

**Funds Application Report - 10th Mortgage Trust  
February 2023**

Payment Calculation Date	February 1, 2023
Interest Rate Determination Date:	January 1, 2023
Reference Rate on the Interest Rate Determination Date:	5.75%
Interest Rate Series A	3.3825%
Interest Rate Series B	8.0000%
I/O Note Interest Rate	3.1400%
Beginning day, current Accrual Period	November 13, 2022
Ending day, current Accrual Period	December 12, 2022
<b>Payment Date</b>	<b>February 8, 2023</b>
Number of days in Accrual Period	30
Last day of the Collection Period prior to the Collection Period just ended.	December 31, 2022
Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period prior to the Collection Period just ended (1).	33,580,504.67
Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended.	33,360,900.57
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	32,694,349.19
(1) multiplied by 0.75% divided by 360 and multiplied by the number of days in the Collection Period.	21,687.41
First day of the Collection Period just ended	January 1, 2023
Last day of the Collection Period just ended	January 31, 2023
Number of days in the Collection Period	31
Principal Balance of Series A at the beginning of the Accrual Period	13,045,488.23
Principal Balance of Series B at the beginning of the Accrual Period	9,600,000.00
<b>Fees and Expenses</b>	
Commission of the Trustee of the Collateral Trust:	3,614.57
Servicing Fee:	13,012.45
Commission of the Payment Agent:	1,807.28
Local Supervisión Fee SEC	0.00
Indemnifications of Collateral Trustee, Servicer and Payment Agent	0.00
Tax on Commission of the Trustee of the Collateral Trust (ITBMS):	253.02
Tax on Servicing Fee (ITBMS):	910.87
Tax on Commission of the Payment Agent (ITBMS):	126.51
Monthly Advance of Income tax (AMIR)	0.00
<i>Total Fees and Expenses</i>	<u>19,724.70</u>
Series A Interest Reserve Account (at close of the Collection Period just ended)	132,845.90
Series A Interest Reserve Required Balance:	<u>130,454.88</u>
Excess to be deposited in the Available Funds Account:	2,391.02
Available Funds Cutoff Balance (at close of Collection Period just ended)	<u><b>409,567.63</b></u>
Available Funds Cutoff Balance plus excess from Interest Reserve Account	<u><b>411,958.65</b></u>
<i>Less</i>	
Senior Fees and Expenses:	19,724.70
Series A and I/O Notes Interest Payment:	38,668.40
Series A Interest Payment	36,771.97
I/O Notes Interest Payment	1,896.43
Deposits to the Series A Interest Reserve Account:	0.00
Series A Target Principal:	132,862.01
Series B Interest, as long as a Trigger Event is not in effect:	64,000.00
Series B Accrued Interest, as long as a Trigger Event is not in effect:	0.00
Series A Additional Principal:	156,703.54
Series B Principal Payment:	0.00
Subordinated Fees and Expenses	0.00
Issuer Trustee Incentive Fee:	0.00