

Funds Application Report- 13th Mortgage Trust

August, 2023

Payment Calculation Date:	August 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:	June 12, 2023
Ending day, current Accrual Period:	July 11, 2023
Payment Date:	August 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):	26,359,181.25
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	26,222,527.66
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:	25,924,813.44
Max Senior Fees and Expenses:	45,396.37
First day of the Collection Period just ended:	July 1, 2023
Last day of the Collection Period just ended:	July 31, 2023
Number of days in the Collection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	20,634,997.67
Principal Balance of Series B at the beginning of the Accrual Period:	1,818,636.86
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:	2,837.27
Servicing Fee:	28,372.73
Commission of the Payment Agent:	1,418.64
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):	198.61
Tax Tax on Commission of the Payment Agent(ITBMS):	99.30
Total Fees and Expenses:	<u>32,926.55</u>
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	492.90
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>206,349.98</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,492.90
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	563.18
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>18,186.37</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,563.18</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	305,808.23
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>556,864.31</u>
 Lees	
Senior Fees and Expenses:	32,926.55
Series A Interest Payment and Taxes:	79,960.62
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	152,591.06
Series B Interest Payment	9,850.95
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:	12,750.00
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:	17,729.05
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