

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
December 18, 2024 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.
Agenda
December 18, 2024 at 11:30AM
320 S Ohio

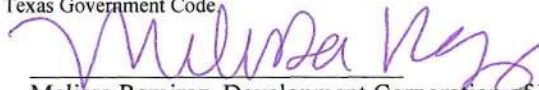
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, December 18, 2024 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: November 13, 2024 Minutes
3. Discussion and Action: November 2024 Financials
4. Discussion and Action: TX Class Quarterly Report
5. Discussion and Action: Civic Serve
6. Discussion and Action: D. Vogel Business Park (AMND) LOT 3C Pricing
7. Discussion and Action: DCM Signage Improvement Program-Armando Garcia, Rolando Garza, Brooke S. Cantu, Joseph Trevino
8. Discussion and Action: Tabled Items
9. Executive Session: Section 551.087: Economic development negotiations with Project M30, Project MD International, , Project Stay, Project 150, Project M2, Project J. San Miguel, Project Renata Ledesma, Project Kamel, Project Travel Center, Project Arts, Project QSR, Project Bert Ogden and Section 551.071: pending legal issues, delinquent loans and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
10. Discussion and Action: item #9
11. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 13th Day of December 2024 at 11:00AM and will remain so posted continuously for at least 72-hours proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:


Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: November 13, 2024 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, November 13, 2024 11:30AM

Board Members Present:

Fred Gonzalez- President
Lou Huerta – Secretary
Peggy Marie Chavez Yanez- Treasurer
Roel Villanueva – Member

Board Members Absent:

Marcos Garcia –Vice President
Tony Garza - Member
Joe Flores – Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

City Staff Present:

Alberto Perez- City Manager
Patricio Avila- Assistant City Manager

Others Present:

Rudy Salinas-SAS CPA
Richard Galvan- Project MD International
Juan San Miguel- Project J. San Miguel
Nayelli Valdemar- Project Renata Ledesma

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 11:30AM

2. Discussion and Action: October 23, 2024 Minutes

Lou Huerta voted to approve the October 23, 2024 Minutes as presented. Seconded by Roel Villanueva. All voted aye.

3. Discussion and Action: October 2024 Financials

Roel Villanueva voted to approve the October 2024 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Executive Session: Section 551.087: Economic development negotiations with Project J. San Miguel, Project Renata Ledesma, Project MD International, Project Stay, Project M30, Project Kamel, Project Travel Center, Project STM, Project Knights, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project M. Carrillo, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios, and Project UT and Section 551.071: pending legal issues with Case No C-4846-19-A, delinquent loans and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

The Board went into Executive Session at 11:37AM

The Board went into Open Session at 1:20PM

5. Discussion and Action: item #4

Roel Villanueva motioned to proceed as discussed with Project MD International and appoint the firm Troiani and Sossi PLLC as substitute trustees on Deed of Trust recorded on October 24th, 2017 with the Hidalgo County Clerks Office under document filing number 2860281. Seconded by Peggy Chavez-Yanez. All voted aye.

Roel Villanueva motioned to table Project J. San Miguel. Seconded by Lou Huerta. All voted aye.

Peggy Chavez- Yanez motioned to deny request to amend collateral for Project Renata Ledesma. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: DCM Signage Improvement Program-Greg Purcell, Manuela Garza, Bernabe Rios and Yanira Tamez

Roel Villanueva motioned to approve the signage grants for Greg Purcell and Yanira Tamez as is, to have Bernabe Rios of Mama Maria's provide an authorized sign and release form for image on signage and for Manuela Garza of Sackk's to be approved upon approval of signage from historical commission. Seconded by Peggy Chavez-Yanez. All voted aye.

Peggy Chavez-Yanez exited Open Session at 1:27PM

Peggy Chavez- Yanez entered Open Session at 1:29PM

7. Discussion and Action: Travel and Training- ICSC

Roel Villanueva motioned to approve Travel and Training to attend ICSC-Las Vegas and Dallas. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: Sponsorship for RGVLS 5K Boot Run

Peggy Chavez- Yanez motioned to sponsor the RGVLS 5K Boot Run at a cost of \$1,500. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Resolution to Approve Utilizing AMEX points for Christmas Bonus/Gift Cards

Roel Villanueva voted to approve the Resolution to Utilize 100,000 AMEX points for Christmas Bonus/Gift Cards in the amount of \$250 for three employees. Seconded by Lou Huerta. All voted aye.

10. Discussion and Action: Office Furniture

Roel Villanueva voted to approve the purchase of a Arkadius 86.2" Genuine Leather Channel Tufted Couch at a cost of \$1,829.99. Seconded by Peggy Chavez- Yanez. All voted aye.

11. Discussion and Action: Tabled items

12. Adjournment:1:51PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Marcos Garcia, Vice-President

Tony Garza, Member

Peggy Marie Chavez-Yanez, Treasurer

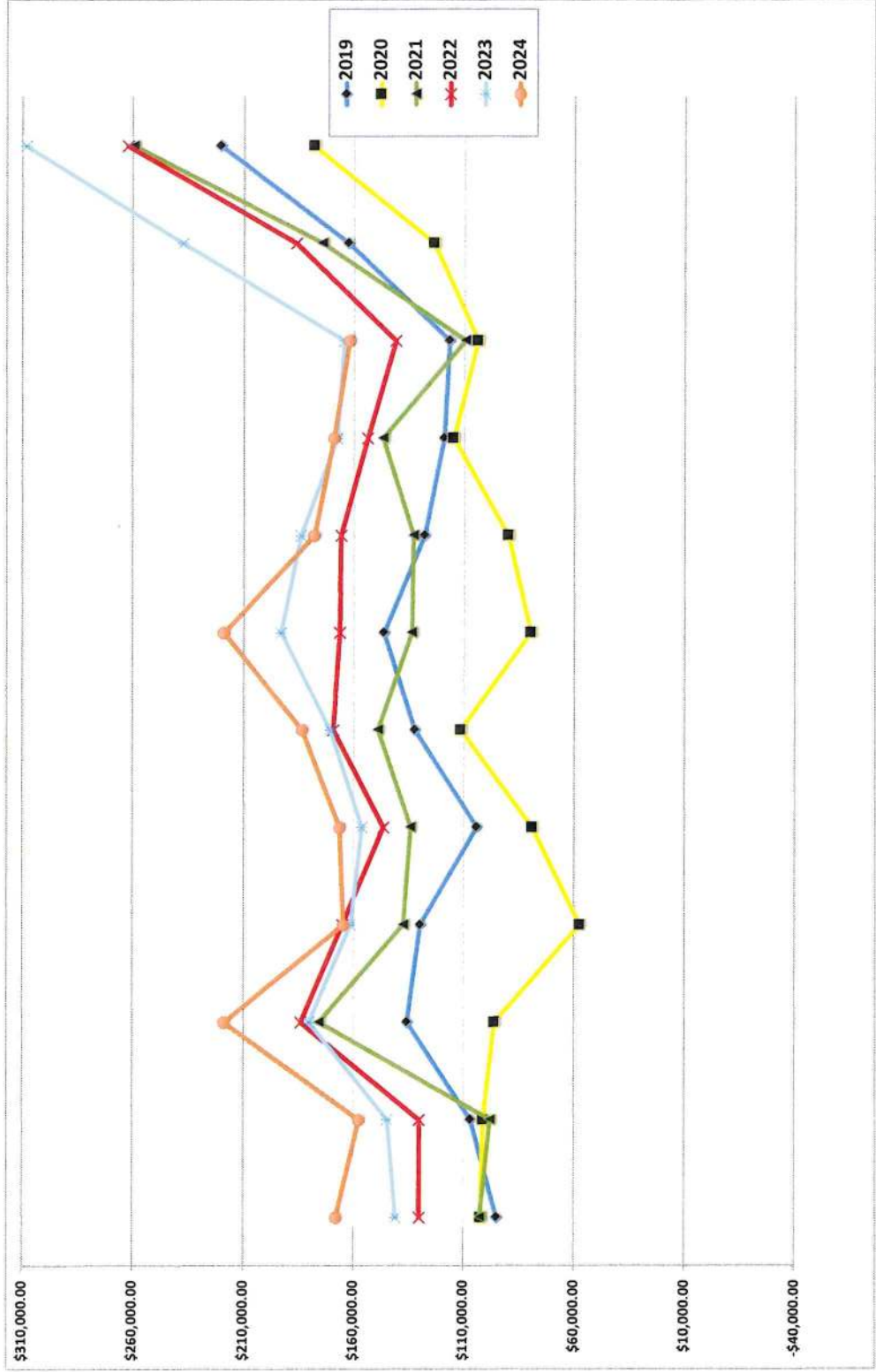
Roel Villanueva, Member

Lou Huerta, Secretary

3. Discussion and Action: November 2024 Financials

Sales Tax Comparison FY 2019 - FY 2024

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$95,016.15	\$106,886.23	\$135,820.47	\$129,833.92	\$104,197.59	\$132,407.98	\$146,428.88	\$128,012.76	\$119,140.47	\$116,730.39	\$162,727.91	\$220,587.30	\$1,597,790.05
2020	\$102,438.09	\$101,195.21	\$96,158.22	\$57,618.21	\$79,270.24	\$111,688.30	\$79,857.59	\$90,136.93	\$115,012.83	\$103,896.79	\$123,846.01	\$178,334.39	\$1,239,452.81
2021	\$102,538.12	\$97,960.96	\$175,743.82	\$137,570.66	\$134,265.18	\$149,126.33	\$133,764.12	\$133,054.83	\$146,913.20	\$109,433.52	\$174,479.65	\$259,578.65	\$1,754,429.04
2022	\$130,235.24	\$130,315.53	\$184,240.84	\$165,292.19	\$146,685.24	\$169,566.05	\$166,658.55	\$166,103.71	\$154,039.52	\$141,318.06	\$186,410.25	\$262,289.27	\$2,003,154.45
2023	\$141,015.72	\$144,814.67	\$180,339.96	\$161,581.89	\$156,465.73	\$170,894.70	\$193,231.21	\$184,292.03	\$167,935.43	\$164,569.86	\$237,600.85	\$308,314.19	\$2,211,056.24
2024	\$168,175.63	\$157,673.42	\$219,061.61	\$164,790.99	\$166,550.52	\$183,623.36	\$219,069.24	\$178,156.04	\$169,349.82	\$162,202.18			\$1,788,652.81



October Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	Alamo	2.00%	\$465,574.12	\$490,115.51	-5.00%	\$6,039,871.60	\$6,310,197.39	-4.28%
Hidalgo	Alton	2.00%	\$182,513.97	\$163,313.89	11.75%	\$2,082,017.89	\$2,040,073.84	2.05%
Hidalgo	Donna	2.00%	\$618,021.58	\$578,906.67	6.75%	\$7,659,472.50	\$7,189,060.27	6.54%
Hidalgo	Edcouch	2.00%	\$37,792.26	\$37,796.36	-0.01%	\$465,045.03	\$437,700.05	6.24%
Hidalgo	Edinburg	2.00%	\$3,336,337.18	\$2,762,570.91	20.76%	\$38,505,229.25	\$36,794,352.00	4.64%
Hidalgo	Elsa	1.50%	\$144,581.68	\$141,016.85	2.52%	\$1,799,069.43	\$1,803,614.57	-0.25%
Hidalgo	Granjeno	1.00%	\$3,318.18	\$4,816.57	-31.10%	\$61,119.13	\$54,944.63	11.23%
Hidalgo	Hidalgo	2.00%	\$439,158.54	\$458,681.20	-4.25%	\$6,028,771.00	\$5,394,616.77	11.75%
Hidalgo	La Joya	2.00%	\$55,986.03	\$55,536.86	0.80%	\$759,619.02	\$757,059.97	0.33%
Hidalgo	La Villa	2.00%	\$10,877.16	\$12,404.46	-12.31%	\$185,214.66	\$178,493.07	3.76%
Hidalgo	McAllen	2.00%	\$7,737,244.72	\$7,186,451.46	7.66%	\$96,850,222.01	\$93,702,711.74	3.35%
Hidalgo	Mercedes	2.00%	\$648,808.72	\$658,279.45	-1.43%	\$9,338,271.37	\$8,455,362.97	10.44%
Hidalgo	Mission	2.00%	\$2,242,263.30	\$2,141,340.10	4.71%	\$27,834,241.37	\$26,089,925.43	6.68%
Hidalgo	Palmhurst	1.50%	\$224,282.89	\$210,206.52	6.69%	\$2,856,628.74	\$2,803,427.86	1.89%
Hidalgo	Palmview	1.50%	\$185,094.50	\$174,318.00	6.18%	\$2,335,608.96	\$2,388,268.54	-2.20%
Hidalgo	Penitas	1.50%	\$140,505.62	\$113,813.07	23.45%	\$1,703,512.14	\$1,442,098.56	18.12%
Hidalgo	Pharr	2.00%	\$2,401,620.54	\$2,298,682.26	4.47%	\$29,931,327.53	\$29,112,930.65	2.81%
Hidalgo	Progreso	2.00%	\$26,550.08	\$21,595.43	22.94%	\$307,236.17	\$307,657.91	-0.13%
Hidalgo	Progreso Lakes	1.50%	\$6,680.15	\$6,241.92	7.02%	\$91,029.81	\$89,446.81	1.76%
Hidalgo	San Juan	2.00%	\$584,119.26	\$506,497.42	15.32%	\$6,738,653.26	\$6,331,212.16	6.43%
Hidalgo	Sullivan City	1.00%	\$20,569.75	\$18,864.31	9.04%	\$256,632.33	\$253,044.33	1.41%
Hidalgo	Westlaco	2.00%	\$1,660,205.94	\$1,493,088.57	11.19%	\$20,315,670.51	\$19,625,126.58	3.51%
City			\$648,808.72					
			75%					
			\$486,606.54					
EDC			\$648,808.72					
			25%					
			\$162,202.18					

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of November 30, 2024

	Nov 30, 24	Oct 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	809,605.31	716,247.99	93,357.32
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	221,225.69	220,342.06	883.63
Total 10001 · Cash & Cash Equivalents	1,031,031.00	936,790.05	94,240.95
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	276,984.08	275,877.75	1,106.33
Total 11200 · Restricted Cash & Cash Equiv.	276,984.08	275,877.75	1,106.33
Total Checking/Savings	1,308,015.08	1,212,667.80	95,347.28
Accounts Receivable			
13019 · Sales Tax Receivable	347,505.86	347,505.86	0.00
Total Accounts Receivable	347,505.86	347,505.86	0.00
Total Current Assets	1,655,520.94	1,560,173.66	95,347.28
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13078 · Loan Rec - MD Int'l(Orb-Galvan)	99,153.74	99,153.74	0.00
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	148,941.21	150,000.00	-1,058.79
13999 · Note Receivable - City	341,323.56	341,323.56	0.00
Total Other Assets	613,932.43	614,991.22	-1,058.79
TOTAL ASSETS	5,827,553.62	5,733,265.13	94,288.49
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	336.17	274.91	61.26
22210 · Pension Plan Payable	12,277.70	8,410.47	3,867.23
24000 · Payroll Liabilities	3,923.50	3,809.01	114.49
Total Other Current Liabilities	16,218.90	12,175.92	4,042.98
Total Current Liabilities	16,218.90	12,175.92	4,042.98
Long Term Liabilities			
28004 · Due to City - Proposed	49,093.34	49,093.34	0.00
28005 · Due to City for MIF - Proposed	29,712.11	29,712.11	0.00
Total Long Term Liabilities	78,805.45	78,805.45	0.00
Total Liabilities	95,024.35	90,981.37	4,042.98
Equity			
32000 · Unassigned Fund Balance	1,782,494.28	1,783,669.77	-1,175.49
37000 · Restricted Fund Balance	423,304.35	422,128.86	1,175.49
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-31,369.61	-121,615.12	90,245.51
Total Equity	5,732,529.27	5,642,283.76	90,245.51
TOTAL LIABILITIES & EQUITY	5,827,553.62	5,733,265.13	94,288.49

11:37 AM

12/13/24

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2024-2025 Profit & Loss Budget vs. Actual

October through November 2024

	Oct - Nov 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 - Sales Tax	347,505.86	2,382,483.14	-2,034,977.28	14.6%
Total Taxes	347,505.86	2,382,483.14	-2,034,977.28	14.6%
44000 - Miscellaneous				
44004 - Other Income - City Pmt MKTG	0.00	24,000.00	-24,000.00	0.0%
44005 - Texas Class Transfer	0.00	217,451.21	-217,451.21	0.0%
44006 - Other Income-City Pmt VTX	20,833.34	125,000.00	-104,166.66	16.7%
44020 - Interest - TX Class	4,104.31	5,000.00	-895.69	82.1%
44097 - Other Financing Sources-Reserve	0.00	708,260.75	-708,260.75	0.0%
44103 - Interest - Rene Moreno	72.92	0.00	72.92	100.0%
44104 - Interest - Mercedes Columbus CI	3,055.33	0.00	3,055.33	100.0%
Total 44000 - Miscellaneous	28,065.90	1,079,711.96	-1,051,646.06	2.6%
Total Income	375,571.76	3,462,195.10	-3,086,623.34	10.8%
Expense				
5100000 - Personnel Costs				
5101010 - Salaries	33,589.52	220,500.00	-186,910.48	15.2%
5101100 - TMRS Contribution	13,717.57	40,351.50	-26,633.93	34.0%
5101120 - Social Security	2,560.24	15,343.77	-12,783.53	16.7%
5101127 - Cell Phone Allowance	100.00	600.00	-500.00	16.7%
5101140 - Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 - Health/Life Insurance	3,396.69	21,460.00	-18,063.31	15.8%
5101180 - Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 - Personnel Costs	53,364.02	300,885.27	-247,521.25	17.7%
5102000 - Other Services & Charges				
5102010 - Marketing & Promotion	4,020.27	45,150.00	-41,129.73	8.9%
5102011 - Contract Labor - Writer	800.00	6,000.00	-5,200.00	13.3%
5102012 - Automobile Mileage	322.27	2,000.00	-1,677.73	16.1%
5102020 - Audit	0.00	8,000.00	-8,000.00	0.0%
5102021 - Loan Fees - EDC	54.00	1,100.00	-1,046.00	4.9%
5102023 - Leadership Empowerment Group	0.00	12,000.00	-12,000.00	0.0%
5102025 - Telephones	768.92	4,800.00	-4,031.08	16.0%
5102074 - Downtown Development	8,930.63	70,000.00	-61,069.37	12.8%
5102080 - Office Equipment - Lease	543.66	4,500.00	-3,956.34	12.1%
5102095 - Meetings	657.62	3,900.00	-3,242.38	16.9%
5102102 - Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 - Legal	0.00	45,000.00	-45,000.00	0.0%
5102130 - Membership/Subs	100.00	3,800.00	-3,700.00	2.6%
5102131 - Web-Site	1,995.00	7,980.00	-5,985.00	25.0%
5102133 - Miscellaneous	0.00	1,500.00	-1,500.00	0.0%
5102134 - Bldg Lease	24,000.00	24,000.00	0.00	100.0%
5102142 - Janitorial	2,160.00	13,200.00	-11,040.00	16.4%
5102144 - Receptionist	4,125.00	16,500.00	-12,375.00	25.0%
5102150 - Travel & Training	5,200.00	48,540.00	-43,340.00	10.7%
5102160 - Water Bill	318.67	1,800.00	-1,481.33	17.7%
5102165 - Electricity	643.57	4,700.00	-4,056.43	13.7%
5102310 - Sponsorships	7,750.00	27,850.00	-20,100.00	27.8%
5102320 - Professional Fees - Accounting	3,500.00	21,000.00	-17,500.00	16.7%
5102335 - Projects	4,974.57	1,349,269.95	-1,344,295.38	0.4%
5102340 - Chamber	10,000.00	53,500.00	-43,500.00	18.7%
5102355 - Series 2007 - Interest	0.00	34,807.50	-34,807.50	0.0%
5102356 - Series 2007 - Principal	0.00	279,807.50	-279,807.50	0.0%
5102362 - Project Rios of Mercedes	51,400.00	51,400.00	0.00	100.0%
5102365 - Project VIDA	15,000.00	15,000.00	0.00	100.0%
5102371 - TLF Repayment - Principal	22,516.93	56,253.74	-33,736.81	40.0%
5102372 - TLF Repayment - Interest	449.56	1,201.06	-751.50	37.4%
5102379 - Project RGV Livestock Show Park	0.00	25,000.00	-25,000.00	0.0%
5102396 - VTX Note	41,666.68	250,000.08	-208,333.40	16.7%
5102397 - Project Orchard Grove Apartment	0.00	50,000.00	-50,000.00	0.0%
5102399 - Outlet Mall Oct 18 - Oct 28	131,357.89	550,000.00	-418,642.11	23.9%
Total 5102000 - Other Services & Charges	343,255.24	3,090,259.83	-2,747,004.59	11.1%
5102500 - Maintenance				
5102520 - Office Equipment	0.00	10,000.00	-10,000.00	0.0%
5102540 - Maintenance	8,000.00	57,200.00	-49,200.00	14.0%
Total 5102500 - Maintenance	8,000.00	67,200.00	-59,200.00	11.9%
5103000 - Supplies				

11:37 AM

Economic Development Corporation of Mercedes, Texas (EDC)

12/13/24

2024-2025 Profit & Loss Budget vs. Actual

Accrual Basis

October through November 2024

	Oct - Nov 24	Budget	\$ Over Budget	% of Budget
5103050 · Office Supplies	492.12	2,250.00	-1,757.88	21.9%
Total 5103000 · Supplies	492.12	2,250.00	-1,757.88	21.9%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	1,829.99	1,600.00	229.99	114.4%
Total 5104000 · Capital Outlay	1,829.99	1,600.00	229.99	114.4%
Total Expense	406,941.37	3,462,195.10	-3,055,253.73	11.8%
Net Ordinary Income	-31,369.61	0.00	-31,369.61	100.0%
Net Income	-31,369.61	0.00	-31,369.61	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of November 30, 2024

	Nov 30, 24	Oct 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	239,165.86	230,361.63	8,804.23
Total 11111.1 · Restricted Cash & Cash Eq.	239,165.86	230,361.63	8,804.23
Total Checking/Savings	239,165.86	230,361.63	8,804.23
Total Current Assets	239,165.86	230,361.63	8,804.23
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	54,250.87	55,975.50	-1,724.63
13078.1 · Loan Rec - MD International	41,887.27	41,887.27	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	25,822.45	25,822.45	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	28,760.71	29,476.04	-715.33
13089.1 · Loan Rec - Martha Carrillo	76,552.05	77,474.10	-922.05
13096.1 · Loan Rec - Top Gym - San Miguel	9,001.10	10,143.29	-1,142.19
13097.1 · Loan Rec - Ashley R Gonzalez	37,857.37	38,442.90	-585.53
13098.1 · N/R - Valor Fitness LLC	34,734.07	35,839.46	-1,105.39
13098.3 · N/R - NTM Ventures LLC	64,641.03	65,190.41	-549.38
13103.1 · N/R Ledesma (Proj Valdemar)	43,583.85	44,127.14	-543.29
13104.1 · Loan Rec - Project R. Garza	42,509.32	42,992.87	-483.55
13296.1 · Allowance - RBEG	-174,143.45	-174,143.45	0.00
13297.1 · Foreclosed Real Estate- Reyboti	145,816.77	145,816.77	0.00
Total Other Assets	431,273.41	439,044.75	-7,771.34
TOTAL ASSETS	670,439.27	669,406.38	1,032.89
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	-128,577.32	-128,577.32	0.00
32001.1 · Fund Balance - Auxiliary	-12,921.25	-12,921.25	0.00
37000.1 · Restricted Fund Balance - RBEG	809,908.23	809,908.23	0.00
Net Income	2,029.61	996.72	1,032.89
Total Equity	670,439.27	669,406.38	1,032.89
TOTAL LIABILITIES & EQUITY	670,439.27	669,406.38	1,032.89

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending November 30, 2024

	Nov 24	Oct - Nov 24
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	252.35	488.89
44031.1 · Interest - The Grind (JOM Inves	195.29	195.29
44089.1 · Interest - Martha Carrillo	229.67	439.64
44096.1 · Interest - Top Gym - San Miguel	25.77	51.67
44097.1 · Interest - Ashley R Gonzalez	72.47	277.95
44098.1 · Interest - Valor Fitness	67.57	186.61
44101.1 · Int. - Ledesma (Proj Valdemar)	128.70	258.98
44102.1 · Interest - Project R. Garza	127.45	243.89
44296.2 · Interest - NTM Ventures	149.62	246.69
Total 44000 · Miscellaneous	1,248.89	2,389.61
Total Income	1,248.89	2,389.61
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	216.00	360.00
Total 5102000 · Other Services & Charges	216.00	360.00
Total Expense	216.00	360.00
Net Ordinary Income	1,032.89	2,029.61
Net Income	1,032.89	2,029.61

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of November 30, 2024

	Nov 30, 24	Oct 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 - Cash - I R P	221,019.76	220,322.29	697.47
Total Checking/Savings	221,019.76	220,322.29	697.47
Total Current Assets	221,019.76	220,322.29	697.47
Other Assets			
11012.2 - IRP Operating Reserv - TXCLASS	77,238.47	76,929.96	308.51
13078.2 - Loan Rec - MD Int'l (Galvan)	97,737.50	97,737.50	0.00
13079.2 - Loan Rec - First Nat'l (Gomez)	13,117.13	13,704.14	-587.01
13090.2 - Loan Rec - Castaneda Mario & M	44,265.20	44,265.20	0.00
13295.2 - Loan Rec - Raquel Moreno	-5.70	-5.70	0.00
Total Other Assets	232,352.60	232,631.10	-278.50
TOTAL ASSETS	453,372.36	452,953.39	418.97
LIABILITIES & EQUITY			
Equity			
32000 - Unassigned Fund Balance	-43,626.35	-43,626.35	0.00
32001.2 - Fund Balance - Auxiliary IRP	-20,217.39	-20,217.39	0.00
37000.2 - Restricted Fund Balance - IRP	516,282.99	516,282.99	0.00
Net Income	933.11	514.14	418.97
Total Equity	453,372.36	452,953.39	418.97
TOTAL LIABILITIES & EQUITY	453,372.36	452,953.39	418.97

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending November 30, 2024

	Nov 24	Oct - Nov 24
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	308.51	636.29
44028.2 · Interest - First Na'tl (Gomez)	128.46	232.15
44090.2 · Interest - Castaneda Mario & M	0.00	118.67
Total 44000 · Miscellaneous	436.97	987.11
Total Income	436.97	987.11
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	18.00	54.00
Total 5102000 · Other Services & Charges	18.00	54.00
Total Expense	18.00	54.00
Net Ordinary Income	418.97	933.11
Net Income	418.97	933.11

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of November 30, 2024

Debt Description	November 30, 2024	October 31, 2024	\$ Change
USDA - IRP Note Payable	477,434.43	477,434.43	-
Bonds Payable 2007	765,000.00	765,000.00	
Bonds Payable 2016 - VTX	416,666.80	437,500.14	(20,833.34)
Estimated Mall Rebate Liability	750,491.32	750,491.32	
Texas Leverage Fund Payable	43,700.37	54,874.92	(11,174.55)

Economic Development Corporation of Mercedes, Texas (EDC)

Accounts Payable

As of November 30, 2024

Vendor Description	November 30, 2024	October 31, 2024
Trans Union LLC		
Ricardo D. Cavazos		-
City of Mercedes		
EZ Signs & Electrical		
Elizabeth Rodriguez		-
Gil's AC		
Charter Communications		
Noe & Gloria Duenas		
Los Bustamantes Construction		-
Mercedes Chamber	-	-
Troiani & Sossi	-	-
Source Strategies	-	-
	<u>\$ -</u>	<u>\$ -</u>

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 11/15/24 Next Closing Date 12/17/24

Account Ending 5-32007

p. 1/7

Customer Care: 1-800-521-6121**TTY:** Use Relay 711**Website:** americanexpress.com

New Balance **\$5,772.83**

Minimum Payment Due **\$58.00**

Payment Due Date **12/11/24**

Membership Rewards[®] Points

Available and Pending as of 10/31/24

100,006For up to date point balance and full program details, visit membershiprewards.com

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 12/11/24, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.99%.

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	17 years	\$13,136
\$208	3 years	\$7,493 (Savings = \$5,643)

Account Summary

Previous Balance \$6,289.25
 Payments/Credits -\$6,643.56
 New Charges +\$6,127.14
 Fees +\$0.00
 Interest Charged +\$0.00

New Balance **\$5,772.83**
Minimum Payment Due **\$58.00**

Credit Limit \$13,000.00
 Available Credit \$7,227.17

Days in Billing Period: 29

If you would like information about credit counseling services, call 1-888-733-4139.

 See page 2 for important information about your account.

 Please refer to the **IMPORTANT NOTICES** section.
American Express[®] High Yield Savings Account

No monthly fees. No minimum opening deposit. 24/7 customer support. Help meet your savings goals with an American Express High Yield Savings Account. Terms apply. Member FDIC. Learn more by visiting americanexpress.com/save

↓ Please fold on the perforation below, detach and return with your payment ↓

**Payment Coupon**

Do not staple or use paper clips

**Pay by Computer**americanexpress.com/business**Pay by Phone**

1-800-472-9297

Account Ending 5-32007Enter 15 digit account # on all payments.
Make check payable to American Express.

MELISSA RAMIREZ
 DEVELOPMENT CORPORATION OF
 320 S OHIO AVE
 MERCEDES TX 78570-3118

Payment Due Date
12/11/24
 New Balance
\$5,772.83
 Minimum Payment Due
\$58.00

See reverse side for instructions
 on how to update your address,
 phone number, or email.

AMERICAN EXPRESS
 PO BOX 6031
 CAROL STREAM IL 60197-6031

\$ 5,772.83
 Amount Enclosed

000034992503945648 000577283000005800 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 11/15/24

p. 3/7

Account Ending 5-32007



Customer Care & Billing Inquiries
 International Collect
 Cash Advance at ATMs Inquiries
 Large Print & Braille Statements

1-800-521-6121
 1-623-492-7719
 1-800-CASH-NOW
 1-800-521-6121



Website: americanexpress.com

**Customer Care
& Billing Inquiries**
 P.O. BOX 981535
 EL PASO, TX
 79998-1535

Payments
 PO BOX 6031
 CAROL STREAM IL
 60197-6031

Hearing Impaired

Online chat at americanexpress.com or use Relay dial 711 and 1-800-521-6121

Payments and Credits

Summary

	Total
Payments	-\$6,289.25
Credits	-\$354.31
Total Payments and Credits	-\$6,643.56

Detail

*Indicates posting date

	Amount
Payments	
10/29/24* PAYMENT RECEIVED - THANK YOU	-\$6,289.25
Credits	
10/31/24 THE HOME DEPOT WESLACO TX 800-654-0688	-\$247.14
11/03/24 AMAZON MARKETPLACE NA PA AMZN.COM/BILL WA MERCHANDISE	-\$64.84
11/04/24 AMAZON MARKETPLACE NA PA AMZN.COM/BILL WA MERCHANDISE	-\$42.33

Credit reimbursement to Chamber for Office Remodel projects

Credit reimbursement to Chamber for Office Remodel projects

Credit reimbursement to Chamber for Office Remodel projects

New Charges

Summary

	Total
Total New Charges	\$6,127.14

Detail



MELISSA RAMIREZ
 Card Ending 5-32007

	Amount
10/17/24 LOOPNET COMMERCIAL P	\$79.00
10/18/24 AMAZON MARKETPLACE NA PA MERCHANDISE	\$47.03
10/19/24 THE HOME DEPOT 800-654-0688	\$301.96
10/21/24 THE HOME DEPOT 800-654-0688	\$197.84
10/22/24 THE HOME DEPOT 800-654-0688	\$204.49

Marketing Projects

Chamber Reimbursement Projects

Chamber Reimbursement Projects

Chamber Reimbursement Projects

Chamber Reimbursement Projects

Continued on reverse

Detail Continued

					Amount
10/23/24	MAMA MARIA'S RESTAURANT squareup.com/receipts	Mercedes	TX	Meetings	\$138.77
10/23/24	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	Projects	\$129.89
10/24/24	GOTOCOM*GOTOMEETING ONLINE SVCS	GOTO.COM	MA	Meetings	\$51.06
10/28/24	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	Marketing	\$703.92
10/30/24	BORDERLAND HARDWARE 956-565-2181	MERCEDES	TX	Marketing	\$72.39
11/01/24	EL RANCHO GRANDE RESTA 956-781-3601	SAN JUAN	TX	Meetings	\$104.50
11/04/24	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	Office Supplies	\$34.99
11/07/24	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	Office Supplies	\$43.80
11/08/24	STAPLES.COM Staples Inc ORD 9983794466 ;REQ MELISSA RAMIREZ IT1 STAPLES MUL;UPI 66.9900;QTY1 IT2 POSTIT SUPE;UPI 22.4900;QTY1 FRT 0.00;HDL 0.00;ITM5	800-333-3330	MA	Office Supplies	\$101.71
11/08/24	SP SPACE COAST GEO S +19565379924	MCKINNEY	TX	Marketing	\$39.88
11/12/24	AANCUITAS MESQUITE SMO USFC1SLAM78570	MERCEDES	TX	Meetings	\$145.92
11/13/24	ICSC-NY +16467283800	NEW YORK	NY	Travel & Training	\$1,900.00
11/13/24	Wayfair +18662638325	866-263-8325	MA	Furniture & Fixtures	\$1,829.99

Fees

	Amount
Total Fees for this Period	\$0.00

Interest Charged

	Amount
Total Interest Charged for this Period	\$0.00

About Trailing Interest

You may see interest on your next statement even if you pay the new balance in full and on time and make no new charges. This is called "trailing interest". Trailing interest is the interest charged when, for example, you didn't pay your previous balance in full. When that happens, we charge interest from the first day of the billing period until we receive your payment in full. You can avoid paying interest on purchases by paying your balance in full and on time each month. Please see the "When we charge interest" sub-section in your Cardmember Agreement for details.



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 11/15/24

p. 5/7

Account Ending 5-32007

2024 Fees and Interest Totals Year-to-Date

	Amount
Total Fees in 2024	\$0.00
Total Interest in 2024	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.
Variable APRs will not exceed 29.99%.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	29.99% (v)	\$0.00	\$0.00
Total			\$0.00
(v) Variable Rate			



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Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Summary Statement

November 30, 2024

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS		Average Monthly Yield: 4.8835%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	220,342.06	0.00	0.00	883.63	8,232.95	220,819.03	221,225.69
TX-01-0607-0002	EDC 2006 RESERVE	275,877.75	0.00	0.00	1,106.33	14,157.47	276,474.94	276,984.08
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	1,424.26	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	76,929.96	0.00	0.00	308.51	3,692.02	77,096.49	77,238.47
TOTAL		573,149.77	0.00	0.00	2,298.47	27,506.70	574,390.46	575,448.24

Tel: (800) 707-6242

<https://www.texasclass.com/>



P.O. Box 4650, Edinburg, Texas 78540
Return Service Requested

Account Number
Statement Date
Statement Thru Date
Check/Items Enclosed
Page

XXXXXX3057
11/29/2024
12/01/2024
29
1



00008900 TT212S11302401365400 01 000000000 0008900 006

DEVELOPMENT CORPORATION OF MERCEDES INC
320 S OHIO AVE
MERCEDES TX 78570-3118

Customer Service Information



24/7 Banking: 1-888-862-1862

Customer Support: 1-855-862-1920

Your Bank associates are available to assist you
Monday through Friday from 8:00AM to 5:00PM



Written Inquiries:

P.O. Box 4650, Edinburg, Texas 78540



Visit us Online: www.texasnational.com



Email Inquiries: customerservice@texasnational.com



Join us on Facebook!

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 11/01/2024	\$737,023.28
+ Deposits and Credits (6)	\$172,406.08
- Withdrawals and Debits (31)	\$92,188.51
Ending Balance as of 11/30/2024	\$817,240.85
Service Charges for Period	\$0.00
Average Balance for Period	\$715,320.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Nov 06	DEPOSIT Chamber Reimbursement for Remodeling: Brochure holder & paint	244.88
Nov 06	DEPOSIT Chamber Reimbursement for Remodeling: Mortar, Paper	301.96
Nov 06	DEPOSIT Chamber Reimbursement for Remodeling: Silica & Wall panels	334.38
Nov 06	DEPOSIT Chamber Reimbursement for Christmas: Ribbon for Bows	703.92
Nov 08	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,471.12
Nov 27	ORIG:CITY OF MERCEDES TRN:P202411270023555 City of Mercedes Sales Tax Deposit	169,349.82

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Nov 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Nov 01	BENE:TEXAS LEVERAGE FUND TRN:P202411010030721	11,475.53
Nov 08	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,591.21
Nov 15	IRS/USATAXPYMT *****2024136338 DEVELOPMENT CORPORATIO	3,809.01
Nov 22	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,541.20
Nov 25	REF E2XR1QF TO *0691 TRANSFER	10,416.67



Account Number XXXXXX3057
Statement Date 11/29/2024
Statement Thru Date 12/01/2024
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Nov 21	ICSC - Dallas 4803	3,300.00	Nov 20	Accounting 4832	1,750.00	Nov 26	4841	168.33
Nov 04	*4814	336.45	Nov 15	4833	50.00	Nov 27	4842	91.02
Nov 06	Aurora House *4823	2,000.00	Nov 07	4834	45.50	Nov 26	4843	665.00
Nov 07	Rock N' Boots 4824	2,500.00	Nov 21	4835	197.79	Nov 25	VIDA *4845	15,000.00
Nov 01	TRMS - oct 4825	3,791.15	Nov 15	4836	354.31	Nov 21	4846	53.06
Nov 06	Huff's Associates 4826	3,847.69	Nov 14	Clean-up 4837	1,700.00	Nov 27	Employee Ins. 4847	1,699.02
Nov 06	Little Nashville 4827	5,000.00	Nov 29	AMEX 4838	5,772.83	Nov 26	Clean-up *4850	1,700.00
Nov 12	*4830	400.00	Nov 29	*4840	307.12	Nov 27	*4852	165.62
Nov 18	REVUS - Gala 4831	1,500.00						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Nov 01	720,796.60	Nov 14	701,432.01	Nov 22	683,876.64
Nov 04	720,460.15	Nov 15	697,218.69	Nov 25	658,459.97
Nov 06	711,197.60	Nov 18	695,718.69	Nov 26	655,926.64
Nov 07	708,652.10	Nov 20	693,968.69	Nov 27	823,320.80
Nov 08	703,532.01	Nov 21	690,417.84	Nov 29	817,240.85
Nov 12	703,132.01				

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Account Number XXXXXX3057
Statement Date 11/29/2024
Statement Thru Date 12/01/2024
Page 3

CHECK IMAGES

TECHNICAL BANK
CHECKING DEPOSIT

DATE 11-6-2024

AMOUNT \$ 244.88

ACCOUNT NUMBER 1001033057

11/06/2024

11/06/2024 Check 0 \$244.88

TECHNICAL BANK
CHECKING DEPOSIT

DATE 11-6-2024

AMOUNT \$ 301.96

ACCOUNT NUMBER 1001033057

11/06/2024

11/06/2024 Check 0 \$301.96

TECHNICAL BANK
CHECKING DEPOSIT

DATE 11-6-2024

AMOUNT \$ 334.38

ACCOUNT NUMBER 1001033057

11/06/2024

11/06/2024 Check 0 \$334.38

TECHNICAL BANK
CHECKING DEPOSIT

DATE 11-24-2024

AMOUNT \$ 703.92

ACCOUNT NUMBER 1001033057

11/06/2024

11/06/2024 Check 0 \$703.92

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/21/2024

PAY TO THE ORDER OF K2C Lumber

AMOUNT \$ 3,300.00

11/21/2024

11/21/2024 Check 4803 \$3,300.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/04/2024

PAY TO THE ORDER OF Hudson Energy Services, LLC

AMOUNT \$ 336.45

11/04/2024

11/04/2024 Check 4814 \$336.45

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/06/2024

PAY TO THE ORDER OF Aurora Energy Foundation

AMOUNT \$ 2,000.00

11/06/2024

11/06/2024 Check 4823 \$2,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/07/2024

PAY TO THE ORDER OF City Entertainment Group

AMOUNT \$ 2,500.00

11/07/2024

11/07/2024 Check 4824 \$2,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/01/2024

PAY TO THE ORDER OF City of Merced

AMOUNT \$ 3,791.15

11/01/2024

11/01/2024 Check 4825 \$3,791.15

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/06/2024

PAY TO THE ORDER OF Leaf Automation, Inc.

AMOUNT \$ 3,847.69

11/06/2024

11/06/2024 Check 4826 \$3,847.69

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/06/2024

PAY TO THE ORDER OF Merced Area Chamber of Commerce

AMOUNT \$ 5,000.00

11/06/2024

11/06/2024 Check 4827 \$5,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. CHASE
MERCED, CA 95370

CHECK DATE 11/12/2024

PAY TO THE ORDER OF Harold S. Gordon

AMOUNT \$ 400.00

11/12/2024

11/12/2024 Check 4830 \$400.00

00008900 0031499 0003-0005



Account Number XXXXXX3057
Statement Date 11/29/2024
Statement Thru Date 12/01/2024
Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Rye Valley Valley Livestock Show, Inc.
One Thousand Five Hundred and 00/100

11/18/2024 Check 4831 \$1,500.00

11/18/2024 Check 4831 \$1,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: S&B CPA LLC
One Thousand Seven Hundred Fifty and 00/100

11/20/2024 Check 4832 \$1,750.00

11/20/2024 Check 4832 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Tyme Check, LLC
Fifty and 00/100

11/15/2024 Check 4833 \$50.00

11/15/2024 Check 4833 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Zaha Meadors
Forty and 50/100

11/07/2024 Check 4834 \$45.50

11/07/2024 Check 4834 \$45.50

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Loretta Lee Lister & Program of De Lage
One Hundred Ninety Seven and 75/100

11/21/2024 Check 4835 \$197.79

11/21/2024 Check 4835 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Mercedes Area Chamber of Commerce
Three Hundred Forty Four and 33/100

11/15/2024 Check 4836 \$354.31

11/15/2024 Check 4836 \$354.31

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: H&E Clark Events
One Thousand Seven Hundred and 00/100

11/14/2024 Check 4837 \$1,700.00

11/14/2024 Check 4837 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: American Express
Five Thousand Seven Hundred Seventy Two and 83/100

11/29/2024 Check 4838 \$5,772.83

11/29/2024 Check 4838 \$5,772.83

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Hudson Energy Services, LLC
Three Hundred Seven and 12/100

11/29/2024 Check 4840 \$307.12

11/29/2024 Check 4840 \$307.12

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Landstar Telecom
One Hundred Sixty Eight and 33/100

11/26/2024 Check 4841 \$168.33

11/26/2024 Check 4841 \$168.33

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: Landstar
Ninety and 00/100

11/27/2024 Check 4842 \$91.02

11/27/2024 Check 4842 \$91.02

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 E. CHASE
Mercedes, TX 78070

Pay to the order of: SVC Studios, Inc.
Six Hundred Sixty Six and 00/100

11/26/2024 Check 4843 \$665.00

11/26/2024 Check 4843 \$665.00

00008900 0031500 0004-0005



Account Number XXXXXX3057
Statement Date 11/29/2024
Statement Thru Date 12/01/2024
Page 5

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
302 S. Olive
Mercedes, TX 78570

TRASH NATIONAL BANK
MERCEDES TEXAS
8000004845

Check date: 11/25/2024

Pay to the order of: VISA \$ 15,000.00

Check Number and Date: 4845 11/25/2024

VISA
117 S. Olive
Mercedes, TX 78570

Project VISA

#0000004845* C1111920188C 1001013057*

11/25/2024 Check 4845 \$15,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
302 S. Olive
Mercedes, TX 78570

TRASH NATIONAL BANK
MERCEDES TEXAS
8000004846

Check date: 11/21/2024

Pay to the order of: John Mawhood \$ 53.06

Check Number and Date: 4846 11/21/2024

John Mawhood
P.O. Box 1070
Cedarvale, TX 78508

Aurora Mobile

#0000004846* C1111920188C 1001013057*

11/21/2024 Check 4846 \$53.06

DEVELOPMENT CORPORATION OF MERCEDES, INC.
302 S. Olive
Mercedes, TX 78570

TRASH NATIONAL BANK
MERCEDES TEXAS
8000004847

Check date: 11/27/2024

Pay to the order of: City of Mercedes \$ 1,699.02

Check Number and Date: 4847 11/27/2024

City of Mercedes
P.O. Drawer 237
Mercedes, TX 78570

Employee Insurance October 2024

#0000004847* C1111920188C 1001013057*

11/27/2024 Check 4847 \$1,699.02

DEVELOPMENT CORPORATION OF MERCEDES, INC.
302 S. Olive
Mercedes, TX 78570

TRASH NATIONAL BANK
MERCEDES TEXAS
8000004850

Check date: 11/26/2024

Pay to the order of: New & Gloria Dumas \$ 1,700.00

Check Number and Date: 4850 11/26/2024

New & Gloria Dumas
1320 S. Winson
Mercedes, TX 78570

Central Business District Cleanup & Road Cleanup

#0000004850* C1111920188C 1001013057*

11/26/2024 Check 4850 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
302 S. Olive
Mercedes, TX 78570

TRASH NATIONAL BANK
MERCEDES TEXAS
8000004852

Check date: 11/27/2024

Pay to the order of: City of Mercedes \$ 165.62

Check Number and Date: 4852 11/27/2024

City of Mercedes
P.O. Drawer 237
Mercedes, TX 78570

Water

#0000004852* C1111920188C 1001013057*

11/27/2024 Check 4852 \$165.62

00008900 0031501 0005-0005



Security Holder Remittance Report for 12/10/2024

Start Date:	11/26/2024 12:00:00
End Date:	12/10/2024 11:59:00
Print Date:	12/10/2024
Print Time:	3:36:29 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-001</u>		Investor Name <u>Development Corporation of Mercedes</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98577068	Mercedes Coli	Regular Pymnt	11/29/2024	1,483.29	1,070.24	413.05	18.00	0.00	0.00		1,465.29
Investor/Bank/Group Total				1,483.29	1,070.24	413.05	18.00	0.00	0.00		1,465.29

Investor Number <u>01-985-002</u>		Investor Name <u>Development Corp of Mercedes RBEG</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98576708	Ledesma	Regular Pymnt	11/29/2024	671.99	544.87	127.12	18.00	0.00	0.00		653.99
98567980	San Miguel	Regular Pymnt	12/02/2024	1,167.96	1,145.09	22.87	18.00	0.00	0.00		1,149.96
98576108	Carrillo	Regular Pymnt	12/02/2024	1,151.72	924.78	226.94	18.00	0.00	0.00		1,133.72
98577236	Garza Funeral	Regular Pymnt	12/02/2024	611.00	484.98	126.02	18.00	0.00	0.00		593.00
98575284	NTM Ventures	Regular Pymnt	12/09/2024	588.79	424.54	164.25	18.00	0.00	0.00		570.79
98575284	NTM Ventures	Prin Reduction	12/09/2024	111.21	111.21	0.00	0.00	0.00	0.00		111.21
98550030	De La Garza	Regular Pymnt	12/10/2024	1,976.98	1,769.46	207.52	18.00	0.00	0.00		1,958.98
Investor/Bank/Group Total				6,279.65	5,404.93	874.72	108.00	0.00	0.00		6,171.65

Total Security Holder				7,762.94	6,475.17	1,287.77	126.00	0.00	0.00		7,636.94
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Delinquency Report

As Of December 10, 2024

Data Date: 12/10/2024
Data Time: 4:02:31 pm
Print Date: 12/10/2024
Print Time: 4:02:51 pm

Security Holder Development Corporation of Merced

Investor Number: 01-985-001		Investor Name: Development Corporation of Mercedes								
Loan No	Loan Amt	Prin Bal	Total Pmt	Unpaid Lt Chrg	Int Pd to Dt	Total Due	Due Date	Dt Last Pmt	Days Late	#PmtDue
98578068	25,000.00	24,513.92	559.00	50.00		1,168.00	11/01/2024	10/22/2024	39	2

Investor Number: <u>01-985-003</u>		Investor Name: <u>Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	18,357.09	11/06/2022	11/25/2024	765	26
Gomez	Roy	334 South Texas Blvd.								
98569300	315,629.17	238,850.10	2938.50	751.33	07/25/2024	36,734.89	12/18/2023	11/20/2024	358	12
MD Internati,		311 D. Vogel Drive								
98560836	107,362.25	44,265.20	1060.13	106.02	10/10/2024	2,172.64	11/01/2024	10/10/2024	39	2

Mortgage Servicer System

Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Deferred Bal	Prin Bal/	T&I Bal/	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98577068	Mercedes Columbus	98577068	01/01/25	01	985	001	3.50000	1,483.29	147,870.97	.00	147,870.97	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	.00	.00	.00	.00
Group Totals:									2,042.29	.00	.00	.00	.00	
									172,384.89	172,384.89	.00	.00	.00	
98550030	De La Garza, Albaro d	98550030	01/01/25	01	985	002	5.00000	1,976.98	52,481.41	.00	.00	.00	.00	Item Count = 2
98554876	Jom Investments, LLC	98554876	12/15/24	01	985	002	4.00000	455.31	28,760.71	.00	52,481.41	.00	.00	.00
98567980	San Miguel, Juan A.	98567980	01/05/25	01	985	002	3.00000	1,167.96	7,856.01	.00	28,760.71	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	12/01/24	01	985	002	3.00000	320.94	37,857.37	.00	7,856.01	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	12/01/24	01	985	002	3.00000	586.48	34,734.07	.00	37,857.37	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	01/01/25	01	985	002	3.00000	588.79	64,105.28	.00	34,734.07	.00	.00	.00
98576108	Carrillo, Martha	98576108	01/01/25	01	985	002	3.50000	1,151.72	75,627.27	.00	64,105.28	.00	.00	.00
98576708	Ledesma, Renata	98576708	01/01/25	01	985	002	3.50000	671.99	43,038.98	.00	75,627.27	.00	.00	.00
98577236	Garza Funerals Family	98577236	01/01/25	01	985	002	3.50000	611.00	42,024.34	.00	43,038.98	.00	.00	.00
Group Totals:									7,531.17	.00	.00	.00	.00	
									386,485.44	386,485.44	.00	.00	.00	Item Count = 9
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	11/01/24	01	985	003	3.50000	1,060.13	44,265.20	.00	38,939.59	.00	.00	.00
									44,265.20	.00	44,265.20	.00	.00	.00

Mortgage Servicer System

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal	
98569300	MD International, LLC	98569300	12/18/23	01	985	003	3.00000	2,938.50	238,850.10	.00	.00	4.58	.00	
Group Totals:														
								4,689.21	.00	238,850.10		4.58		
									322,054.89	322,054.89	.00			.00
									.00					
Investor Totals:								14,262.67		.00		4.58		Item Count = 3
									880,925.22	880,925.22	.00			.00
									.00					
Bank Totals:								14,262.67		.00		4.58		Item Count = 14
									880,925.22	880,925.22	.00			.00
									.00					
Grand Totals:								14,262.67		0.00		4.58		Item Count = 14
										880,925.22				
									880,925.22		0.00			0.00
									0.00					
														Item Count = 14

4. Discussion and Action: Texas Class Quarterly Report

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 12/10/2024
Re: Texas Class Quarterly Report

Recommendation: Approve Texas Class Quarterly Report



Summary Statement

November 30, 2024

Page 1 of 5

Investor ID: TX-01-0607

0000474-0007783 PDF 719234

Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Texas CLASS

Texas CLASS

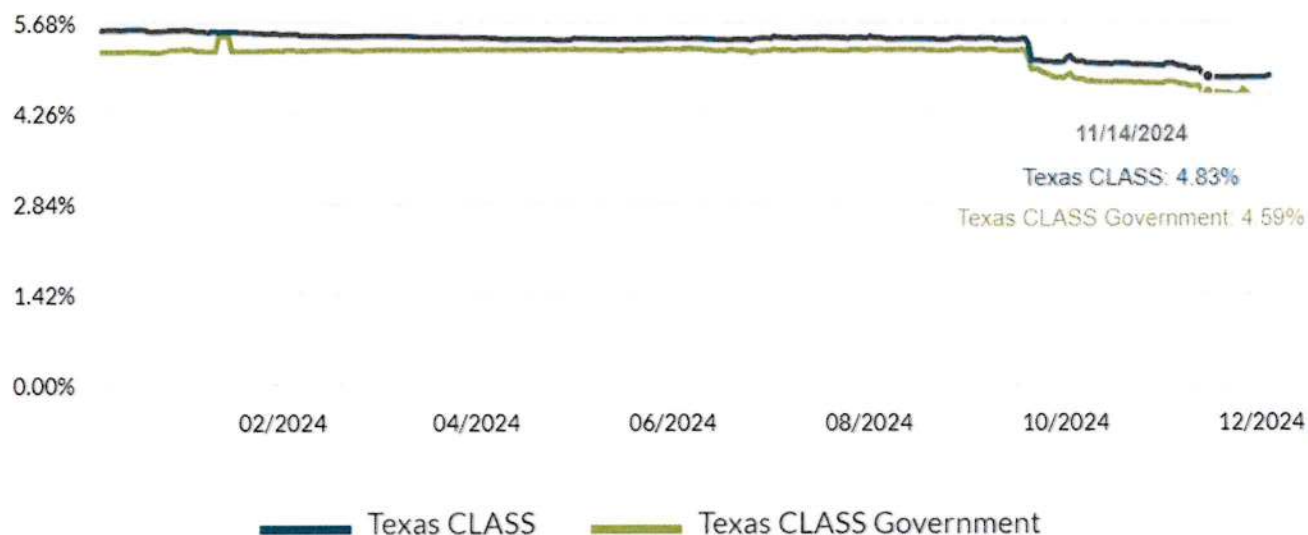
Average Monthly Yield: 4.8835%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	220,342.06	0.00	0.00	883.63	8,232.95	220,819.03	221,225.69
TX-01-0607-0002	EDC 2006 RESERVE	275,877.75	0.00	0.00	1,106.33	14,157.47	276,474.94	276,984.08
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	1,424.26	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	76,929.96	0.00	0.00	308.51	3,692.02	77,096.49	77,238.47
TOTAL		573,149.77	0.00	0.00	2,298.47	27,506.70	574,390.46	575,448.24

Rates as of December 4, 2024

	Texas CLASS	Texas CLASS Government
Daily Yield (%)	4.8449	4.5253
YTD Yield (%)	5.3460	5.1333
7-Day Yield (%)	4.8246	4.5189
30-Day Yield (%)	4.8569	4.5902
Weighted Average Maturity (To Reset)	41	21
Weighted Average Maturity (To Final)	86	105
Daily Dividend	0.000132375	0.000123641
Net Asset Value (NAV)	1.00007983	1.00004276

Texas CLASS Daily Yields



Type of Class: Texas Class

Maturity Date: None

Interest Rate Variable Average November: 4.88%

Presented Before Board: December 18, 2024

Signature: _____ Date: _____

5. Discussion and Action: Civic Serve

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 12/13/2024
Re: Civic Serve

Civic Serve, Inc is an Economic Development Platform. Civic Serve web developers, DCM Staff, and the City of Mercedes Planning Department have been working collaboratively to create a business centered website to serve the needs of the entities and businesses in the City of Mercedes. Civic Serve, Inc has billed the DCM for the months of May 2024-December 2025 for an annual fee at a cost of \$9,500.

Recommendation: Will of the Board

CivicServe, Inc
207 W Jefferson St., Suite 501
Bloomington, IL 61701
+18885970220
www.civicserve.com



INVOICE

BILL TO
Development Corporation of Mercedes
320 S Ohio Street
Mercedes, TX 78538

INVOICE 1077
DATE 12/10/2024
TERMS Net 30
DUE DATE 01/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	CivicServe SaaS Economic Development Platform	May 2024- December 2025 annual fee	1 9,500.00	9,500.00

BALANCE DUE \$9,500.00