

Funds Application Report- 13th Mortgage Trust

June, 2023

Payment Calculation Date:	June 1, 2023
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	April 13, 2023
Ending day, current Accrual Period:	May 12, 2023
Payment Date:	June 8, 2023
Number of days in Accrual Period:	30
* Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period prior to the Collection Period just ended (1):	26,747,884.59
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	26,589,715.35
Principal Balance of the Group of Mortgages which are not Defaulted Mortgages at the close of the last day of the Collection Period just ended:	26,352,735.11
Max Senior Fees and Expenses:	46,065.80
First day of the Collection Period just ended:	May 1, 2023
Last day of the Collection Period just ended:	May 31, 2023
Number of days in the Collection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	21,049,659.60
Principal Balance of Series B at the beginning of the Accrual Period:	1,893,301.25
Principal Balance of Series C at the beginning of the Accrual Period:	900,000.00
 Fees and Expenses	
Commission of the Trustee of the Collateral Trust:	2,879.11
Servicing Fee:	28,791.13
Commission of the Payment Agent:	1,439.56
Local Supervisión Fee SEC:	.00
Local Stock Exchange FEE:	.00
Indemnifications of Collateral Trustee, Servicer and Payment Agent:	.00
Tax on Commission of the Trustee of the Collateral Trust (ITBMS):	201.54
Tax Tax on Commission of the Payment Agent(ITBMS):	100.77
Total Fees and Expenses:	<u>33,412.11</u>
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	
Series A Allocation of the letter of Credit:	492.29
Series A Interest Reserve Required Balance:	227,000.00
Total Series A Interest Reserve Account more balance of Letter of Credit:	<u>210,496.60</u> 227,492.29
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	
Series B Allocation of the letter of Credit:	561.96
Series B Interest Reserve Required Balance:	23,000.00
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>18,933.01</u> <u>23,561.96</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>345,605.63</u> <u>596,659.88</u>
 Lees	
Senior Fees and Expenses:	33,412.11
Series A Interest Payment and Taxes:	81,567.43
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	139,331.32
Series B Interest Payment	10,255.38
Deposit to the Series B Interest Reserve Account (Series B Interest Reserve Deficiency Amount):	.00
Series C Interest, as long as a Trigger Event is not in effect:	6,375.00
Series C Accrued Interest, as long as a Trigger Event is not in effect:	.00
Series B Target Principal Payment, as long as a Trigger Event is not in effect:	74,664.39
Series B Accrued Target Principal Payment as long as a Trigger Event is not in effect:	.00
Series A Additional Principal Payment:	.00
Series B Additional Principal Payment:	.00
Subordinated Fees and Expenses:	.00
Series C Principal Payment:	.00
Issuer Trustee Incentive Fee:	.00