

Funds Application Report - 16th Mortgage Trust
February 2023

Payment Calculation Date	February 1, 2023
Reference Rate on the Interest Rate Determination Date:	5.7500%
Interest Rate Series A	4.4000%
Interest Rate Series B	5.5000%
Interest Rate Series C	6.7500%
Beginning day, current Accrual Period	January 13, 2023
Ending day, current Accrual Period	February 12, 2023
Payment Date	February 8, 2023
Number of days in Accrual Period	30
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).	103,437,244.63
Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended.	102,756,356.75
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	102,315,671.05
Max Senior Fees and Expenses	75,211.94
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	95,393,777.28
Principal Balance of Series B at the beginning of the Accrual Period	10,000,000.00
Principal Balance of Series C at the beginning of the Accrual Period	2,500,000.00
Fees and Expenses	
Commission of the Trustee of the Collateral Trust:	11,060.58
Servicing Fee:	44,242.32
Commission of the Payment Agent:	5,530.29
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):	774.24
Tax on Servicing Fee (ITBMS):	3,096.96
Tax on Commission of the Payment Agent (ITBMS):	387.12
<i>Total Fees and Expenses</i>	<u>65,091.51</u>
Series A Interest Reserve Account (at close of the Collection Period just ended)	494.20
Series A Allocation of the Letter of Credit	1,066,000.00
Series A Interest Reserve Required Balance:	<u>1,049,331.54</u>
Total Series A Interest Reserve Account more balance of Letter of Credit	1,066,494.20
Amount to be used to make Serie A Interest Payment:	0.00
Available Funds Cutoff Balance (at close of Collection Period just ended)	<u>808,068.44</u>
<i>Less</i>	
Senior Fees and Expenses:	65,091.51
Series A Interest Payment:	349,777.18
Deposits to the Interest Reserve Account:	0.00
Series A Target Principal:	393,199.75
Series B Interest, as long as a Trigger Event is not in effect:	0.00
Series B Accrued Interest, as long as a Trigger Event is not in effect:	0.00
Series C Interest, as long as a Trigger Event is not in effect:	0.00
Series C Accrued Interest, as long as a Trigger Event is not in effect:	0.00
Series A Additional Principal:	0.00
Series B Principal Payment:	0.00
Subordinated Fees and Expenses	0.00
Series C Principal Payment:	0.00
Issuer Trustee Incentive Fee:	0.00