

Funds Application Report- 13th Mortgage Trust

February, 2024

Payment Calculation Date:	February 1, 2024
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	December 9, 2023
Ending day, current Accrual Period:	January 7, 2024
Payment Date:	February 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):	25,241,978.29
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	25,108,618.67
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:	24,851,089.04
Max Senior Fees and Expenses:	43,472.30
First day of the Collection Period just ended:	January 1, 2024
Last day of the Collection Period just ended:	January 31, 2024
Number of days in theCollection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	19,542,041.83
Principal Balance of Series B at the beginning of the Accrual Period:	1,593,469.32
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:	2,717.02
Servicing Fee:	27,170.19
Commission of the Payment Agent:	1,358.51
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):	190.19
Tax Tax on Commission of the Payment Agent(ITBMS):	95.10
Total Fees and Expenses:	<u>31,531.01</u>
 <i>Series A Interest Reserve Account (at close of the Collection Peri od just ended):</i>	493.62
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>195,420.42</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 Peri od just ended):</i>	566.86
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>15,934.69</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,566.86</u>
 <i>Available Funds Cutoff Balance (at close ofCollection Period just ended):</i>	303,886.36
Available Funds Cutoff Balance plus paymentsfrom Interest Reserve Account:	<u>554,946.84</u>
 Lees	
Senior Fees and Expenses:	31,531.01
Series A Interest Payment and Taxes:	75,725.41
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	133,359.62
Series B Interest Payment	8,631.29
Deposit to the Series B Interest Reserve Account (Serie B Interest Reserve Deficiency Amount):	.00
Series C Interest, as long as a Trigger Even t 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:	48,264.03
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