

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
August 20, 2025 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

August 20, 2025 at 11:30AM

320 S Ohio

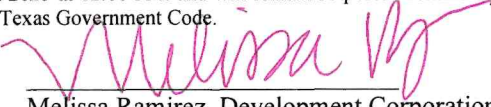
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, August 20, 2025 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: July 16, 2025 Minutes
3. Discussion and Action: July 2025 Financials
4. Discussion and Action: FY24-25 Budget Amendment #2
5. Discussion and Action: DCM Goals and Vision
6. Discussion and Action: FY25-26 Budget
7. Discussion and Action: FY25-26 IRP Budget
8. Discussion and Action: TXCLASS Reserve Fund Transfer
9. Discussion and Action: DCM Lease
10. Discussion and Action: Investment Policy
11. Discussion and Action: RGV Journal
12. Discussion and Action: Electricity Contract
13. Discussion and Action: Approval of Mural
14. Discussion and Action: Boot Bids
15. Discussion and Action: Audio Visual Solution Bids
16. Discussion and Action: Commercial Signage Bids
17. Discussion and Action : 3rd Street Electricity Bids
18. Discussion and Action: Tabled Items-ReSimplify
19. 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, Section 551.072: Acquisition and Sale of Real Estate-MERCEDES ORIGINAL TOWNSITE S 88.5'-E 110' BLK 2, Section 551.074: Personnel Issues: Evaluation of Executive Director 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.
20. Discussion and Action: item #19
21. 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 15th day of August 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: July 16, 2025 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, July 16, 2025 11:30AM

Board Members Present:

Marcos Garcia –President
Joe Flores- Vice- President
Lou Huerta – Secretary
Peggy Marie Chavez- Treasurer
Fred Gonzalez- Member
Tony Garza – Member

Board Members Absent:

Roel Villanueva – 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

Others Present:

Rudy Salinas-SAS CPA

1. Call Meeting to order

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

2. Discussion and Action: June 18, 2025 Minutes

Lou Huerta moved to approve the June 18, 2025 minutes as presented. Seconded by Joe Flores.
All voted aye.

3. Discussion and Action: June 2025 Financials

Fred Gonzalez moved to approve the June 2025 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Discussion and Action: FY25-26 Budget

Fred Gonzalez moved to approve the FY25-26 Marketing Budget as presented. Seconded by Joe Flores. All voted aye.

5. Discussion and Action: Signage Grant Bid

Joe Flores moved to approve the Signage Grant Bid as presented and select one contractor and an alternate. Seconded by Tony Garza. All voted aye.

6. Discussion and Action: 3rd Street Electricity Bid

Joe Flores moved to approve the 3rd Street Electricity Bid as amended to include extra outlets. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Audio Video Solutions Bid

Joe Flores moved to approve the Audio Video Solutions RFP as presented. Seconded by Tony Garza. All voted aye.

8. Discussion and Action: Texas Street Fest Influencer

Tony Garza moved to approve hiring Ivanna Mendoza as the Texas Street Festival Influencer for a total cost of \$2,000. Seconded by Joe Flores. All voted aye.

9. Discussion and Action: Tabled Items-ReSimplify

No Action

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.

The Board went into Executive Session at 12:21PM

The Board went into Open Session at 1:07PM

11. Discussion and Action: item #10

Joe Flores moved to approve Project M30's first amendment to the forgivable loan agreement for Shops at Mercedes. Seconded by Tony Garza. All voted aye.

Tony Garza moved to have DCM Attorney Mark Sossi serve MD International with a notice of demand letter and to proceed as discussed. Seconded Joe Flores. All voted aye.

Tony Garza moved to have DCM Attorney Mark Sossi proceed as discussed with Raquel Lopez & Gilbert Gomez. Seconded by Joe Flores. All voted aye.

12. Adjournment: 1:09PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

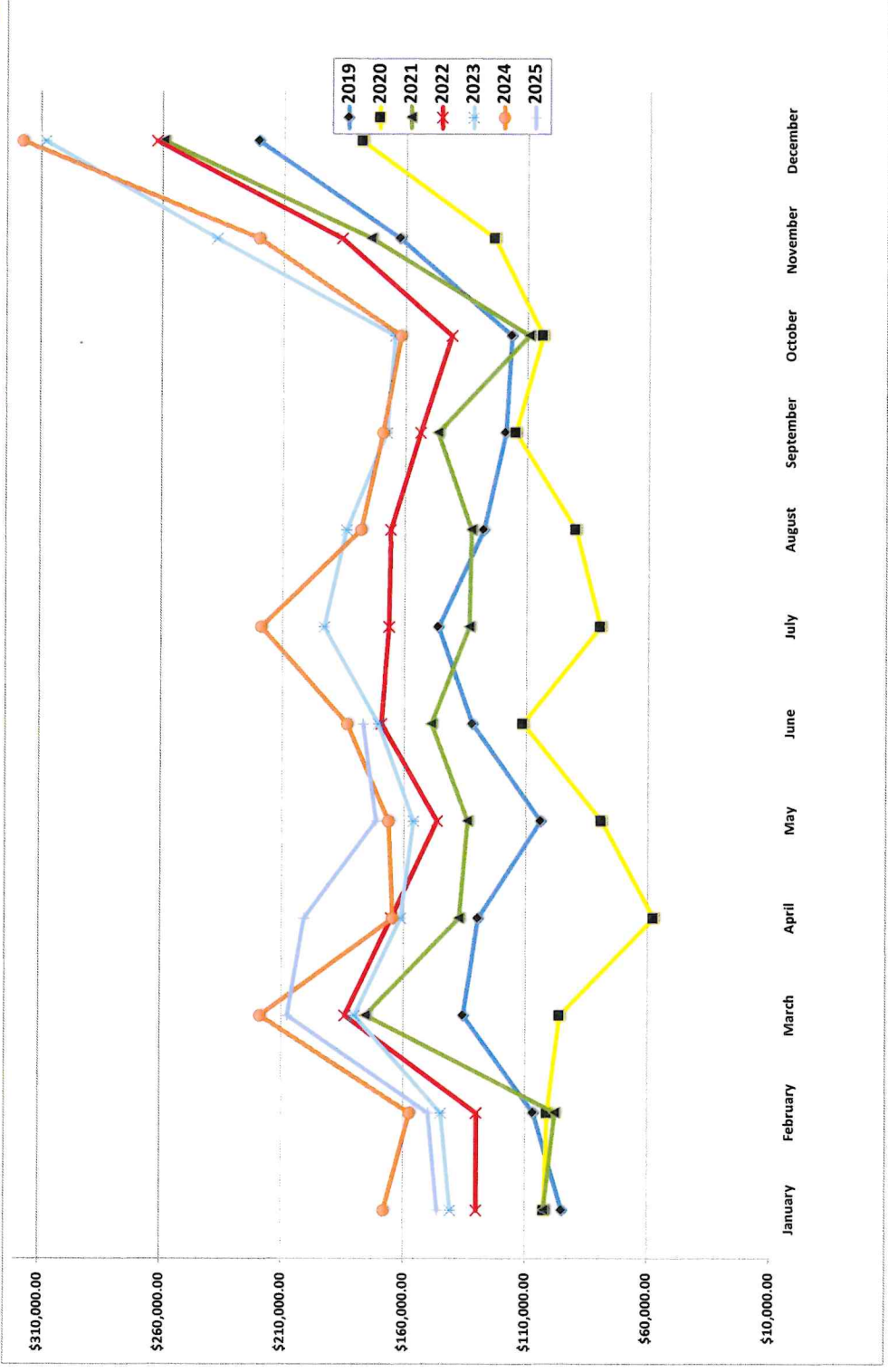
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: July 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	\$177,218.12							\$1,054,277.14



June 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%	\$502,389.48	\$522,351.64	-3.82%	\$4,159,700.03	\$4,129,114.44	0.74%
Hidalgo	Alton	2.00%	\$194,994.66	\$177,634.69	9.77%	\$1,470,388.32	\$1,382,060.45	6.39%
Hidalgo	Donna	2.00%	\$652,191.14	\$685,499.68	-4.85%	\$5,221,895.54	\$5,169,047.07	1.02%
Hidalgo	Edcouch	2.00%	\$41,664.65	\$38,459.00	8.33%	\$320,171.52	\$310,685.56	3.05%
Hidalgo	Edinburg	2.00%	\$3,454,240.56	\$3,281,998.71	5.24%	\$29,532,372.12	\$25,697,474.41	14.92%
Hidalgo	Elsa	1.50%	\$152,420.50	\$157,557.24	-3.26%	\$1,196,941.15	\$1,222,367.58	-2.08%
Hidalgo	Granjeno	1.00%	\$3,011.30	\$5,447.76	-44.72%	\$38,480.91	\$42,760.63	-10.00%
Hidalgo	Hidalgo	2.00%	\$500,317.99	\$619,586.32	-19.24%	\$3,846,299.67	\$4,064,010.28	-5.35%
Hidalgo	La Joya	2.00%	\$75,864.03	\$78,471.56	-3.32%	\$526,269.72	\$507,230.58	3.75%
Hidalgo	La Villa	2.00%	\$17,177.03	\$16,702.79	2.83%	\$110,066.60	\$132,396.74	-16.86%
Hidalgo	McAllen	2.00%	\$8,572,849.21	\$8,299,253.34	3.29%	\$67,561,359.40	\$65,558,390.51	3.05%
Hidalgo	Mercedes	2.00%	\$708,872.47	\$734,493.42	-3.48%	\$6,368,940.37	\$6,423,162.23	-0.84%
Hidalgo	Mission	2.00%	\$2,507,010.04	\$2,417,235.41	3.71%	\$19,675,822.57	\$18,710,492.80	5.15%
Hidalgo	Palmhurst	1.50%	\$243,673.06	\$247,201.91	-1.42%	\$1,976,643.71	\$1,944,605.91	1.64%
Hidalgo	Palmview	1.50%	\$210,197.59	\$200,561.68	4.80%	\$1,610,813.96	\$1,565,856.72	2.87%
Hidalgo	Penitas	1.50%	\$126,449.29	\$121,951.14	3.68%	\$1,124,925.26	\$1,161,558.65	-3.15%
Hidalgo	Pharr	2.00%	\$2,602,975.87	\$2,591,570.96	0.44%	\$20,825,061.21	\$19,873,080.03	4.79%
Hidalgo	Progreso	2.00%	\$29,066.37	\$28,318.35	2.64%	\$221,683.69	\$202,940.08	9.23%
Hidalgo	Progreso Lakes	1.50%	\$7,334.43	\$8,613.40	-14.84%	\$64,285.23	\$62,818.54	2.33%
Hidalgo	San Juan	2.00%	\$686,594.70	\$529,623.71	29.63%	\$4,975,684.53	\$4,454,298.39	11.70%
Hidalgo	Sullivan City	1.00%	\$19,692.56	\$21,714.86	-9.31%	\$164,437.16	\$166,941.91	-1.50%
Hidalgo	Weslaco	2.00%	\$1,843,342.72	\$1,771,423.17	4.05%	\$14,382,141.79	\$13,613,063.42	5.64%

City

\$708,872.47

75%

\$531,654.35

EDC

\$708,872.47

25%

\$177,218.12

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of July 31, 2025

	Jul 31, 25	Jun 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	53,942.59	152,755.99	-98,813.40
11011 · VTX Bond 2016	10,616.67	10,616.67	0.00
11012 · Development Corp - TXCLASS	177,873.20	227,076.06	-49,202.86
Total 10001 · Cash & Cash Equivalents	242,432.46	390,448.72	-148,016.26
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	285,374.83	284,308.95	1,065.88
Total 11200 · Restricted Cash & Cash Equiv.	285,374.83	284,308.95	1,065.88
Total Checking/Savings	527,807.29	674,757.67	-146,950.38
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	875,313.15	1,022,263.53	-146,950.38
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	2,427.39	0.00	2,427.39
13078 · Loan Rec - MD Int'l(Orb-Galvan)	78,437.24	80,463.79	-2,026.55
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	140,400.48	141,503.84	-1,103.36
13999 · Note Receivable - City	341,323.56	341,323.56	0.00
Total Other Assets	587,102.59	587,805.11	-702.52
TOTAL ASSETS	5,020,515.99	5,168,168.89	-147,652.90
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,010.00	1,695.00	-685.00
Total Accounts Payable	1,010.00	1,695.00	-685.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22210 · Pension Plan Payable	10,975.90	9,788.57	1,187.33
24000 · Payroll Liabilities	3,902.12	3,902.12	0.00
Total Other Current Liabilities	14,559.55	13,372.22	1,187.33
Total Current Liabilities	15,569.55	15,067.22	502.33
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	94,375.00	93,872.67	502.33
Equity			
32000 · Unassigned Fund Balance	1,773,590.64	1,775,453.66	-1,863.02
37000 · Restricted Fund Balance	432,423.08	430,560.06	1,863.02
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-837,972.98	-689,817.75	-148,155.23
Total Equity	4,926,140.99	5,074,296.22	-148,155.23
TOTAL LIABILITIES & EQUITY	5,020,515.99	5,168,168.89	-147,652.90

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08/13/25

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2024-2025 Profit & Loss Budget vs. Actual

October 2024 through July 2025

	Oct '24 - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,924,725.00	2,263,358.98	-338,633.98	85.0%
Total Taxes	1,924,725.00	2,263,358.98	-338,633.98	85.0%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	26,562.35	24,000.00	2,562.35	110.7%
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	19,142.57	5,000.00	14,142.57	382.9%
44027 · Interest - MD Int'l(Orb Galvan)	2,682.99	0.00	2,682.99	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 CI	6,380.92	0.00	6,380.92	100.0%
Total 44000 · Miscellaneous	159,008.45	1,079,711.96	-920,703.51	14.7%
Total Income	2,083,733.45	3,343,070.94	-1,259,337.49	62.3%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	177,763.12	220,500.00	-42,736.88	80.6%
5101100 · TMRS Contribution	35,118.73	40,351.50	-5,232.77	87.0%
5101120 · Social Security	13,551.14	15,343.77	-1,792.63	88.3%
5101127 · Cell Phone Allowance	500.00	600.00	-100.00	83.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	16,366.17	21,460.00	-5,093.83	76.3%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	243,299.16	300,885.27	-57,586.11	80.9%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	15,976.89	45,150.00	-29,173.11	35.4%
5102011 · Contract Labor - Writer	4,000.00	6,000.00	-2,000.00	66.7%
5102012 · Automobile Mileage	1,088.20	2,000.00	-911.80	54.4%
5102020 · Audit	7,000.00	8,000.00	-1,000.00	87.5%
5102021 · Loan Fees - EDC	341.64	1,100.00	-758.36	31.1%
5102023 · Leadership Empowerment Group	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	3,845.59	4,800.00	-954.41	80.1%
5102074 · Downtown Development	74,230.01	70,000.00	4,230.01	106.0%
5102080 · Office Equipment - Lease	2,972.09	4,500.00	-1,527.91	66.0%
5102095 · Meetings	1,994.94	3,900.00	-1,905.06	51.2%
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	1,150.21	3,800.00	-2,649.79	30.3%
5102131 · Web-Site	7,315.00	7,980.00	-665.00	91.7%
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	11,520.00	13,200.00	-1,680.00	87.3%
5102144 · Receptionist	12,375.00	16,500.00	-4,125.00	75.0%
5102150 · Travel & Training	37,047.47	48,540.00	-11,492.53	76.3%
5102160 · Water Bill	1,621.23	1,800.00	-178.77	90.1%
5102165 · Electricity	3,265.76	4,700.00	-1,434.24	69.5%
5102310 · Sponsorships	28,350.00	27,850.00	500.00	101.8%
5102320 · Professional Fees - Accounting	17,500.00	21,000.00	-3,500.00	83.3%
5102335 · Projects	1,049,875.36	1,229,845.79	-179,970.43	85.4%
5102340 · Chamber	42,500.00	53,500.00	-11,000.00	79.4%
5102355 · Series 2007 - Interest	34,807.50	34,807.50	0.00	100.0%
5102356 · Series 2007 - Principal	245,000.00	279,807.50	-34,807.50	87.6%
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	208,333.40	250,000.08	-41,666.68	83.3%
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	2,636,921.29	2,970,835.67	-333,914.38	88.8%
5102500 · Maintenance				
5102520 · Office Equipment	16.33	10,000.00	-9,983.67	0.2%
5102540 · Maintenance	37,682.99	57,200.00	-19,517.01	65.9%
Total 5102500 · Maintenance	37,699.32	67,200.00	-29,500.68	56.1%
5103000 · Supplies				

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Economic Development Corporation of Mercedes, Texas (EDC)

08/13/25

2024-2025 Profit & Loss Budget vs. Actual

Accrual Basis

October 2024 through July 2025

	Oct '24 - Jul 25	Budget	\$ Over Budget	% of Budget
5103050 · Office Supplies	2,586.66	2,250.00	336.66	115.0%
Total 5103000 · Supplies	2,586.66	2,250.00	336.66	115.0%
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	2,921,706.43	3,343,070.94	-421,364.51	87.4%
Net Ordinary Income	-837,972.98	0.00	-837,972.98	100.0%
Net Income	-837,972.98	0.00	-837,972.98	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of July 31, 2025

	Jul 31, 25	Jun 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	221,751.00	217,848.10	3,902.90
Total Checking/Savings	221,751.00	217,848.10	3,902.90
Total Current Assets	221,751.00	217,848.10	3,902.90
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	79,578.24	79,281.02	297.22
13078.2 · Loan Rec - MD Int'l (Galvan)	76,429.10	78,513.55	-2,084.45
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	36,859.28	38,783.43	-1,924.15
13295.2 · Loan Rec - Raquel Moreno	-5.70	-5.70	0.00
Total Other Assets	207,787.46	211,498.84	-3,711.38
TOTAL ASSETS	429,538.46	429,346.94	191.52
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	855.37	3,960.82	-3,105.45
22248.2 · Due to EDC	2,427.39	0.00	2,427.39
Total Other Current Liabilities	3,282.76	3,960.82	-678.06
Total Current Liabilities	3,282.76	3,960.82	-678.06
Total Liabilities	3,282.76	3,960.82	-678.06
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	-26,183.55	-27,053.13	869.58
Total Equity	426,255.70	425,386.12	869.58
TOTAL LIABILITIES & EQUITY	429,538.46	429,346.94	191.52

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending July 31, 2025

	<u>Jul 25</u>	<u>Oct '24 - Jul 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	297.22	2,976.06
44027.2 · Interest - MD Int'l (Galvan)	427.85	2,759.67
44028.2 · Interest - First Na'tl (Gomez)	0.00	-2,027.26
44090.2 · Interest - Castaneda Mario & M	196.07	1,193.75
Total 44000 · Miscellaneous	<u>921.14</u>	<u>4,902.22</u>
Total Income	<u>921.14</u>	<u>4,902.22</u>
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	51.56	237.77
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>51.56</u>	<u>31,085.77</u>
Total Expense	<u>51.56</u>	<u>31,085.77</u>
Net Ordinary Income	<u>869.58</u>	<u>-26,183.55</u>
Net Income	<u><u>869.58</u></u>	<u><u>-26,183.55</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of July 31, 2025

	Jul 31, 25	Jun 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	244,346.67	299,395.28	-55,048.61
Total 11111.1 · Restricted Cash & Cash Eq.	244,346.67	299,395.28	-55,048.61
Total Checking/Savings	244,346.67	299,395.28	-55,048.61
Accounts Receivable			
13026.1 · Oth. Receivables	855.37	3,960.82	-3,105.45
Total Accounts Receivable	855.37	3,960.82	-3,105.45
Total Current Assets	245,202.04	303,356.10	-58,154.06
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	40,012.15	41,811.57	-1,799.42
13078.1 · Loan Rec - MD International	34,587.17	35,301.29	-714.12
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	24,013.04	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	26,215.83	26,215.83	0.00
13089.1 · Loan Rec - Martha Carrillo	69,038.32	69,995.40	-957.08
13097.1 · Loan Rec - Ashley R Gonzalez	35,911.76	35,911.76	0.00
13098.1 · N/R - Valor Fitness LLC	30,726.38	31,794.81	-1,068.43
13098.3 · N/R - NTM Ventures LLC	60,468.22	61,038.44	-570.22
13103.1 · N/R Ledesma (Proj Valdemar)	38,622.42	39,736.22	-1,113.80
13104.1 · Loan Rec - Project R. Garza	38,567.66	39,070.01	-502.35
13106.1 · Loan Rec - Project Cruz	65,792.63	0.00	65,792.63
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	581,445.67	522,378.46	59,067.21
TOTAL ASSETS	826,647.71	825,734.56	913.15
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	12,421.28	11,508.13	913.15
Total Equity	826,647.71	825,734.56	913.15
TOTAL LIABILITIES & EQUITY	826,647.71	825,734.56	913.15

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending July 31, 2025

	<u>Jul 25</u>	<u>Oct '24 - Jul 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	177.56	2,066.01
44027.1 · Interest - MD Int'l(ORBIT)	146.58	945.42
44028.1 · Interest - First Nat'l(B Gomez)	0.00	2,259.41
44031.1 · Interest - The Grind (JOM Inves	0.00	837.58
44089.1 · Interest - Martha Carrillo	194.64	2,139.67
44096.1 · Interest - Top Gym - San Miguel	0.00	149.05
44097.1 · Interest - Ashley R Gonzalez	0.00	931.16
44098.1 · Interest - Valor Fitness	104.53	870.76
44101.1 · Int. - Ledesma (Proj Valdemar)	230.18	1,345.46
44102.1 · Interest - Project R. Garza	108.65	1,190.23
44296.2 · Interest - NTM Ventures	100.34	1,526.12
Total 44000 · Miscellaneous	<u>1,062.48</u>	<u>14,260.87</u>
Total Income	<u>1,062.48</u>	<u>14,260.87</u>
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	149.33	1,839.59
Total 5102000 · Other Services & Charges	<u>149.33</u>	<u>1,839.59</u>
Total Expense	<u>149.33</u>	<u>1,839.59</u>
Net Ordinary Income	<u>913.15</u>	<u>12,421.28</u>
Net Income	<u><u>913.15</u></u>	<u><u>12,421.28</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of July 31, 2025

Debt Description	July 31, 2025	June 30, 2025	\$ Change
USDA - IRP Note Payable	451,360.77	451,360.77	-
Bonds Payable 2007	520,000.00	765,000.00	(245,000.00)
Bonds Payable 2016 - VTX	250,000.08	270,833.42	(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	July 31, 2025	June 30, 2025
Trans Union LLC	\$ 50.00	\$ -
Simon Property Group	-	-
City of Mercedes	-	-
Janell Flores		240.00
Elizabeth Rodriguez	960.00	1,200.00
Jaziel Nacianceno		255.00
Charter Communications	-	-
Noe & Gloria Duenas	-	-
Luis H. Saldana	-	-
Mercedes Chamber	-	-
Troiani & Sossi	-	-
Source Strategies	-	-
	<u>\$ 1,010.00</u>	<u>\$ 1,695.00</u>

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 07/17/25 Next Closing Date 08/17/25
Account Ending 5-32007

p. 1/8

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

New Balance	\$1,559.99
Minimum Payment Due	\$35.00
Payment Due Date	08/11/25

Membership Rewards[®] Points

Available and Pending as of 06/30/25

70,208For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$3,490.85
Payments/Credits	-\$3,610.85
New Charges	+\$1,679.99
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 08/11/25, 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	6 years	\$2,520
\$56	3 years	\$2,018 (Savings = \$502)

New Balance	\$1,559.99
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$11,440.01

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 for any changes to your Account terms and any other communications.

↓ 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	08/11/25
New Balance	\$1,559.99
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
\$ 1,559.99
Amount Enclosed

0000349992503945648 000155999000003500 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 07/17/25

p. 3/8

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	-\$3,610.85
Credits	\$0.00
Total Payments and Credits	-\$3,610.85

Detail

*Indicates posting date

Payments	Amount
06/24/25* PAYMENT RECEIVED - THANK YOU	-\$3,490.85
07/01/25* ONLINE PAYMENT - THANK YOU <i>Reimbursed - Melissa Ramirez, Exec Director</i> <i>Miscellaneous</i>	-\$120.00

New Charges

Summary

	Total
Total New Charges	\$1,679.99

Detail



MELISSA RAMIREZ
Card Ending 5-32007

				Amount
06/16/25	LOS COMALES RESTAURANT 0000 956-565-9966	MERCEDES	TX	\$142.74
06/16/25	SIMPLETEXTING 436845559313415 FELIX@SIMPLETEXTING.NET	MIAMI BEACH	FL	\$41.57
06/16/25	SIMPLETEXTING 436845559313415 FELIX@SIMPLETEXTING.NET	MIAMI BEACH	FL	\$8.48
06/17/25	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
06/19/25	JORGE THE SALON squareup.com/receipts	Mcallen	TX	\$120.00
06/24/25	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$72.84
06/24/25	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$18.99
06/24/25	DRI*NEXTDAYFLYERS 855-898-9870	855-898-9870	CA	\$114.93
06/25/25	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$16.99

Continued on reverse

Detail Continued

				Amount
06/30/25	Southwest Airlines SOUTHWEST AIRLINES (MASTE From: To: HARLINGEN AUSTIN ROBERT MUEL HARLINGEN Ticket Number: 5262361252460 Passenger Name: SALINAS/MARIO Document Type: PASSENGER TICKET	DALLAS Carrier: WN WN Date of Departure: 09/04	TX Class: D V	\$183.96
07/01/25	Southwest Airlines SOUTHWEST AIRLINES (MASTE From: To: HARLINGEN AUSTIN ROBERT MUEL HARLINGEN Ticket Number: 5262361419138 Passenger Name: RAMIREZ/MELISSA Document Type: PASSENGER TICKET	DALLAS Carrier: WN WN Date of Departure: 09/04	TX Class: Z V	\$226.96
07/01/25	Southwest Airlines SOUTHWEST AIRLINES (MASTE From: To: HARLINGEN AUSTIN ROBERT MUEL HARLINGEN Ticket Number: 5262361434709 Passenger Name: CHAVEZ/PEGGY Document Type: PASSENGER TICKET	DALLAS Carrier: WN WN Date of Departure: 09/04	TX Class: Z V	\$226.96
07/01/25	WALMART.COM 800-925-6278	WALMART.COM	AR	\$36.51
07/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
07/05/25	MICROSOFT Z734765APYOA 98052	MSBILL.INFO		\$140.71
07/14/25	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$16.33
07/14/25	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$46.80
07/16/25	CHICK-FIL-A #05151 000000000303875 9569034700	MERCEDES	TX	\$109.66
07/16/25	SIMPLETEXTING 436845559313415 FELIX@SIMPLETEXTING.NET	MIAMI BEACH	FL	\$41.57

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.



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

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

XXXXXX3057
07/31/2025
07/31/2025
26
1



00008885 TT212S08012502084300 01 000000000 0008885 006

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

00008885 0034741 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 07/01/2025	\$153,835.64
+ Deposits and Credits (4)	\$230,111.14
- Withdrawals and Debits (30)	\$307,113.67
Ending Balance as of 07/31/2025	\$76,833.11
Service Charges for Period	\$0.00
Average Balance for Period	\$206,050.00



DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jul 11	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29
Jul 17	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATION	178,349.10
Jul 23	ORIG:TEXAS CLASS DEPOSIT-UMB TRN:P202507230056941	50,000.00
Jul 31	DEPOSIT Chamber reimbursement Tx. St. Festival Collapsible Koozies	296.75



DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jul 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,200.00
Jul 03	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,601.10
Jul 15	IRS/USATAXPYMT 270559683546912 DEVELOPMENT CORPORATIO	3,902.12
Jul 18	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,551.13
Jul 25	REF 9517DG3 TO *0691 TRANSFER FOR BOND P	10,416.67

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jul 07	5043	368.68	Jul 25	5053	197.79	Jul 18	5061	27.58
Jul 15	*5045	240.00	Jul 10 <i>Clean-up</i>	5054	1,700.00	Jul 30 <i>Amex</i>	*5063	1,559.99
Jul 15	5046	255.00	Jul 29	5055	200.00	Jul 29 <i>Series 2007</i>	5064	262,403.75
Jul 09	5047	665.00	Jul 15	5056	50.11	Jul 31	5065	355.46
Jul 07	5048	400.00	Jul 10	5057	81.50	Jul 30	*5067	168.49
Jul 08 <i>Accounting</i>	5049	1,750.00	Jul 10	5058	48.30	Jul 24 <i>Clean-up</i>	5068	1,700.00
Jul 03 <i>TRRS - June</i>	5050	3,851.97	Jul 18 <i>Employee Ins.</i>	5059	1,699.02	Jul 31	*5071	76.95
Jul 21	5051	216.14	Jul 22	5060	106.80	Jul 31	*5073	50.12
Jul 10	5052	270.00						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jul 01	152,635.64	Jul 11	138,364.38	Jul 23	353,665.58
Jul 03	142,182.57	Jul 15	133,917.15	Jul 24	351,965.58
Jul 07	141,413.89	Jul 17	312,266.25	Jul 25	341,351.12
Jul 08	139,663.89	Jul 18	303,988.52	Jul 29	78,747.37
Jul 09	138,998.89	Jul 21	303,772.38	Jul 30	77,018.89
Jul 10	136,899.09	Jul 22	303,665.58	Jul 31	76,833.11



00008885 0034744 0003-0005

Account Number XXXXXX3057
 Statement Date 07/31/2025
 Statement Thru Date 07/31/2025
 Page 3

CHECK IMAGES

TSB National Bank
 CHECKING DEPOSIT
 \$296.75
 DATE 7-31-2025
 ACCOUNT NUMBER 1001033057
 \$296.75

07/31/2025 Check 0 \$296.75

TSB National Bank
 \$368.68
 DATE 07/07/2025
 ACCOUNT NUMBER 1001033057
 \$368.68

07/07/2025 Check 5043 \$368.68

TSB National Bank
 \$240.00
 DATE 07/15/2025
 ACCOUNT NUMBER 1001033057
 \$240.00

07/15/2025 Check 5045 \$240.00

TSB National Bank
 \$255.00
 DATE 07/15/2025
 ACCOUNT NUMBER 1001033057
 \$255.00

07/15/2025 Check 5046 \$255.00

TSB National Bank
 \$665.00
 DATE 07/09/2025
 ACCOUNT NUMBER 1001033057
 \$665.00

07/09/2025 Check 5047 \$665.00

TSB National Bank
 \$400.00
 DATE 07/07/2025
 ACCOUNT NUMBER 1001033057
 \$400.00

07/07/2025 Check 5048 \$400.00

TSB National Bank
 \$1,750.00
 DATE 07/08/2025
 ACCOUNT NUMBER 1001033057
 \$1,750.00

07/08/2025 Check 5049 \$1,750.00

TSB National Bank
 \$3,851.97
 DATE 07/03/2025
 ACCOUNT NUMBER 1001033057
 \$3,851.97

07/03/2025 Check 5050 \$3,851.97

TSB National Bank
 \$216.14
 DATE 07/21/2025
 ACCOUNT NUMBER 1001033057
 \$216.14

07/21/2025 Check 5051 \$216.14

TSB National Bank
 \$270.00
 DATE 07/10/2025
 ACCOUNT NUMBER 1001033057
 \$270.00

07/10/2025 Check 5052 \$270.00

TSB National Bank
 \$197.79
 DATE 07/25/2025
 ACCOUNT NUMBER 1001033057
 \$197.79

07/25/2025 Check 5053 \$197.79

TSB National Bank
 \$1,700.00
 DATE 07/10/2025
 ACCOUNT NUMBER 1001033057
 \$1,700.00

07/10/2025 Check 5054 \$1,700.00

00008885 0034745 0004-0005

Account Number XXXXXX3057
 Statement Date 07/31/2025
 Statement Thru Date 07/31/2025
 Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/29/2025

Pay to the order of: The Mercedes Enterprise
 \$ 200.00

Two Hundred and 00/100

The Mercedes Enterprise
 P.O. Box 017
 Mercedes, Texas 78070

Public Notice: DCM Report of Board Shareholders, RFP

0000005055* C114970128C 1001031057*

07/29/2025 Check 5055 \$200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/15/2025

Pay to the order of: Trans Union, LLC
 \$ 50.11

Fifty and 11/100

Trans Union, LLC
 P.O. Box 0100
 Chicago, IL 60680-9100

Trans 455231

0000005056* C114970128C 1001031057*

07/15/2025 Check 5056 \$50.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/10/2025

Pay to the order of: Delta Missouri
 \$ 81.50

Eighty One and 50/100

Delta Missouri
 P.O. Box 1458
 Edinburg, TX 78549

Reinforcement Shells at Mercedes, LNC Road Project

0000005057* C114970128C 1001031057*

07/10/2025 Check 5057 \$81.50

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/10/2025

Pay to the order of: Delta Missouri
 \$ 48.30

Forty Eight and 30/100

Delta Missouri
 P.O. Box 1458
 Edinburg, TX 78549

Automotive Mileage

0000005058* C114970128C 1001031057*

07/10/2025 Check 5058 \$48.30

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/18/2025

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

One Thousand Six Hundred Ninety Nine and 02/100

City of Mercedes
 400 S. Ohio Ave
 Mercedes, TX 78070

Employee Insurance - May 2025

0000005059* C114970128C 1001031057*

07/18/2025 Check 5059 \$1,699.02

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/22/2025

Pay to the order of: Lessor LLC
 \$ 106.80

One Hundred Six and 80/100

Lessor LLC
 P.O. Box 514
 Mercedes, Texas 78070-0514

Office Equipment Acct #22214

0000005060* C114970128C 1001031057*

07/22/2025 Check 5060 \$106.80

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/18/2025

Pay to the order of: Mario Salinas
 \$ 27.58

Twenty Seven and 58/100

Mario Salinas
 1400 S. Main Street
 Edinburg, TX 78541

Mercedes-Harrell, Cost of Project: 1000 Shells at 1000

0000005061* C114970128C 1001031057*

07/18/2025 Check 5061 \$27.58

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/30/2025

Pay to the order of: American Express
 \$ 1,559.99

One Thousand Five Hundred Fifty Nine and 99/100

American Express
 P.O. Box 4001
 Card Branch, 6, 69191-6001

ACU# 3159-24195-81009

0000005063* C114970128C 1001031057*

07/30/2025 Check 5063 \$1,559.99

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/29/2025

Pay to the order of: Bank of America
 \$ 262,403.75

Two Hundred Sixty Two Thousand Four Hundred Three and 75/100

Bank of America
 P.O. Box 64435
 Dallas, TX 75264-4355

Shells 2021 - Harrell Aug 2022 & Project Aug 2025

0000005064* C114970128C 1001031057*

07/29/2025 Check 5064 \$262,403.75

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/31/2025

Pay to the order of: Horizon Energy Services, LLC
 \$ 355.46

Three Hundred Fifty Five and 46/100

Horizon Energy Services, LLC
 P.O. Box 714752
 Dallas, TX 75271-4752

Account# 100667452

0000005065* C114970128C 1001031057*

07/31/2025 Check 5065 \$355.46

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/30/2025

Pay to the order of: Lessor LLC
 \$ 168.49

One Hundred Sixty Eight and 49/100

Lessor LLC
 3513 N. Main St
 Madison, TX 77651

Telephones

0000005067* C114970128C 1001031057*

07/30/2025 Check 5067 \$168.49

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78070

Check date: 7/23/2025

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

One Thousand Seven Hundred and 00/100

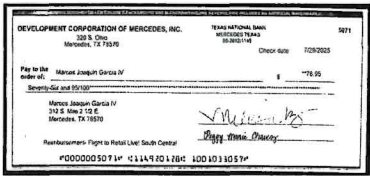
New & Gloria Dumas
 1335 S. Main St
 Mercedes, TX 78070

Central Business District Cleanup & Roof Cleanup

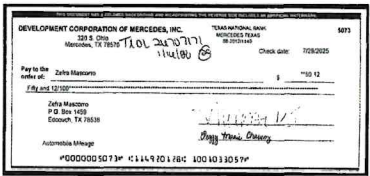
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07/24/2025 Check 5068 \$1,700.00

CHECK IMAGES (Continued)



07/31/2025 Check 5071 \$76.95



07/31/2025 Check 5073 \$50.12

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

Summary Statement

July 31, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS		Average Monthly Yield: 4.4065%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	227,076.06	0.00	50,000.00	797.14	5,756.47	213,003.90	177,873.20
TX-01-0607-0002	EDC 2006 RESERVE	284,308.95	0.00	0.00	1,065.88	7,275.13	284,876.47	285,374.83
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	79,281.02	0.00	0.00	297.22	2,028.69	79,439.28	79,578.24
TOTAL		590,666.03	0.00	50,000.00	2,160.24	15,060.29	577,319.65	542,826.27

Security Holder Remittance Report for 8/8/2025

Start Date: 7/25/2025 12:00:00A
End Date: 8/8/2025 11:59:00PM
Print Date: 08/08/2025
Print Time: 3:22:11 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	08/01/2025	1,483.29	1,012.08	471.21	18.00	0.00	0.00		1,465.29
Investor/Bank/Group Total				1,483.29	1,012.08	471.21	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>
98554876	Jom Investme	Regular Pymnt	07/25/2025	455.31	369.12	86.19	18.00	0.00	0.00		437.31
98576108	Carrillo	Regular Pymnt	08/01/2025	1,151.72	946.50	205.22	18.00	0.00	0.00		1,133.72
98577236	Garza Funeral	Regular Pymnt	08/01/2025	611.00	496.35	114.65	18.00	0.00	0.00		593.00
98593249	NTM Ventures	Regular Pymnt	08/01/2025	660.00	609.53	50.47	18.00	0.00	0.00		642.00
98550030	De La Garza	Regular Pymnt	08/08/2025	1,976.98	1,818.03	158.95	18.00	0.00	0.00		1,958.98
Investor/Bank/Group Total				4,855.01	4,239.53	615.48	90.00	0.00	0.00		4,765.01

Total Security Holder	6,338.30	5,251.61	1,086.69	108.00	0.00	0.00	6,230.30
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Delinquency Report

As Of August 08, 2025

Data Date: 08/08/2025
Data Time: 3:21:06 pm
Print Date: 08/08/2025
Print Time: 3:21:06 pm

Security Holder Development Corporation of Mercedes

Investor Number: 01-985-001

Investor Name: Development Corporation of Mercedes

<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>
98578068	25,000.00	24,513.92	559.00	50.00		6,040.00	11/01/2024	10/22/2024	280	10
Moreno , Rene										

Investor Number: 01-985-003

Investor Name: Development Corporation of Mercedes

<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	24,157.97	11/06/2022	11/25/2024	1006	34
Gomez , Roy 334 South Texas Blvd.										
98560836	107,362.25	36,859.28	1060.13	106.02	07/03/2025	2,172.68	07/01/2025	07/03/2025	38	2
Castaneda , Mario 1201 S. Rio Rico Rd.										

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

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
98577068	Mercedes Columbus (	98577068	09/01/25	01	985	001	3.50000	1,483.29	139,388.40	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	139,388.40	.00	.00	.00
Group Totals:								2,042.29	.00	.00			
									163,902.32	163,902.32	.00	.00	
										.00	Item Count = 2		
98550030	De La Garza, Albaro d	98550030	09/01/25	01	985	002	5.00000	1,976.98	38,194.12	.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	08/15/25	01	985	002	4.00000	455.31	25,846.71	38,194.12	.00	.00	.00
98572140	Gonzalez, Ashley R	98572140	08/01/25	01	985	002	3.00000	320.94	35,911.76	25,846.71	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	08/01/25	01	985	002	3.00000	586.48	30,726.38	35,911.76	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	08/01/25	01	985	002	3.00000	588.79	60,468.22	30,726.38	.00	.00	.00
98576108	Carrillo, Martha	98576108	09/01/25	01	985	002	3.50000	1,151.72	68,091.82	60,468.22	.00	.00	.00
98576708	Ledesma, Renata	98576708	09/01/25	01	985	002	3.50000	671.99	38,622.42	68,091.82	.00	.00	.00
98577236	Garza Funerals Family	98577236	09/01/25	01	985	002	3.50000	611.00	38,071.31	38,622.42	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	09/01/25	01	985	002	3.50000	650.60	65,183.10	38,071.31	.00	.00	.00
Group Totals:								7,013.81	.00	65,183.10	.00		
									401,115.84	401,115.84	.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
98560836	Castaneda, Mario	98560836	07/01/25	01	985	003	3.50000	1,060.13	36,859.28	38,939.59	.00	.00	.00
									.00	36,859.28	.00		

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Blk	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	07/18/25	01	985	003	3.00000	2,938.50	189,525.11	.00	.00	.00	.00
Group Totals:									4,689.21	189,525.11		.00	
										.00			
									265,323.98	265,323.98	.00		.00
Investor Totals:									13,745.31	.00		.00	Item Count = 3
										830,342.14			
									830,342.14		.00		.00
									.00				
Bank Totals:									13,745.31	.00		.00	Item Count = 14
										830,342.14			
									830,342.14		.00		.00
									.00				
Grand Totals:									13,745.31	0.00		0.00	Item Count = 14
										830,342.14			
									830,342.14		0.00		0.00
									0.00				