

Funds Application Report- 13th Mortgage Trust

September, 2023

Payment Calculation Date:	September 1, 2023
Interest Rate Series A:	4.6500%
Interest Rate Series B:	6.5000%
Interest Rate Series C:	8.5000%
Beginning day current Accrual Period:	July 12, 2023
Ending day, current Accrual Period:	August 10, 2023
Payment Date:	September 8, 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):	26,222,527.66
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	25,985,453.50
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:	25,710,813.33
Max Senior Fees and Expenses:	45,161.02
First day of the Collection Period just ended:	August 1, 2023
Last day of the Collection Period just ended:	August 31, 2023
Number of days in the Collection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	20,482,406.61
Principal Balance of Series B at the beginning of the Accrual Period:	1,800,907.81
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:	2,822.56
Servicing Fee:	28,225.64
Commission of the Payment Agent:	1,411.28
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):	197.58
Tax Tax on Commission of the Payment Agent(ITBMS):	98.79
Total Fees and Expenses:	<u>32,755.85</u>
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	493.21
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>204,824.07</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,493.21
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	563.80
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>18,009.08</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,563.80</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	403,296.07
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>654,353.08</u>
 Lees	
Senior Fees and Expenses:	32,755.85
Series A Interest Payment and Taxes:	79,369.33
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	214,000.11
Series B Interest Payment	9,754.92
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:	61,040.86
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