

Funds Application Report- 13th Mortgage Trust

January, 2024

Payment Calculation Date:	January 2, 2024
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	November 9, 2023
Ending day, current Accrual Period:	December 8, 2023
Payment Date:	January 8, 2024
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):	25,348,648.59
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	25,241,978.29
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:	24,984,448.66
Max Senior Fees and Expenses:	43,656.01
First day of the Collection Period just ended:	December 1, 2023
Last day of the Collection Period just ended:	December 31, 2023
Number of days in the Collection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	19,648,162.34
Principal Balance of Series B at the beginning of the Accrual Period:	1,629,413.61
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:	2,728.50
Servicing Fee:	27,285.00
Commission of the Payment Agent:	1,364.25
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):	191.00
Tax Tax on Commission of the Payment Agent(ITBMS):	95.50
Total Fees and Expenses:	<u>31,664.25</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>196,481.62</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>	566.24
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>16,294.14</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,566.24</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	265,066.67
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>516,126.53</u>
 Lees	
Senior Fees and Expenses:	31,664.25
Series A Interest Payment and Taxes:	76,136.63
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	106,120.51
Series B Interest Payment	8,825.99
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:	35,944.29
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