\$ 244,569.34	\$ 1,434.14	\$ 1,434.14	\$ 866.18	\$ 244,001.39

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
40	1/1/2022	\$ 244,001.39	\$ 1,434.14	\$ 1,434.14	\$ 864.17	\$ 243,431.42
41	2/1/2022	\$ 243,431.42	\$ 1,434.14	\$ 1,434.14	\$ 862.15	\$ 242,859.43
42	3/1/2022	\$ 242,859.43	\$ 1,434.14	\$ 1,434.14	\$ 860.13	\$ 242,285.42
43	4/1/2022	\$ 242,285.42	\$ 1,434.14	\$ 1,434.14	\$ 858.09	\$ 241,709.38
44	5/1/2022	\$ 241,709.38	\$ 1,434.14	\$ 1,434.14	\$ 856.05	\$ 241,131.30
45	6/1/2022	\$ 241,131.30	\$ 1,434.14	\$ 1,434.14	\$ 854.01	\$ 240,551.16
46	7/1/2022	\$ 240,551.16	\$ 1,434.14	\$ 1,434.14	\$ 851.95	\$ 239,968.98
47	8/1/2022	\$ 239,968.98	\$ 1,434.14	\$ 1,434.14	\$ 849.89	\$ 239,384.73
48	9/1/2022	\$ 239,384.73	\$ 1,434.14	\$ 1,434.14	\$ 847.82	\$ 238,798.41
49	10/1/2022	\$ 238,798.41	\$ 1,434.14	\$ 1,434.14	\$ 845.74	\$ 238,210.02
50	11/1/2022	\$ 238,210.02	\$ 1,434.14	\$ 1,434.14	\$ 843.66	\$ 237,619.54
51	12/1/2022	\$ 237,619.54	\$ 1,434.14	\$ 1,434.14	\$ 841.57	\$ 237,026.97
52	1/1/2023	\$ 237,026.97	\$ 1,434.14	\$ 1,434.14	\$ 839.47	\$ 236,432.31
53	2/1/2023	\$ 236,432.31	\$ 1,434.14	\$ 1,434.14	\$ 837.36	\$ 235,835.53
54	3/1/2023	\$ 235,835.53	\$ 1,434.14	\$ 1,434.14	\$ 835.25	\$ 235,236.65
55	4/1/2023	\$ 235,236.65	\$ 1,434.14	\$ 1,434.14	\$ 833.13	\$ 234,635.64
56	5/1/2023	\$ 234,635.64	\$ 1,434.14	\$ 1,434.14	\$ 831.00	\$ 234,032.50
57	6/1/2023	\$ 234,032.50	\$ 1,434.14	\$ 1,434.14	\$ 828.87	\$ 233,427.23
58	7/1/2023	\$ 233,427.23	\$ 1,434.14	\$ 1,434.14	\$ 826.72	\$ 232,819.81
59	8/1/2023	\$ 232,819.81	\$ 1,434.14	\$ 1,434.14	\$ 824.57	\$ 232,210.25
60	9/1/2023	\$ 232,210.25	\$ 1,434.14	\$ 1,434.14	\$ 822.41	\$ 231,598.52
61	10/1/2023	\$ 231,598.52	\$ 1,434.14	\$ 1,434.14	\$ 820.24	\$ 230,984.63
62	11/1/2023	\$ 230,984.63	\$ 1,434.14	\$ 1,434.14	\$ 818.07	\$ 230,368.56
63	12/1/2023	\$ 230,368.56	\$ 1,434.14	\$ 1,434.14	\$ 815.89	\$ 229,750.31
64	1/1/2024	\$ 229,750.31	\$ 1,434.14	\$ 1,434.14	\$ 813.70	\$ 229,129.87
65	2/1/2024	\$ 229,129.87	\$ 1,434.14	\$ 1,434.14	\$ 811.50	\$ 228,507.23
66	3/1/2024	\$ 228,507.23	\$ 1,434.14	\$ 1,434.14	\$ 809.30	\$ 227,882.39
67	4/1/2024	\$ 227,882.39	\$ 1,434.14	\$ 1,434.14	\$ 807.08	\$ 227,255.34
68	5/1/2024	\$ 227,255.34	\$ 1,434.14	\$ 1,434.14	\$ 804.86	\$ 226,626.06
69	6/1/2024	\$ 226,626.06	\$ 1,434.14	\$ 1,434.14	\$ 802.63	\$ 225,994.56
70	7/1/2024	\$ 225,994.56	\$ 1,434.14	\$ 1,434.14	\$ 800.40	\$ 225,360.82
71	8/1/2024	\$ 225,360.82	\$ 1,434.14	\$ 1,434.14	\$ 798.15	\$ 224,724.83
72	9/1/2024	\$ 224,724.83	\$ 1,434.14	\$ 1,434.14	\$ 795.90	\$ 224,086.60
73	10/1/2024	\$ 224,086.60	\$ 1,434.14	\$ 1,434.14	\$ 793.64	\$ 223,446.10
74	11/1/2024	\$ 223,446.10	\$ 1,434.14	\$ 1,434.14	\$ 791.37	\$ 222,803.33
75	12/1/2024	\$ 222,803.33	\$ 1,434.14	\$ 1,434.14	\$ 789.10	\$ 222,158.29
76	1/1/2025	\$ 222,158.29	\$ 1,434.14	\$ 1,434.14	\$ 786.81	\$ 221,510.96
77	2/1/2025	\$ 221,510.96	\$ 1,434.14	\$ 1,434.14	\$ 784.52	\$ 220,861.34
78	3/1/2025	\$ 220,861.34	\$ 1,434.14	\$ 1,434.14	\$ 782.22	\$ 220,209.42

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
79	4/1/2025	\$ 220,209.42	\$ 1,434.14	\$ 1,434.14	\$ 779.91	\$ 219,555.19
80	5/1/2025	\$ 219,555.19	\$ 1,434.14	\$ 1,434.14	\$ 777.59	\$ 218,898.65
81	6/1/2025	\$ 218,898.65	\$ 1,434.14	\$ 1,434.14	\$ 775.27	\$ 218,239.77
82	7/1/2025	\$ 218,239.77	\$ 1,434.14	\$ 1,434.14	\$ 772.93	\$ 217,578.57
83	8/1/2025	\$ 217,578.57	\$ 1,434.14	\$ 1,434.14	\$ 770.59	\$ 216,915.02
84	9/1/2025	\$ 216,915.02	\$ 216,915.02	\$ 216,915.02	\$ -	\$ -