

Funds Application Report- 13th Mortgage Trust

October, 2023

Payment Calculation Date:	October 2, 2023
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	August 11, 2023
Ending day, current Accrual Period:	September 9, 2023
Payment Date:	October 9, 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):	25,985,453.50
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	25,783,856.67
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:	25,509,294.25
Max Senior Fees and Expenses:	43,309.09
First day of the Collection Period just ended:	September 1, 2023
Last day of the Collection Period just ended:	September 30, 2023
Number of days in the Collection Period:	30
Principal Balance of Series A at the beginning of the Accrual Period:	20,268,406.50
Principal Balance of Series B at the beginning of the Accrual Period:	1,739,866.95
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:	2,706.82
Servicing Fee:	27,068.18
Commission of the Payment Agent:	1,353.41
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):	189.48
Tax Tax on Commission of the Payment Agent(ITBMS):	94.74
Total Fees and Expenses:	<u>31,412.63</u>

Series A Interest Reserve Account (at close of the Collection Period just ended):	493.51
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>202,684.07</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,493.51

Series B Interest Reserve Account (at close of the Collection Period just ended):	564.40
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>17,398.67</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,564.40</u>

Available Funds Cutoff Balance (at close of Collection Period just ended):	<u>352,609.96</u>
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	603,667.87

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Senior Fees and Expenses:	31,412.63
Series A Interest Payment and Taxes:	78,540.08
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	201,519.08
Series B Interest Payment	9,424.28
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:	25,338.89
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