

Funds Application Report- 13th Mortgage Trust

March, 2024

Payment Calculation Date:	March 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:	January 8, 2024
Ending day, current Accrual Period:	February 6, 2024
Payment Date:	March 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):	25,108,618.67
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	24,890,158.62
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:	24,632,704.98
Max Senior Fees and Expenses:	40,452.77
First day of the Collection Period just ended:	February 1, 2024
Last day of the Collection Period just ended:	February 29, 2024
Number of days in the Collection Period:	29
Principal Balance of Series A at the beginning of the Accrual Period:	19,408,682.21
Principal Balance of Series B at the beginning of the Accrual Period:	1,545,205.29
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:	2,528.30
Servicing Fee:	25,282.98
Commission of the Payment Agent:	1,264.15
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):	176.98
Tax Tax on Commission of the Payment Agent(ITBMS):	88.49
Total Fees and Expenses:	<u>29,340.90</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>194,086.82</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>	567.44
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>15,452.05</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,567.44</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	364,065.74
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>615,126.80</u>
 Lees	
Senior Fees and Expenses:	29,340.90
Series A Interest Payment and Taxes:	75,208.64
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	218,384.06
Series B Interest Payment	8,369.86
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:	26,387.28
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