

**Funds Application Report- 13th Mortgage Trust**

**April, 2023**

Payment Calculation Date:	April 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:	February 12, 2023
Ending day, current Accrual Period:	March 13, 2023
<b>Payment Date:</b>	<b>April 10, 2023</b>
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):	27,071,901.51
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	26,878,503.60
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:	26,630,990.09
Max Senior Fees and Expenses:	46,623.83
First day of the Collection Period just ended:	March 1, 2023
Last day of the Collection Period just ended:	March 31, 2023
Number of days in the Collection Period:	31
Principal Balance of Series A at the beginning of the Accrual Period:	21,322,504.66
Principal Balance of Series B at the beginning of the Accrual Period:	2,004,724.59
Principal Balance of Series C at the beginning of the Accrual Period:	900,000.00
 <b>Fees and Expenses</b>	
Commission of the Trustee of the Collateral Trust:	2,913.99
Servicing Fee:	29,139.89
Commission of the Payment Agent:	1,456.99
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):	203.98
Tax Tax on Commission of the Payment Agent(ITBMS):	<u>101.99</u>
Total Fees and Expenses:	33,816.84
 <i>Series A Interest Reserve Account (at close of the Collection Period just ended):</i>	
Series A Allocation of the letter of Credit:	491.68
Series A Interest Reserve Required Balance:	227,000.00
Total Series A Interest Reserve Account more balance of Letter of Credit:	<u>213,225.05</u> 227,491.68
 <i>Series B Interest Reserve Account (at close of the Collection Period just ended):</i>	
Series B Allocation of the letter of Credit:	560.74
Series B Interest Reserve Required Balance:	23,000.00
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>20,047.25</u> <u>23,560.74</u>
 <i>Available Funds Cutoff Balance (at close of Collection Period just ended):</i>	
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	<u>374,653.26</u> 625,705.68
 <b>Lees</b>	
Senior Fees and Expenses:	33,816.84
Series A Interest Payment and Taxes:	82,624.71
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	133,921.40
Series B Interest Payment	10,858.92
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:	107,056.39
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