

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
July 16, 2025 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

July 16, 2025 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, July 16, 2025 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: June 18, 2025 Minutes
3. Discussion and Action: June 2025 Financials
4. Discussion and Action: FY25-26 Budget
5. Discussion and Action: Signage Grant Bid
6. Discussion and Action: 3rd Street Electricity Bid
7. Discussion and Action: Audio Video Solutions Bid
8. Discussion and Action: Texas Street Fest Influencer
9. Discussion and Action: Tabled Items-ReSimplify
10. Executive Session: Section 551.087: Economic development negotiations with Project M30, Project M. Rivera, Project HBM, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project American Legion, Project J. San Miguel, Project Renata Ledesma, Project Stay, Project Kamel, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project Bert Ogden, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios and Project UT, 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.
11. Discussion and Action: item #10
12. 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 11th day of July 2025 at 12:00 PM. 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: June 18, 2025 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, June 18, 2025 11:30AM

Board Members Present:

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

Board Members Absent:

Joe Flores- Vice- President
Tony Garza – Member

EDC Staff Present:

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

Others Present:

Rudy Salinas-SAS CPA
Michael Rivera-Project M. Rivera
Eddie Martinez-Project M. Rivera

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:30AM

2. Discussion and Action: May 28, 2025 Minutes

Lou Huerta moved to approve the May 28, 2025 minutes as presented. Seconded by Peggy Marie Chavez. All voted aye.

3. Discussion and Action: May 2025 Financials

Roel Villanueva moved to approve the May 2025 Financials as presented. Seconded by Fred Gonzalez. All voted aye.

4. Discussion and Action: Texas Class Report

Fred Gonzalez moved to approve the TXCLASS Quarterly Report. Seconded by Roel Villanueva. All voted aye.

5. Discussion: FY25-26 Draft Budget

No Action

6. Discussion and Action: Boot Bid

Marcos Garcia moved to approve the boot bid as presented. Seconded by Fred Gonzalez. All voted aye.

7. Discussion and Action: Retail Live! SouthCentral 2025-Austin

Marcos Garcia moved to approve two staff and two board members attending Retail Live! SouthCentral 2025 in Austin on September 4, 2025 as an Industry Partner Sponsor for an estimated cost of \$6,535.00. Seconded by Fred Gonzalez. All voted aye.

8. Discussion and Action: International Chamber Sponsorship & Participation

Roel Villanueva moved to deny the International Chamber Sponsorship & Participation and revisit after the first-year conference. Seconded by Marcos Garcia. All voted aye.

9. Discussion and Action: Tabled Items-ReSimplify

No Action

10. Executive Session: Section 551.087: Economic development negotiations with Project M. Rivera, Project HBM, Project PE, Project Petro, Project More, Project M30, Project ZIWA, Project Gomez, Project American Legion, Project J. San Miguel, Project Renata Ledesma, Project Stay, Project Kamel, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project Bert Ogden, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios and Project UT 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.

The Board went into Executive Session at 12:02PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:05PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:09PM

The Board went into Open Session at 1:13PM

11. Discussion and Action: item #10

Roel Villanueva moved to approve the sales tax rebate for Project HBM contingent on the City of Mercedes' approval. Seconded by Lou Huerta. All voted aye.

12. Adjournment: 1:14PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

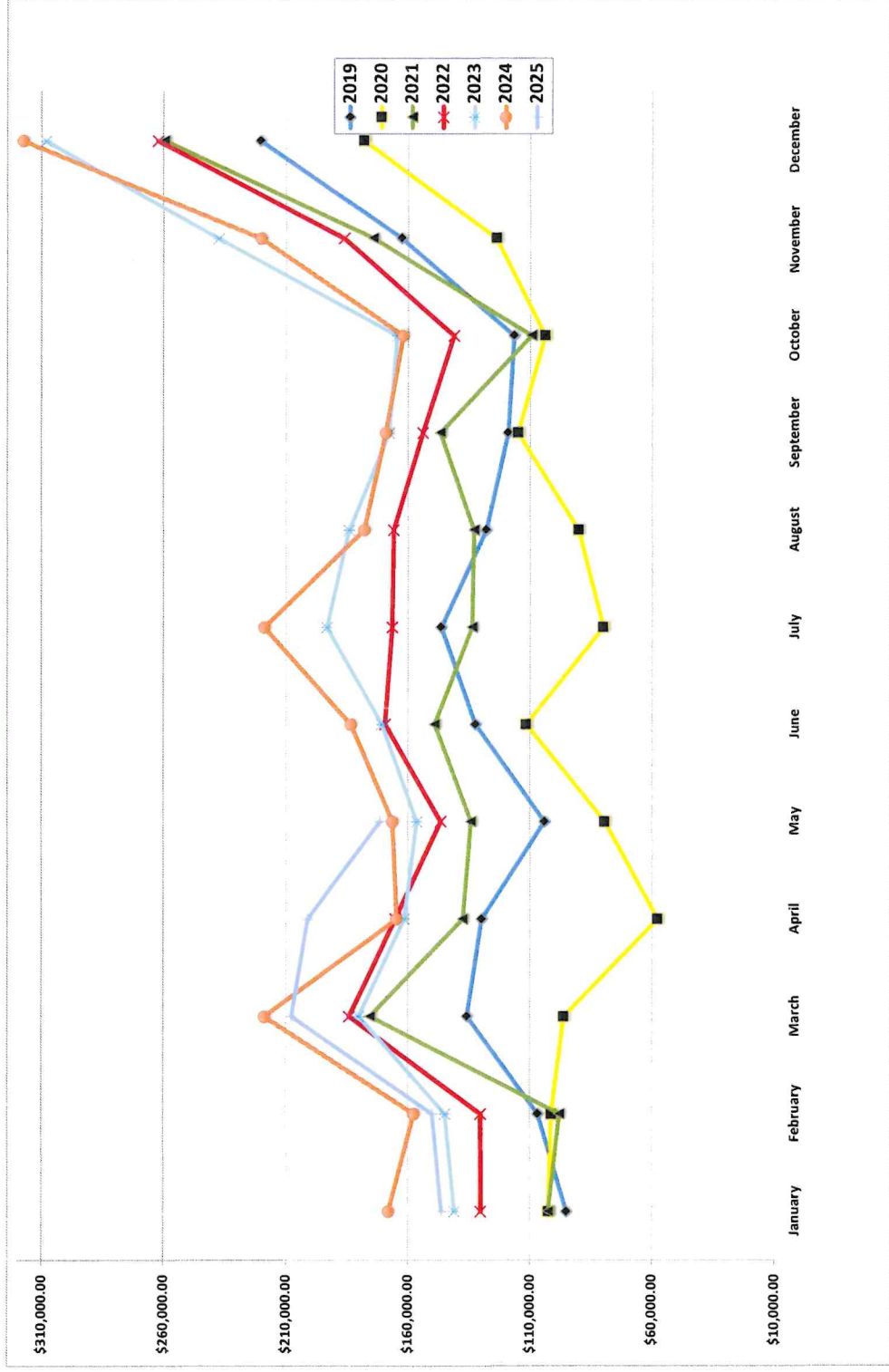
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: June 2025 Financials

Sales Tax Comparison FY 2019 - FY 2023

	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	\$57,618.22	\$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	\$220,287.74	\$317,670.21	\$2,326,610.76
2025	\$146,270.23	\$150,034.16	\$207,839.40	\$201,206.29	\$171,708.94								\$877,059.02



May 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%	\$494,055.10	\$472,540.04	4.55%	\$3,657,310.55	\$3,606,762.80	1.40%
Hidalgo	Alton	2.00%	\$190,731.55	\$165,834.60	15.01%	\$1,275,393.66	\$1,204,425.76	5.89%
Hidalgo	Donna	2.00%	\$633,865.32	\$606,005.70	4.59%	\$4,569,704.40	\$4,483,547.39	1.92%
Hidalgo	Edcouch	2.00%	\$38,540.09	\$35,140.78	9.67%	\$278,506.87	\$272,226.56	2.30%
Hidalgo	Edinburg	2.00%	\$3,283,485.34	\$3,120,557.54	5.22%	\$26,078,131.56	\$22,415,475.70	16.33%
Hidalgo	Elsa	1.50%	\$147,450.43	\$148,056.47	-0.40%	\$1,044,520.65	\$1,064,810.34	-1.90%
Hidalgo	Granjeno	1.00%	\$3,262.25	\$5,434.83	-39.97%	\$35,469.61	\$37,312.87	-4.94%
Hidalgo	Hidalgo	2.00%	\$464,792.69	\$457,465.41	1.60%	\$3,345,981.68	\$3,444,423.96	-2.85%
Hidalgo	La Joya	2.00%	\$54,471.82	\$59,629.59	-8.64%	\$450,405.69	\$428,759.02	5.04%
Hidalgo	La Villa	2.00%	\$13,400.70	\$33,104.06	-59.51%	\$92,889.57	\$115,693.95	-19.71%
Hidalgo	McAllen	2.00%	\$8,359,987.20	\$7,770,644.21	7.58%	\$58,988,510.19	\$57,259,137.17	3.02%
Hidalgo	Mercedes	2.00%	\$686,835.76	\$666,202.10	3.09%	\$5,660,067.90	\$5,688,668.81	-0.50%
Hidalgo	Mission	2.00%	\$2,282,227.18	\$2,188,223.37	4.29%	\$17,168,812.53	\$16,293,257.39	5.37%
Hidalgo	Palmhurst	1.50%	\$233,174.12	\$224,929.52	3.66%	\$1,732,970.65	\$1,697,404.00	2.09%
Hidalgo	Palmview	1.50%	\$187,436.35	\$188,026.47	-0.31%	\$1,400,616.37	\$1,365,295.04	2.58%
Hidalgo	Penitas	1.50%	\$125,239.69	\$137,025.35	-8.60%	\$998,475.97	\$1,039,607.51	-3.95%
Hidalgo	Pharr	2.00%	\$2,617,778.82	\$2,644,464.04	-1.00%	\$18,222,085.34	\$17,281,509.07	5.44%
Hidalgo	Progreso	2.00%	\$26,500.43	\$27,245.80	-2.73%	\$192,617.32	\$174,621.73	10.30%
Hidalgo	Progreso Lakes	1.50%	\$7,221.46	\$9,467.75	-23.72%	\$56,950.80	\$54,205.14	5.06%
Hidalgo	San Juan	2.00%	\$612,766.00	\$586,166.80	4.53%	\$4,289,089.83	\$3,924,674.68	9.28%
Hidalgo	Sullivan City	1.00%	\$20,308.52	\$24,394.44	-16.74%	\$144,744.60	\$145,227.05	-0.33%
Hidalgo	Weslaco	2.00%	\$1,703,020.64	\$1,614,054.70	5.51%	\$12,538,799.07	\$11,841,640.25	5.88%
City								
				\$686,835.76				
				75%				
				\$515,126.82				
EDC								
				\$686,835.76				
				25%				
				\$171,708.94				

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of June 30, 2025

	Jun 30, 25	May 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	152,755.99	1,129,526.86	-976,770.87
11011 · VTX Bond 2016	10,616.67	10,616.67	0.00
11012 · Development Corp - TXCLASS	227,076.06	226,256.04	820.02
Total 10001 · Cash & Cash Equivalents	390,448.72	1,366,399.57	-975,950.85
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	284,308.95	283,282.24	1,026.71
Total 11200 · Restricted Cash & Cash Equiv.	284,308.95	283,282.24	1,026.71
Total Checking/Savings	674,757.67	1,649,681.81	-974,924.14
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	1,022,263.53	1,997,187.67	-974,924.14
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			
13026 · Other Receivables EDC	0.00	20,828.46	-20,828.46
13078 · Loan Rec - MD Int'l(Orb-Galvan)	80,463.79	80,463.79	0.00
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	141,503.84	142,576.98	-1,073.14
13999 · Note Receivable - City	341,323.56	341,323.56	0.00
Total Other Assets	587,805.11	609,706.71	-21,901.60
TOTAL ASSETS	5,168,168.89	6,164,994.63	-996,825.74
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,695.00	2,710.00	-1,015.00
Total Accounts Payable	1,695.00	2,710.00	-1,015.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	775.07	712.37	62.70
22210 · Pension Plan Payable	47,142.26	42,102.97	5,039.29
24000 · Payroll Liabilities	3,902.12	3,902.10	0.02
Total Other Current Liabilities	51,500.98	46,398.97	5,102.01
Total Current Liabilities	53,195.98	49,108.97	4,087.01
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	132,001.43	127,914.42	4,087.01
Equity			
32000 · Unassigned Fund Balance	1,775,238.57	1,776,265.28	-1,026.71
37000 · Restricted Fund Balance	430,560.06	429,533.35	1,026.71
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-727,731.42	273,181.33	-1,000,912.75
Total Equity	5,036,167.46	6,037,080.21	-1,000,912.75
TOTAL LIABILITIES & EQUITY	5,168,168.89	6,164,994.63	-996,825.74

11:01 AM

Economic Development Corporation of Mercedes, Texas (EDC)

2024-2025 Profit & Loss Budget vs. Actual

07/09/25

Accrual Basis

October 2024 through June 2025

	Oct '24 - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,753,016.06	2,263,358.98	-510,342.92	77.5%
Total Taxes	1,753,016.06	2,263,358.98	-510,342.92	77.5%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	19,922.19	24,000.00	-4,077.81	83.0%
44005 · Texas Class Transfer	0.00	217,451.21	-217,451.21	0.0%
44006 · Other Income-City Pmt VTX	104,166.70	125,000.00	-20,833.30	83.3%
44020 · Interest - TX Class	17,279.55	5,000.00	12,279.55	345.6%
44027 · Interest - MD Int'l(Orb Galvan)	2,267.03	0.00	2,267.03	100.0%
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 Cl	6,000.99	0.00	6,000.99	100.0%
Total 44000 · Miscellaneous	149,709.38	1,079,711.96	-930,002.58	13.9%
Total Income	1,902,725.44	3,343,070.94	-1,440,345.50	56.9%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	160,801.52	220,500.00	-59,698.48	72.9%
5101100 · TMRS Contribution	68,620.45	40,351.50	28,268.95	170.1%
5101120 · Social Security	12,258.36	15,343.77	-3,085.41	79.9%
5101127 · Cell Phone Allowance	450.00	600.00	-150.00	75.0%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	15,289.83	21,460.00	-6,170.17	71.2%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	257,420.16	300,885.27	-43,465.11	85.6%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	13,690.51	45,150.00	-31,459.49	30.3%
5102011 · Contract Labor - Writer	3,600.00	6,000.00	-2,400.00	60.0%
5102012 · Automobile Mileage	989.78	2,000.00	-1,010.22	49.5%
5102020 · Audit	7,000.00	8,000.00	-1,000.00	87.5%
5102021 · Loan Fees - EDC	308.52	1,100.00	-791.48	28.0%
5102023 · Leadership Empowerment Group	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	3,460.96	4,800.00	-1,339.04	72.1%
5102074 · Downtown Development	69,730.01	70,000.00	-269.99	99.6%
5102080 · Office Equipment - Lease	2,667.50	4,500.00	-1,832.50	59.3%
5102095 · Meetings	1,742.54	3,900.00	-2,157.46	44.7%
5102102 · Crime Insurance	700.00	700.00	0.00	100.0%
5102125 · Legal	24,280.00	45,000.00	-20,720.00	54.0%
5102130 · Membership/Subs	1,050.10	3,800.00	-2,749.90	27.6%
5102131 · Web-Site	6,650.00	7,980.00	-1,330.00	83.3%
5102133 · Miscellaneous	465.00	1,500.00	-1,035.00	31.0%
5102134 · Bldg Lease	24,000.00	24,000.00	0.00	100.0%
5102142 · Janitorial	10,560.00	13,200.00	-2,640.00	80.0%
5102144 · Receptionist	12,375.00	16,500.00	-4,125.00	75.0%
5102150 · Travel & Training	31,832.64	48,540.00	-16,707.36	65.6%
5102160 · Water Bill	1,458.35	1,800.00	-341.65	81.0%
5102165 · Electricity	2,910.30	4,700.00	-1,789.70	61.9%
5102310 · Sponsorships	28,350.00	27,850.00	500.00	101.8%
5102320 · Professional Fees - Accounting	15,750.00	21,000.00	-5,250.00	75.0%
5102335 · Projects	1,048,993.86	1,229,845.79	-180,851.93	85.3%
5102340 · Chamber	42,500.00	53,500.00	-11,000.00	79.4%
5102355 · Series 2007 - Interest	17,403.75	34,807.50	-17,403.75	50.0%
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	56,541.66	56,253.74	287.92	100.5%
5102372 · TLF Repayment - Interest	834.51	1,201.06	-366.55	69.5%
5102379 · Project RGV Livestock Show Park	25,000.00	25,000.00	0.00	100.0%
5102396 · VTX Note	187,500.06	250,000.08	-62,500.02	75.0%
5102397 · Project Orchard Grove Apartment	50,000.00	50,000.00	0.00	100.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	564,589.83	550,000.00	14,589.83	102.7%
Total 5102000 · Other Services & Charges	2,335,334.88	2,970,835.67	-635,500.79	78.6%
5102500 · Maintenance				
5102520 · Office Equipment	0.00	10,000.00	-10,000.00	0.0%
5102540 · Maintenance	34,282.99	57,200.00	-22,917.01	59.9%
Total 5102500 · Maintenance	34,282.99	67,200.00	-32,917.01	51.0%
5103000 · Supplies				

11:01 AM

Economic Development Corporation of Mercedes, Texas (EDC)

07/09/25

2024-2025 Profit & Loss Budget vs. Actual

Accrual Basis

October 2024 through June 2025

	Oct '24 - Jun 25	Budget	\$ Over Budget	% of Budget
5103050 · Office Supplies	2,218.83	2,250.00	-31.17	98.6%
Total 5103000 · Supplies	2,218.83	2,250.00	-31.17	98.6%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	1,200.00	1,900.00	-700.00	63.2%
Total 5104000 · Capital Outlay	1,200.00	1,900.00	-700.00	63.2%
Total Expense	2,630,456.86	3,343,070.94	-712,614.08	78.7%
Net Ordinary Income	-727,731.42	0.00	-727,731.42	100.0%
Net Income	-727,731.42	0.00	-727,731.42	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of June 30, 2025

	Jun 30, 25	May 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	217,848.10	246,016.12	-28,168.02
Total Checking/Savings	217,848.10	246,016.12	-28,168.02
Total Current Assets	217,848.10	246,016.12	-28,168.02
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	79,281.02	78,994.72	286.30
13078.2 · Loan Rec - MD Int'l (Galvan)	78,513.55	78,513.55	0.00
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	13,117.13	1,809.41
13090.2 · Loan Rec - Castaneda Mario & M	38,783.43	38,783.43	0.00
13295.2 · Loan Rec - Raquel Moreno	-5.70	-5.70	0.00
Total Other Assets	211,498.84	209,403.13	2,095.71
TOTAL ASSETS	429,346.94	455,419.25	-26,072.31
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	3,960.82	7,339.56	-3,378.74
22248.2 · Due to EDC	0.00	20,828.46	-20,828.46
Total Other Current Liabilities	3,960.82	28,168.02	-24,207.20
Total Current Liabilities	3,960.82	28,168.02	-24,207.20
Total Liabilities	3,960.82	28,168.02	-24,207.20
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	-27,053.13	-25,188.02	-1,865.11
Total Equity	425,386.12	427,251.23	-1,865.11
TOTAL LIABILITIES & EQUITY	429,346.94	455,419.25	-26,072.31

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending June 30, 2025

	<u>Jun 25</u>	<u>Oct '24 - Jun 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	286.30	2,678.84
44027.2 · Interest - MD Int'l (Galvan)	0.00	2,331.82
44028.2 · Interest - First Na'tl (Gomez)	-2,259.41	-2,027.26
44090.2 · Interest - Castaneda Mario & M	0.00	997.68
Total 44000 · Miscellaneous	<u>-1,973.11</u>	<u>3,981.08</u>
Total Income	<u>-1,973.11</u>	<u>3,981.08</u>
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	-108.00	186.21
52114.2 · IRP Note - Principal	0.00	26,073.66
52115.2 · IRP Note - Interest	0.00	4,774.34
Total 5102000 · Other Services & Charges	<u>-108.00</u>	<u>31,034.21</u>
Total Expense	<u>-108.00</u>	<u>31,034.21</u>
Net Ordinary Income	<u>-1,865.11</u>	<u>-27,053.13</u>
Net Income	<u><u>-1,865.11</u></u>	<u><u>-27,053.13</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of June 30, 2025

	Jun 30, 25	May 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	299,395.28	282,711.83	16,683.45
Total 11111.1 · Restricted Cash & Cash Eq.	299,395.28	282,711.83	16,683.45
Total Checking/Savings	299,395.28	282,711.83	16,683.45
Accounts Receivable			
13026.1 · Oth. Receivables	3,960.82	7,339.56	-3,378.74
Total Accounts Receivable	3,960.82	7,339.56	-3,378.74
Total Current Assets	303,356.10	290,051.39	13,304.71
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	41,811.57	43,621.24	-1,809.67
13078.1 · Loan Rec - MD International	35,301.29	35,301.29	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	25,822.45	-1,809.41
13082.1 · Loan Rec - The Grind (JOM Inves	26,215.83	26,947.46	-731.63
13089.1 · Loan Rec - Martha Carrillo	69,995.40	70,929.47	-934.07
13096.1 · Loan Rec - Top Gym - San Miguel	0.00	2,085.09	-2,085.09
13097.1 · Loan Rec - Ashley R Gonzalez	35,911.76	36,751.01	-839.25
13098.1 · N/R - Valor Fitness LLC	31,794.81	32,288.41	-493.60
13098.3 · N/R - NTM Ventures LLC	61,038.44	61,461.78	-423.34
13103.1 · N/R Ledesma (Proj Valdemar)	39,736.22	40,290.70	-554.48
13104.1 · Loan Rec - Project R. Garza	39,070.01	39,559.62	-489.61
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
13297.1 · Foreclosed Real Estate- Reyboti	145,816.77	145,816.77	0.00
Total Other Assets	522,378.46	532,548.61	-10,170.15
TOTAL ASSETS	825,734.56	822,600.00	3,134.56
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	17,239.45	17,239.45	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	11,508.13	8,373.57	3,134.56
Total Equity	825,734.56	822,600.00	3,134.56
TOTAL LIABILITIES & EQUITY	825,734.56	822,600.00	3,134.56

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending June 30, 2025

	Jun 25	Oct '24 - Jun 25
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	167.31	1,888.45
44027.1 · Interest - MD Int'l(ORBIT)	0.00	798.84
44028.1 · Interest - First Nat'l(B Gomez)	2,259.41	2,259.41
44031.1 · Interest - The Grind (JOM Inves	178.99	837.58
44089.1 · Interest - Martha Carrillo	217.65	1,945.03
44096.1 · Interest - Top Gym - San Miguel	5.63	149.05
44097.1 · Interest - Ashley R Gonzalez	123.57	931.16
44098.1 · Interest - Valor Fitness	92.88	766.23
44101.1 · Int. - Ledesma (Proj Valdemar)	117.51	1,115.28
44102.1 · Interest - Project R. Garza	121.39	1,081.58
44296.2 · Interest - NTM Ventures	217.22	1,425.78
Total 44000 · Miscellaneous	<u>3,501.56</u>	<u>13,198.39</u>
Total Income	3,501.56	13,198.39
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	367.00	1,690.26
Total 5102000 · Other Services & Charges	<u>367.00</u>	<u>1,690.26</u>
Total Expense	367.00	1,690.26
Net Ordinary Income	<u>3,134.56</u>	<u>11,508.13</u>
Net Income	<u><u>3,134.56</u></u>	<u><u>11,508.13</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of June 30, 2025

Debt Description	June 30, 2025	May 31, 2025	\$ Change
USDA - IRP Note Payable	451,360.77	451,360.77	-
Bonds Payable 2007	765,000.00	765,000.00	
Bonds Payable 2016 - VTX	270,833.42	291,666.76	(20,833.34)
Estimated Mall Rebate Liability	549,317.14	549,317.14	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)
Accounts Payable
As of April 30, 2025

Vendor Description	June 30, 2025	May 31, 2025	
Trans Union LLC	\$ -	\$ 50.00	
Simon Property Group	-	-	
City of Mercedes	-	-	
Janell Flores	240.00		
Elizabeth Rodriguez	1,200.00	960.00	
Jaziel Nacienceno	255.00		
Charter Communications	-		
Noe & Gloria Duenas	-	1,700.00	
Luis H. Saldana	-	-	
Mercedes Chamber	-	-	
Troiani & Sossi	-	-	
Source Strategies	-	-	
	<u>\$ 1,695.00</u>	<u>\$ 2,710.00</u>	

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 06/16/25 Next Closing Date 07/17/25

Account Ending 5-32007

p. 1/7

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

New Balance	\$3,490.85
Minimum Payment Due	\$35.00
Payment Due Date	07/11/25

Membership Rewards[®] Points

Available and Pending as of 05/31/25

63,222For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$2,823.91
Payments/Credits	-\$2,911.15
New Charges	+\$3,578.09
Fees	+\$0.00
Interest Charged	+\$0.00

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 07/11/25, 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	13 years	\$7,345
\$125	3 years	\$4,515 (Savings = \$2,830)

New Balance	\$3,490.85
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$9,509.15

Days in Billing Period: 31

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.

↓ 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
MERCEDDES TX 78570-3118

Payment Due Date	07/11/25
New Balance	\$3,490.85
Minimum Payment Due	\$35.00

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**\$3,490.85**
Amount Enclosed

0000349992503945648 000349085000003500 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 06/16/25

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

Hearing Impaired

Online chat at americanexpress.com or use Relay dial 711 and 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

Payments and Credits

Summary

	Total
Payments	-\$2,823.91
Credits	-\$87.24
Total Payments and Credits	-\$2,911.15

Detail

*Indicates posting date

Payments	Amount
06/02/25* PAYMENT RECEIVED - THANK YOU	-\$2,823.91
Credits	Amount
05/21/25 FLAMINGO HOTEL LAS VEGAS LAS VEGAS NV Arrival Date 05/18/25 Departure Date 05/20/25 00000000 LOGGING	-\$87.24

Hotel Credit for Marcos Garcia (Early Check out) Travel & Training

New Charges

Summary

	Total
Total New Charges	\$3,578.09

Detail



MELISSA RAMIREZ
Card Ending 5-32007

	Amount
05/16/25 SIMPLETEXTING 436845559313415 FELIX@SIMPLETEXTING.NET	\$45.84
05/17/25 AMERICAN AIRLINES American Airlines From: MCALLEN To: DALLAS/FORT WORTH LAS VEGAS MCCARRAN DALLAS/FORT WORTH MCALLEN	\$35.00

Ticket Number: 0014460962631

Passenger Name: MARIO SALINAS

Document Type: EXCESS BAGGAGE

MIAMI BEACH

FL

Marketing

800-433-7300

TX

Carrier:

Class:

AA

L

AA

L

AA

N

AA

N

Date of Departure: 05/18

Travel & Training

Continued on reverse

Detail Continued

				Amount
05/17/25	AMERICAN AIRLINES American Airlines From: MCALLEN To: DALLAS/FORT WORTH LAS VEGAS MCCARRAN Ticket Number: 0014460993517 Passenger Name: MELISSA RAMIREZ Document Type: EXCESS BAGGAGE	800-433-7300	TX	\$35.00
05/17/25	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
05/18/25	GLOBAL EXPERIENCE SPECIA 5915248 78570 MISC PERSONAL SERVICES	LAS VEGAS	NV	\$156.60
05/18/25	TARGET.COM 800-591-3869	800-591-3869	MN	\$87.67
05/18/25	TARGET.COM 800-591-3869	800-591-3869	MN	\$21.68
05/18/25	PARK MGM - HTL VALET 290352495 89109	LAS VEGAS	NV	\$40.00
05/18/25	FLV VALET PARKING 19733711 89109 OTHER	LAS VEGAS	NV	\$43.00
05/18/25	TARGET 002659 09100002659 612-3044357	LAS VEGAS	NV	\$152.79
05/18/25	FEDEX OFFICE 0062025051806824089169 CLR 15 CvrGloss DP FoamPrint SS SqFt	LAS VEGAS	NV	\$335.26
05/19/25	LAS VEGAS CONVENTION AND VISITORS AUTH squareup.com/receipts	Las Vegas	NV	\$15.00
05/19/25	FLV VALET PARKING 19733711 89109 OTHER	LAS VEGAS	NV	\$3.00
05/20/25	AMERICAN AIRLINES American Airlines From: LAS VEGAS MCCARRAN To: DALLAS/FORT WORTH MCALLEN Ticket Number: 0014461209692 Passenger Name: MARIO SALINAS Document Type: EXCESS BAGGAGE	800-433-7300	TX	\$35.00
05/20/25	AMERICAN AIRLINES American Airlines From: LAS VEGAS MCCARRAN To: DALLAS/FORT WORTH MCALLEN Ticket Number: 0014461221914 Passenger Name: MELISSA RAMIREZ Document Type: EXCESS BAGGAGE	800-433-7300	TX	\$35.00
05/20/25	GLOBAL EXPERIENCE SPECIA 5916572 78570 MISC PERSONAL SERVICES	LAS VEGAS	NV	\$201.50
05/20/25	COSMOPOL-VALETPARKIN 195075844 89109	LAS VEGAS	NV	\$46.00
05/20/25	COSMOPOL-VALETPARKIN 195075876 89109	LAS VEGAS	NV	\$40.00
05/20/25	FLV VALET PARKING 19733711 89109 OTHER	LAS VEGAS	NV	\$43.00
05/21/25	LINKEDIN P612868804 SUBSCRIPTIONS	SAN FRANCISCO		\$150.00

Continued on next page



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 06/16/25

p. 5/7

Account Ending 5-32007

Detail Continued

				Amount
05/21/25	FLV VALET PARKING 19733711 89109 OTHER	LAS VEGAS	NV	\$43.00
05/21/25	PARKING* MFEAIRPORT +14144316555	MILWAUKEE	WI	\$60.00
05/29/25	MAMA MARIA'S RESTAURANT squareup.com/receipts	Mercedes	TX	\$137.61
05/30/25	BT*CEREMONIALSUPPLIES.COM 8773734273	MIAMI	FL	\$1,086.58
05/31/25	FACEBK *WU5PZQCFV2 ADVERTISING SERVICE	MENLO PARK		\$199.98
06/01/25	GROUNDTRUTH +18882347893	NEW YORK CITY	NY	\$197.31
06/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
06/09/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	\$33.88
06/09/25	THE SIGN DEPOT 956-687-7446	PHARR	TX	\$72.45
06/10/25	GLOBAL EXPERIENCE SPECIA 5876999 78570 MISC PERSONAL SERVICES	LAS VEGAS	NV	\$64.91
06/10/25	WALGREENS 8002892273	WESLACO	TX	\$37.10
06/10/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	\$9.94

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.

2025 Fees and Interest Totals Year-to-Date

	Amount
Total Fees in 2025	\$0.00
Total Interest in 2025	\$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			



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

XXXXXX3057
06/30/2025
06/30/2025
29
1

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



00009538 TT212S07012503444400 01 000000000 0009538 006

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

00009538 0036592 0001-0005

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!

IMPORTANT MESSAGE(S)

Effective 7/1/2025, we are increasing the amount we make available for withdrawal by checks subject to next day availability from \$225.00 to \$250.00. In addition, the amount available for withdrawal on exception holds for large deposits, new accounts and repeated overdraft increases from \$5,525 to \$6,725. If we delay availability on a deposit, we will provide a notice of delayed availability to you promptly. Should you have any questions, please do not hesitate to contact Customer Service at 1-855-862-1920.

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 06/01/2025	\$1,136,883.21
+ Deposits and Credits (4)	\$224,586.61
- Withdrawals and Debits (35)	\$1,207,634.18
Ending Balance as of 06/30/2025	\$153,835.64
Service Charges for Period	\$0.00
Average Balance for Period	\$1,060,913.00



DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jun 06	DEPOSIT	1,086.58
Jun 12	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29
Jun 12	REF 7GHIPNV FROM *1899 PAYMENT DUE FOR E	20,828.46
Jun 13	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	201,206.28

City of Mercedes Sales Tax Deposit



Account Number XXXXXX3057
Statement Date 06/30/2025
Statement Thru Date 06/30/2025
Page 2

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jun 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Jun 06	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,601.10
Jun 16	IRS/USATAXPYMT 270556761574460 DEVELOPMENT CORPORATIO	3,902.10
Jun 20	REF 7QDK59G TO *0691	10,416.67
Jun 20	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,551.13
Jun 24	BENE:SIMON PROPERTY GROUP LP TRN:P202506240100073 <i>Outlet Mall Quarterly Payment</i>	120,767.52
Jun 27	BENE:SHOPS AT MERCEDES LTD TRN:P202506270038255 <i>Ground breaking Shops at Mercedes S</i>	1,000,000.00

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jun 02 <i>Amex</i>	5006	2,823.91	Jun 10	5026	260.00	Jun 26 <i>EZ-signs</i>	5035	4,250.00
Jun 02 <i>TRKS-May</i>	*5017	3,821.47	Jun 09	5027	400.00	Jun 24 <i>Amex</i>	5036	3,490.85
Jun 09 <i>KRGV-TV</i>	5018	1,200.00	Jun 16 <i>Accounting</i>	5028	1,750.00	Jun 26 <i>EZ-signs</i>	5037	4,500.00
Jun 17	5019	427.35	Jun 06 <i>Tr. St. Fest</i>	5029	15,000.00	Jun 30	5038	168.49
Jun 09	5020	54.08	Jun 12	5030	50.00	Jun 24	5039	166.92
Jun 06	5021	63.11	Jun 20	5031	216.14	Jun 20	5040	266.71
Jun 06 <i>Chamber dues</i>	5022	5,000.00	Jun 26 <i>EZ-signs</i>	5032	4,250.00	Jun 20	5041	25.06
Jun 06 <i>Personnel Q3</i>	5023	4,125.00	Jun 30	5033	197.79	Jun 26	5042	163.78
Jun 11	5024	665.00	Jun 12 <i>Clean-up</i>	5034	1,700.00	Jun 26 <i>Clean-up</i>	*5044	1,700.00
Jun 05 <i>Clean-up</i>	5025	1,700.00						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jun 02	1,129,277.83	Jun 11	1,095,296.12	Jun 20	1,293,490.99
Jun 05	1,127,577.83	Jun 12	1,115,839.87	Jun 24	1,169,065.70
Jun 06	1,097,875.20	Jun 13	1,317,046.15	Jun 26	1,154,201.92
Jun 09	1,096,221.12	Jun 16	1,311,394.05	Jun 27	154,201.92
Jun 10	1,095,961.12	Jun 17	1,310,966.70	Jun 30	153,835.64



00009538 0036594 0002-0005

00009538 0036595 0003-0005

Account Number XXXXXX3057
Statement Date 06/30/2025
Statement Thru Date 06/30/2025
Page 3

CHECK IMAGES

TECHNATIONAL BANK
CHECKING DEPOSIT
DATE 06-06-2025
AMOUNT \$ 1,086.58
ACCOUNT NUMBER 1001133057
MICR LINE: *001101284

06/06/2025 Check 0 \$1,086.58

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of American Express
\$ 2,823.91
MICR LINE: *00000050064 *C11A9101184C 1001013057*

06/02/2025 Check 5006 \$2,823.91

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of City of Mercedes
\$ 3,821.47
MICR LINE: *00000050174 *C11A9101184C 1001013057*

06/02/2025 Check 5017 \$3,821.47

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of KINGS-TV
\$ 1,200.00
MICR LINE: *00000050184 *C11A9101184C 1001013057*

06/09/2025 Check 5018 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Lutz H. Seiders
\$ 427.35
MICR LINE: *00000050194 *C11A9101184C 1001013057*

06/17/2025 Check 5019 \$427.35

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Maria Joseph Garcia
\$ 54.08
MICR LINE: *00000050204 *C11A9101184C 1001013057*

06/09/2025 Check 5020 \$54.08

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Melissa Ramirez
\$ 63.11
MICR LINE: *00000050214 *C11A9101184C 1001013057*

06/06/2025 Check 5021 \$63.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Mercedes Area Chamber of Commerce
\$ 5,000.00
MICR LINE: *00000050224 *C11A9101184C 1001013057*

06/06/2025 Check 5022 \$5,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Mercedes Area Chamber of Commerce
\$ 4,125.00
MICR LINE: *00000050234 *C11A9101184C 1001013057*

06/06/2025 Check 5023 \$4,125.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of SPIC Building, Inc.
\$ 665.00
MICR LINE: *00000050244 *C11A9101184C 1001013057*

06/11/2025 Check 5024 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Jose A. Garcia Duran
\$ 1,700.00
MICR LINE: *00000050254 *C11A9101184C 1001013057*

06/05/2025 Check 5025 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
203 S. CHINA
Mercedes, TX 78070
Pay to the order of Owen Reed Center
\$ 260.00
MICR LINE: *00000050264 *C11A9101184C 1001013057*

06/10/2025 Check 5026 \$260.00

Account Number XXXXXX3057
Statement Date 06/30/2025
Statement Thru Date 06/30/2025
Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Ricardo D. Casariki \$400.00

Four Hundred and 00/100

Ricardo D. Casariki
2025 Turner Rd
Mercedes, TX 78570

Correct Labor - Water

06/09/2025 Check 5027 \$400.00

06/09/2025 Check 5027 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of JAS CPA LLC \$1,750.00

One Thousand Seven Hundred Fifty and 00/100

JAS CPA LLC
P.O. Box 1622
Mercedes, TX 78570

Accounting Services for the month of May 2025

06/16/2025 Check 5028 \$1,750.00

06/16/2025 Check 5028 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Texas Street Fence \$15,000.00

Fifteen Thousand and 00/100

Texas Street Fence
225 S. Church
Mercedes, TX 78570

2025 Texas Street Fence Erection

06/06/2025 Check 5029 \$15,000.00

06/06/2025 Check 5029 \$15,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Trans Union LLC \$50.00

Fifty and 00/100

Trans Union LLC
P.O. Box 10025
Chicago, IL 60610-0025

Vehicle #2512883

06/12/2025 Check 5030 \$50.00

06/12/2025 Check 5030 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Chaper Communications \$216.14

Two Hundred Sixteen and 14/100

Chaper Communications
P.O. Box 10078
City of Industry, CA 91714-0078

Telephone

06/20/2025 Check 5031 \$216.14

06/20/2025 Check 5031 \$216.14

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of EE Signs & Electrical \$4,250.00

Four Thousand Two Hundred Fifty and 00/100

EE Signs & Electrical
422 S. Church Ave
Mercedes, TX 78570

Texas Express Labor Fabrication and installation of

06/26/2025 Check 5032 \$4,250.00

06/26/2025 Check 5032 \$4,250.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Leon Learning a Program of Dr. Lyle \$197.79

One Hundred Ninety Seven and 79/100

Leon Learning a Program of Dr. Lyle
Lyleton Educational Services, Inc.
P.O. Box 4102
Providence, RI 02904-0102

Child Development Center and installation of

06/30/2025 Check 5033 \$197.79

06/30/2025 Check 5033 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Nur & Gloria Dierkes \$1,700.00

One Thousand Seven Hundred and 00/100

Nur & Gloria Dierkes
322 S. Church Ave
Mercedes, TX 78570

Central Business District Campus & Best Central

06/12/2025 Check 5034 \$1,700.00

06/12/2025 Check 5034 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of EE Signs & Electrical \$4,250.00

Four Thousand Two Hundred Fifty and 00/100

EE Signs & Electrical
422 S. Church Ave
Mercedes, TX 78570

Texas Express Labor Fabrication and installation of

06/26/2025 Check 5035 \$4,250.00

06/26/2025 Check 5035 \$4,250.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of American Express \$3,490.85

Three Thousand Four Hundred Ninety and 85/100

American Express
1400 Park Avenue
New York, NY 10022-1001

Card # 3759 8123 3456 7890

06/24/2025 Check 5036 \$3,490.85

06/24/2025 Check 5036 \$3,490.85

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of EE Signs & Electrical \$4,500.00

Four Thousand Five Hundred and 00/100

EE Signs & Electrical
422 S. Church Ave
Mercedes, TX 78570

City's Learning Center Fabrication of new set of sign

06/26/2025 Check 5037 \$4,500.00

06/26/2025 Check 5037 \$4,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

Pay to the order of Loriston Tatum \$168.49

One Hundred Sixty Eight and 49/100

Loriston Tatum
2315 N. McCull Rd
Mercedes, TX 78570

Telephone

06/30/2025 Check 5038 \$168.49

06/30/2025 Check 5038 \$168.49

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06/24/2025	Check 5039	\$166.92
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06/20/2025	Check 5040	\$266.71
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06/20/2025	Check 5041	\$25.06
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06/26/2025	Check 5042	\$163.78
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06/26/2025	Check 5044	\$1,700.00
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Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Summary Statement

June 30, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 4.4021%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	226,256.04	0.00	0.00	820.02	4,959.33	226,690.82	227,076.06
TX-01-0607-0002	EDC 2006 RESERVE	283,282.24	0.00	0.00	1,026.71	6,209.25	283,826.60	284,308.95
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	78,994.72	0.00	0.00	286.30	1,731.47	79,146.52	79,281.02
TOTAL		588,533.00	0.00	0.00	2,133.03	12,900.05	589,663.94	590,666.03

Tel: (800) 707-6242

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

**Security Holder
Remittance Report for
7/9/2025**

Start Date: 6/26/2025 12:00:00A
End Date: 7/9/2025 11:59:00PM
Print Date: 07/09/2025
Print Time: 3:19:13 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	06/27/2025	1,483.29	1,103.36	379.93	18.00	0.00	0.00		1,465.29
Investor/Bank/Group Total				1,483.29	1,103.36	379.93	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>
98576108	Carrillo	Regular Pymnt	07/01/2025	1,151.72	957.08	194.64	18.00	0.00	0.00		1,133.72
98577236	Garza Funeral	Regular Pymnt	07/01/2025	611.00	502.35	108.65	18.00	0.00	0.00		593.00
98576708	Ledesma	Regular Pymnt	07/09/2025	671.99	556.09	115.90	18.00	0.00	0.00		653.99
Investor/Bank/Group Total				2,434.71	2,015.52	419.19	54.00	0.00	0.00		2,380.71

Investor Number <u>01-985-003</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>
98560836	Castaneda	Regular Pymnt	07/03/2025	1,060.11	864.04	196.07	18.00	0.00	0.00		1,042.11
98560836	Castaneda	Late Charge	07/03/2025	53.01	0.00	0.00	0.00	0.00	0.00		0.00
98560836	Castaneda	Regular Pymnt	07/03/2025	1,060.11	1,060.11	0.00	18.00	0.00	0.00		1,042.11
98560836	Castaneda	Late Charge	07/03/2025	53.01	0.00	0.00	0.00	0.00	0.00		0.00
Investor/Bank/Group Total				2,226.24	1,924.15	196.07	36.00	0.00	0.00		2,084.22

Total Security Holder				6,144.24	5,043.03	995.19	108.00	106.02	0.00		5,930.22
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Delinquency Report

As Of July 09, 2025

Data Date: 07/09/2025
Data Time: 3:23:27 pm
Print Date: 07/09/2025
Print Time: 3:23:27 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-001</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>
98578068	25,000.00	24,513.92	559.00	50.00		5,431.00	11/01/2024	10/22/2024	250
Moreno , Rene									
									9

Investor Number: <u>01-985-002</u>									
Investor Name: <u>Development Corp of Mercedes RBEG</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>
98573148	50,000.00	31,794.81	586.48	0.00	06/06/2025	1,172.96	06/01/2025	06/06/2025	38
Valor Fitnes,									
									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>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	23,432.86	11/06/2022	11/25/2024	976
Gomez , Roy		334 South Texas Blvd.							
98569300	315,629.17	194,350.22	2938.50	293.86	05/16/2025	5,962.43	05/18/2025	05/16/2025	52
MD Internati,		311 D. Vogel Drive							
									2

4

\$ 35,999.25

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	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98577068	Mercedes Columbus (	98577068	08/01/25	01	985	001	3.50000	1,483.29	140,400.48	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	140,400.48	.00	.00	.00
Group Totals:									2,042.29	24,513.92	.00	.00	
									164,914.40	164,914.40	.00	.00	.00
Item Count = 2													
98550030	De La Garza, Albaro d	98550030	07/01/25	01	985	002	5.00000	1,976.98	41,811.57	.00	.00	.00	.00
98554876	Jorn Investments, LLC.	98554876	07/15/25	01	985	002	4.00000	455.31	26,215.83	41,811.57	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	08/01/25	01	985	002	3.00000	320.94	35,911.76	26,215.83	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	06/01/25	01	985	002	3.00000	586.48	31,794.81	35,911.76	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	07/01/25	01	985	002	3.00000	588.79	61,038.44	31,794.81	.00	.00	.00
98576108	Carrillo, Martha	98576108	08/01/25	01	985	002	3.50000	1,151.72	69,038.32	61,038.44	.00	.00	.00
98576708	Ledesma, Renata	98576708	08/01/25	01	985	002	3.50000	671.99	39,180.13	69,038.32	.00	.00	.00
98577236	Garza Funerals Family	98577236	08/01/25	01	985	002	3.50000	611.00	38,567.66	39,180.13	.00	.00	.00
Group Totals:									6,363.21	38,567.66	.00	.00	
									343,558.52	343,558.52	.00	.00	.00
Item Count = 8													
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	07/01/25	01	985	003	3.50000	1,060.13	36,859.28	38,939.59	.00	.00	.00
98569300	MD International, LLC	98569300	05/18/25	01	985	003	3.00000	2,938.50	194,350.22	36,859.28	.00	.00	.00
									194,350.22	194,350.22	.00	.00	.00

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/	Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
Group Totals:															
								4,689.21	270,149.09			.00		.00	
										270,149.09			.00		.00
Investor Totals:															
								13,094.71				.00		.00	Item Count = 3
										778,622.01			.00		.00
												.00			Item Count = 13
Bank Totals:															
								13,094.71				.00		.00	
										778,622.01			.00		.00
												.00			Item Count = 13
Grand Totals:															
								13,094.71				0.00		0.00	
										778,622.01			.00		0.00
												0.00			Item Count = 13