

Funds Application Report- 13th Mortgage Trust

May, 2023

Payment Calculation Date:	May 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:	March 14, 2023
Ending day, current Accrual Period:	April 12, 2023
Payment Date:	May 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):	26,878,503.60
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended:	26,747,884.59
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:	26,492,066.43
Max Senior Fees and Expenses:	44,797.51
First day of the Collection Period just ended:	April 1, 2023
Last day of the Collection Period just ended:	April 30, 2023
Number of days in the Collection Period:	30
Principal Balance of Series A at the beginning of the Accrual Period:	21,188,583.26
Principal Balance of Series B at the beginning of the Accrual Period:	1,897,668.20
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:	2,799.84
Servicing Fee:	27,998.44
Commission of the Payment Agent:	1,399.92
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):	195.99
Tax Tax on Commission of the Payment Agent(ITBMS):	97.99
Total Fees and Expenses:	<u>32,492.18</u>

Series A Interest Reserve Account (at close of the Collection Period just ended):	491.98
Series A Allocation of the letter of Credit:	227,000.00
Series A Interest Reserve Required Balance:	<u>211,885.83</u>
Total Series A Interest Reserve Account more balance of Letter of Credit:	227,491.98

Series B Interest Reserve Account (at close of the Collection Period just ended):	561.34
Series B Allocation of the letter of Credit:	<u>23,000.00</u>
Series B Interest Reserve Required Balance:	<u>18,976.68</u>
Total Series B Interest Reserve Account more balance of Letter of Credit:	<u>23,561.34</u>

Available Funds Cutoff Balance (at close of Collection Period just ended):	<u>274,542.59</u>
Available Funds Cutoff Balance plus payments from Interest Reserve Account:	525,595.91

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Senior Fees and Expenses:	32,492.18
Series A Interest Payment and Taxes:	82,105.76
Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):	.00
Series A Target Principal:	138,923.66
Series B Interest Payment	10,279.04
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:	4,366.95
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