

Funds Application Report- 13th Mortgage Trust

July, 2023

Payment Calculation Date:	July 3, 2023
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	May 13, 2023
Ending day, current Accrual Period:	June 11, 2023
Payment Date:	July 10, 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):	26,589,715.35
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	26,359,181.25
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:	26,077,404.50
Max Senior Fees and Expenses:	44,316.19
First day of the Collection Period just ended:	June 1, 2023
Last day of the Collection Period just ended:	June 30, 2023
Number of days in the Collection Period:	30
Principal Balance of Series A at the beginning of the Accrual Period:	20,910,328.28
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:	2,769.76
Servicing Fee:	27,697.62
Commission of the Payment Agent:	1,384.88
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):	193.88
Tax Tax on Commission of the Payment Agent(ITBMS):	96.94
Total Fees and Expenses:	<u>32,143.08</u>
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	492.59
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>209,103.28</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,492.59
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	562.56
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>23,562.56</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	398,352.16
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>649,407.31</u>
 Lees	
Senior Fees and Expenses:	32,143.08
Series A Interest Payment and Taxes:	81,027.52
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	275,330.61
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:	.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:	.00
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