

Funds Application Report- 13th Mortgage Trust

December, 2023

Payment Calculation Date:	December 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:	October 10, 2023
Ending day, current Accrual Period:	November 8, 2023
Payment Date:	December 11, 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):	25,606,166.58
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	25,348,648.59
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:	25,090,569.17
Max Senior Fees and Expenses:	42,676.94
First day of the Collection Period just ended:	November 1, 2023
Last day of the Collection Period just ended:	November 30, 2023
Number of days in the Collection Period:	30
Principal Balance of Series A at the beginning of the Accrual Period:	19,918,406.68
Principal Balance of Series B at the beginning of the Accrual Period:	1,645,785.48
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:	2,667.31
Servicing Fee:	26,673.09
Commission of the Payment Agent:	1,333.65
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):	186.71
Tax Tax on Commission of the Payment Agent(ITBMS):	93.36
Total Fees and Expenses:	<u>30,954.12</u>
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	493.62
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>199,184.07</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,493.62
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	565.02
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>16,457.85</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,565.02</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	410,043.83
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>661,102.47</u>
 Lees	
Senior Fees and Expenses:	30,954.12
Series A Interest Payment and Taxes:	77,183.83
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	270,244.34
Series B Interest Payment	8,914.67
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:	16,371.87
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