

Funds Application Report- 13th Mortgage Trust

March, 2023

Payment Calculation Date:	March 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:	January 13, 2023
Ending day, current Accrual Period:	February 11, 2023
Payment Date:	March 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):	27,266,297.75
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	27,071,901.51
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:	26,764,911.49
Max Senior Fees and Expenses:	42,414.24
First day of the Collection Period just ended:	February 1, 2023
Last day of the Collection Period just ended:	February 28, 2023
Number of days in theCollection Period:	28
Principal Balance of Series A at the beginning of the Accrual Period:	21,503,501.38
Principal Balance of Series B at the beginning of the Accrual Period:	2,040,539.25
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:	2,650.89
Servicing Fee:	26,508.90
Commission of the Payment Agent:	1,325.45
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):	185.56
Tax Tax on Commission of the Payment Agent(ITBMS):	92.78
Total Fees and Expenses:	<u>30,763.58</u>
 <i>Series A Interest Reserve Account (at close of the Collection Peri od just ended):</i>	491.37
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>215,035.01</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,491.37
 <i>Series B Interest Reserve Account (at close of the Collection Peri od just ended):</i>	560.12
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>20,405.39</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,560.12</u>
 <i>Available Funds Cutoff Balance (at close ofCollection Period just ended):</i>	354,703.95
Available Funds Cutoff Balance plus paymentsfrom Interest Reserve Account:	<u>605,755.44</u>
 Lees	
Senior Fees and Expenses:	30,763.58
Series A Interest Payment and Taxes:	83,326.07
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	180,996.72
Series B Interest Payment	11,052.92
Deposit to the Series B Interest Reserve Account (Serie B Interest Reserve Deficiency Amount):	.00
Series C Interest, as long as a Trigger Even t is not in effect:	12,750.00
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:	35,814.66
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