

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

**May, 2023**

Payment Calculation Date	May 2, 2023
Interest Rate Determination Date	April 1, 2023
Reference Rate on the Interest Rate Determination Date:	5.7500%
Interest Rate Series A	3.3825%
Interest Rate Series B	8.0000%
I/O Note Interest Rate	3.1400%
Beginning day, current Accrual Period	February 11, 2023
Ending day, current Accrual Period	March 12, 2023
<b>Payment Date</b>	<b>May 8, 2023</b>
Number of days in Accrual Period	30
Last day of the Collection Period prior to the Collection Period just ended.	March 31, 2023
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)	32,853,072.23
Principal Balance of the Group of Mortgages at the close of the last day of the Collection Period just ended.	32,642,583.85
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	31,970,362.52
(1) multiplied by 0.75% divided by 360 and multiplied by the number of days in the	20,533.17
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	12,149,712.44
Principal Balance of Series B at the beginning of the Accrual Period	9,600,000.00

***Fees and Expenses***

Commission of the Trustee of the Collateral Trust:	3,422.20
Servicing Fee:	12,319.90
Commission of the Payment Agent:	1,711.10
Local Supervision Fee SEC	.00
Indemnifications of Collateral Trustee, Servicer and Payment Agent	.00
Tax on Commission of the Trustee of the Collateral Trust (ITBMS):	239.55
Tax on Servicing Fee (ITBMS):	862.39
Tax on Commission of the Payment Agent (ITBMS):	119.78
Monthly Advanced of Income Tax (AMIR)	.00
Total Fees and Expenses	<u>18,674.92</u>
Series A Interest Reserve Account (at close of the Collection Period Just ended)	125,218.52
Series A Interest Reserve Required Balance:	<u>121,497.12</u>
Excess to be deposited in the Available Funds Account:	3,721.40
Available Funds Cutoff Balance (at close of Collection Period just ended)	<u>381,796.05</u>
Available Funds Cutoff Balance plus excess from Interest Reserve Account	385,517.45

***Less***

Senior Fees and Expenses:	18,674.92
Series A and I/O Notes Interest Payment	36,013.21
Series A Interest Payment	34,247.00
I/O Notes Interest Payment	1,766.21
Deposits to the Series A Interest Reserve Account:	.00
Series A Target Principal:	170,314.44
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	.00
Series A Additional Principal:	96,514.88
Series B Principal Payment:	.00
Subordinated Fees and Expenses	.00
Issuer Trustee Incentive Fee:	.00