

MXMACCB 05-2U -FIDEICOMISO 247 / TRUST 247
REPORTE DE COBRANZA CONSOLIDADO DEL 01 DE DICIEMBRE AL 31 DE DICIEMBRE DE 2020
COLLECTION REPORT CONSOLIDATED DECEMBER 1 FRST TO DECEMBER 31, 2020

	UDIs	Pesos 6.606988	Reestructuras Pesos	Total	
Cotización UDI / UDI Value:					
Resumen del Portafolio / Portfolio Summary					
1 Saldo Inicial de los Créditos Hipotecarios / Beginning Balance	41,839,035.74	276,430,007.10	0.00	276,430,007.10	
2 Pagos de Principal Programados / Scheduled Principal Payments	113,623.12	750,706.59	0.00	750,706.59	
3 Pre-pagos de Principal / Prepayments	294,284.96	1,944,337.20	0.00	1,944,337.20	
4 Inmuebles Recuperados / Real Estate Owned (REO)'s	0.00	0.00	0.00	0.00	
5 Reverso de Capital	0.00	0.00	0.00	0.00	
6 Saldo Final de los Créditos Hipotecarios / Ending Balance	41,431,127.66	273,734,963.31	0.00	273,734,963.31	
Total de Aplicaciones del Periodo / Total Applications of the period					
7 Pagos de Principal Programados / Scheduled Principal	113,623.12	750,706.59	0.00	750,706.59	
8 Pre-pagos de Principal / Prepayments	294,284.96	1,944,337.20	0.00	1,944,337.20	
9 Principal Producto Neto de Liquidaciones / Profit from Sale of REO's	0.00	0.00	0.00	0.00	
10 Pago de Capital Diferido	0.00	0.00	0.00	0.00	
11 Quitas de Capital	5,088.73	33,621.18	0.00	33,621.18	
12 Monto Total de Aplicaciones de Principal / Total Principal	402,819.35	2,661,422.61	0.00	2,661,422.61	
13 Intereses Ordinarios / Scheduled Interest	180,673.58	1,193,708.17	0.00	1,193,708.17	
14 Intereses Moratorios / Past due Interest	0.00	0.00	0.00	0.00	
15 Comisión por Administración / Servicing Fee	45,858.39	302,985.83	0.00	302,985.83	
16 Penalización por Prepagos / Penalty for Prepayment	0.00	0.00	0.00	0.00	
17 Prima de Cobertura Swap SHF Cobrada en Periodo / Swap Premium	33,975.52	224,475.85	0.00	224,475.85	
18 Seguro de vida aplicado / Life Insurance	11,669.52	77,100.38	0.00	77,100.38	
19 Excedentes en Liquidación / Excess cash flow paid by the borrower	0.00	0.00	0.00	0.00	
20 Cargo por Cobranza / Collection Costs	4,055.93	26,797.48	0.00	26,797.48	
21 Cuota de Mantenimiento / Maintenance Fee	0.00	0.00	0.00	0.00	
22 Cuota de Conservación / Conservation Fee	375.00	2,477.62	0.00	2,477.62	
23 Montos Recibidos por Aplicar / Amounts pending to be applied	1,310.97	8,661.53	0.00	8,661.53	
24 menos: Bonificaciones/Bonuses	47,370.16	312,974.09	0.00	312,974.09	
25 menos: Montos aplicados identificados en periodos ant./Applied Amounts Identified In Previous	0.06	0.40	0.00	0.40	
26 menos: Quitas y Valorización de Udi's	19,465.67	128,609.44	0.00	128,609.44	
26 Total de Aplicaciones del Periodo / Total Applications of the Period	613,902.36	4,056,045.56	0.00	4,056,045.56	
Operación de Cobertura de SHF / SHF Coverage					
27 Prima de Cobertura Swap SHF Cobrada en Periodo / Swap Premium Collected	33,975.52	224,475.85	0.00	224,475.85	
28 Cobertura Total a Pagar SHF / Premium to be paid to Swap Provider (SHF)	21,353.81	141,084.35	0.00	141,084.35	
29 Ejercicio de cobertura SHF apl / Swap Exercised	0.00	0.00	0.00	0.00	
30 Saldo a Favor SHF / Balance in favor of SHF	21,353.81	141,084.35	0.00	141,084.35	
31 Saldo a Favor Fideicomiso / Balance in favor of Trust	12,621.71	83,391.50	0.00	83,391.50	
Cargos del Periodo / Period expenses					
32 Saldo a Favor SHF / Balance on behalf of SHF	21,353.81	141,084.35	0.00	141,084.35	
33 Monto de seguros pagados / Insurances Paid	26,011.00	171,854.36	0.00	171,854.36	
34 Comision por Administración Pagada / Servicing Fee Paid	33,698.10	222,642.93	0.00	222,642.93	
35 Cargo por Cobranza / Collection Costs	0.00	0.00	0.00	0.00	
36 Cuota de Mantenimiento / Maintenance Fee	0.00	0.00	0.00	0.00	
37 Cuota de Conservación / Conservation Fee	0.00	0.00	0.00	0.00	
38 Gastos de Cobranza / Collection Expenses	24,582.15	162,414.00	0.00	162,414.00	
38.1 Pago adeudos Patrimonio (Flujo Ventas)	0.00	0.00	0.00	0.00	
39 GPI Pagada / MI Paid	21,251.55	140,408.71	0.00	140,408.71	
40 Total de Cargos del Periodo / Total Expenses of the Period	126,896.61	838,404.36	0.00	838,404.36	
Seguros / Insurance					
41 Monto de seguros cobrados / Insurances Collected	11,669.52	77,100.38	0.00	77,100.38	
42 Monto de seguros pagados / Insurances Paid	26,011.00	171,854.36	0.00	171,854.36	
43 Monto total de seguros / Net Insurance Amount	(14,341.48)	(94,753.98)	0.00	(94,753.98)	
Resumen Cuenta General / General Account Summary					
44 Total de Aplicaciones del Periodo / Total Applications of the Period	613,902.36	4,056,045.56	0.00	4,056,045.56	
45 Total Cargos del periodo / Total Expenses of the Period	126,896.61	838,404.36	0.00	838,404.36	
46 Montos Recibidos por Aplicar / Amounts pending to be applied	1,310.97	8,661.53	0.00	8,661.53	
47 Excedentes en Liquidación / Excess cash flow paid by the borrower	0.00	0.00	0.00	0.00	
48 Montos Aplicados Identificados en Periodos Anteriores	0.06	0.40	0.00	0.40	
49 Recuperación GPI	0.00	0.00	0.00	0.00	
51 Disponible a transferir al Fideicomiso / Available to be distributed by the Trust	485,694.85	3,208,980.07	0.00	3,208,980.07	
52 Cantidad Desembolsada por el IFC				0.00	
53 Disponible a transferir al Fideicomiso / Available to be distributed by the Trust	485,694.85	3,208,980.07		3,208,980.07	
Estatus de la Cartera de Créditos Hipotecarios / Portfolio Status					
54 Al Corriente / Current	189	30.10%	10,153,475.20	9,901,940.23	23.90%
55 De 1 a 30 días / From 1 to 30 days	17	2.71%	856,668.26	851,995.38	2.06%
56 De 31 a 60 días / From 31 to 60 days	8	1.27%	441,929.66	440,194.60	1.06%
57 De 61 a 90 días / From 61 to 90 days	7	1.11%	395,952.94	394,046.68	0.95%
58 De 91 a 120 días / From 91 to 120 days	6	0.96%	361,167.37	359,655.83	0.87%
59 De 121 a 150 días / From 121 to 150 days	1	0.16%	49,206.88	48,434.88	0.12%
60 De 151 a 180 días / From 151 to 180 days	5	0.80%	265,007.50	264,868.84	0.64%
61 Más de 180 días / More than 180 days	395	62.90%	29,315,627.91	29,169,991.20	70.41%
62 Total	628	100.00%	41,839,035.72	41,431,127.64	100.00%

RESUMEN DE SALDOS		
	UDIS	PESOS
Saldo Inicial Anterior	41,839,035.74	276,430,007.10
(-) Liquidaciones por Conciliación	0.00	0.00
(+) Reactivación de crédito	0.00	0.00
Saldo Inicial Antes Reestr	41,839,035.74	276,430,007.10
Créditos CCI	0.00	0.00
Saldo Inicial desp Reest.	41,839,035.74	276,430,007.10

RESUMEN DE SALDOS A FAVOR	
Saldo Inicial de Montos a Favor	5,815,464.49
(+) Desliz UDI	0.02
Reverso de Pago	0.00
(+) Montos Identificados no Aplicados del Periodo	8,661.53
(-) Montos Aplicados Identificados en Periodos Anteriores	0.40
(=) Saldo Final de Montos a Favor	5,824,125.64

RESUMEN DE EXCEDENTES EN LIQUIDACIÓN	
Saldo Inicial de Excedentes en Liquidación	504,372.22
(+) Excedentes en Liquidación del Periodo	0.00
(-) Excedentes en Liquidación Pagados en el Periodo	0.00
(=) Saldo Final de Excedentes en Liquidación	504,372.22

	Cartera Vigente Hasta 90 días / Performing Loans until 90 days	Cartera Vencida (+ de 90 días) / Non Performing Loans (+90 days)	Cartera Vigente Hasta 180 días / Performing Loans until 180 days	Cartera Vencida (+ de 180 días) / Non Performing Loans (+ 180 days)	Total de Cartera / Total Portfolio	Inmuebles Recuperados / REO's
63 Número de Créditos / Number of Loans	221	407	233	395	628	78
64 Saldo Insoluto de Principal / Outstanding Principal Balance	11,588,176.89	29,842,950.75	12,261,136.44	29,169,991.20	41,431,127.64	6,064,227.38
65 Porcentaje del total de cartera / % of Total Portfolio	27.97%	72.03%	29.59%	70.41%	100.00%	
66 Interes No Cubiertos / Interest Receivable	51,933.11	23,478,657.08	82,008.21	23,448,581.98	23,530,590.19	
67 Montos Recibidos por Aplicar / Amounts pending to be apply	762.78	548.19	762.78	548.18	1,310.97	
68 Saldo de Comisiones y Seguros no cubiertos / Fees & Insurances Receivable	28,232.14	10,939,568.81	45,188.53	10,922,612.42	10,967,800.95	
		No. de Crédito / Loans #	Saldo Insoluto / Outstanding Balance			
69 Proceso judicial / Foreclosure process		395	29,169,991.20			
		No. de Crédito / Loans #	Saldo Insoluto / Outstanding Balance			
70 Créditos Mes Pasado en Portafolio / Beginning Loans		633	41,839,035.74			
71 Créditos Pre-pagados en el Periodo / Prepaid Loans		5	264,914.72			
72 Inmuebles Recuperados / REO's		0	0.00			
73 Créditos Añadidos al Portafolio / Additional Loans Assigned		0	0.00			
74 Créditos Eliminados (Pagados por Originador) / Non Eleggible Loans/ Restructures)		0	0.00			
75 Créditos Actuales en el Portafolio / Current Loans		628	41,431,127.66			
		Monto / Balance				
76 Pérdidas o Ganancias Acumuladas / Earnings and Losses Accumulated			(11,357,907.47)			
77 Patrimonio Total de Fideicomiso (UDIs) / Total Pledge in Trust (UDIs)			47,495,355.04			

Héctor Miguel Tenorio Vignati
Gerente Administración Maestra

Miguel Angel Almaguer Rivera
Director de Administración Maestra