

Development Corporation of Mercedes, Inc.
SPECIAL CALLED MEETING
October 22, 2025 at 11:30AM
320 S. Ohio

1. Call meeting to order

Development Corporation of Mercedes, Inc.
Agenda
October 22, 2025 at 11:30AM
320 S Ohio

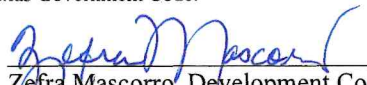
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Special Called Meeting** on **Wednesday, October 22, 2025 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: September 24, 2025 Minutes
3. Discussion and Action: September 2025 Financials
4. Discussion and Action: FY24-25 Audit, Adrian Webb CPA
5. Discussion and Action: Bad Debt Policy
6. Discussion and Action: Approval of Mural
7. Discussion and Action: Downtown Façade Project
8. Discussion and Action: Audio-Visual Bid
9. Discussion and Action: National Fitness Campaign
10. Discussion and Action: DCM Signage Improvement Program- Nayelli Valdemar, Eduardo Ozuna, Ruben Lozano
11. Discussion and Action: Tabled Items
12. Executive Session: Section 551.087: Economic development negotiations with Project M30, Project Food, Project M. Rivera, 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-BIXBY S735.5'=-W862.43' IRR TR-S OF HWY 83 LOT 5 & AN IRR TR E202.58'-S665.51' LOT 6 17.338 AC GR 17.118 AC NET 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.
13. Discussion and Action: item #12
14. 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 16th day of October 2025 at 9:30 AM. 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:


Zefra Mascorro, Development Corporation of Mercedes

2. Discussion and Action: September 24, 2025 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, September 24, 2025 11:30AM

Board Members Present:

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

Board Members Absent:

Roel Villanueva – Member
Tony Garza – 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
Jonas Gonzalez- Assistant City Manager

Others Present:

Marc Salinas-SAS CPA

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:37 AM

2. Discussion and Action: August 20, 2025 Minutes

Joe Flores moved to approve the August 20, 2025 minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: August 2025 Financials

Fred Gozalez moved to approve the July 2025 Financials as presented. Seconded by Peggy Marie Chavez. All voted aye.

4. Discussion and Action: TXCLASS Quarterly Report

Lou Huerta moved to approve the TXCLASS Quarterly Report. Seconded by Peggy Marie Chavez. All voted aye.

5. Discussion and Action: 3rd Street Electricity Bids

Joe Flores moved to engage Municipal Services LLC for the 3rd Street Electricity Bid at a cost of \$9,002.00. Seconded by Lou Huerta. All voted aye.

Mark Sossi, DCM Attorney entered Open Session at 11:53AM

6. Discussion and Action: Film Friendly Workshop

Joe Flores moved to approve Melissa Ramirez, Executive Director attending the Film Friendly Workshop at a cost of \$1,133.08. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Approval of Mural

Joe Flores moved to table item #7 the Approval of the Mural. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: Write off Bad Debt

Joe Flores moved to direct Melissa Ramirez, Executive Director to contact the UTRGV SBDC and develop a means to offer Rene Moreno business counseling prior to writing off bad debt. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Inventory

Joe Flores motioned to deem a Toshiba Computer Laptop, an Apple Mac Computer, an Apple IMAC Monitor/Keyboard, a Floor Stand Magazine Holder, a 2 Drawer Cabinet and a 6-row literature display rack unsalvageable. Seconded by Lou Huerta. All voted aye.

10. Discussion and Action: Tabled Items-ReSimplify

No Action

11. Executive Session: Section 551.087: Economic development negotiations with Project M30, Project Food, Project M. Rivera, 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 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 12:24 PM

Mark Sossi, DCM Attorney exited Executive session at 12:41PM

The Board went into Open Session at 12:50PM

12. Discussion and Action: item #11

No Action

21. Adjournment: 12:51PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

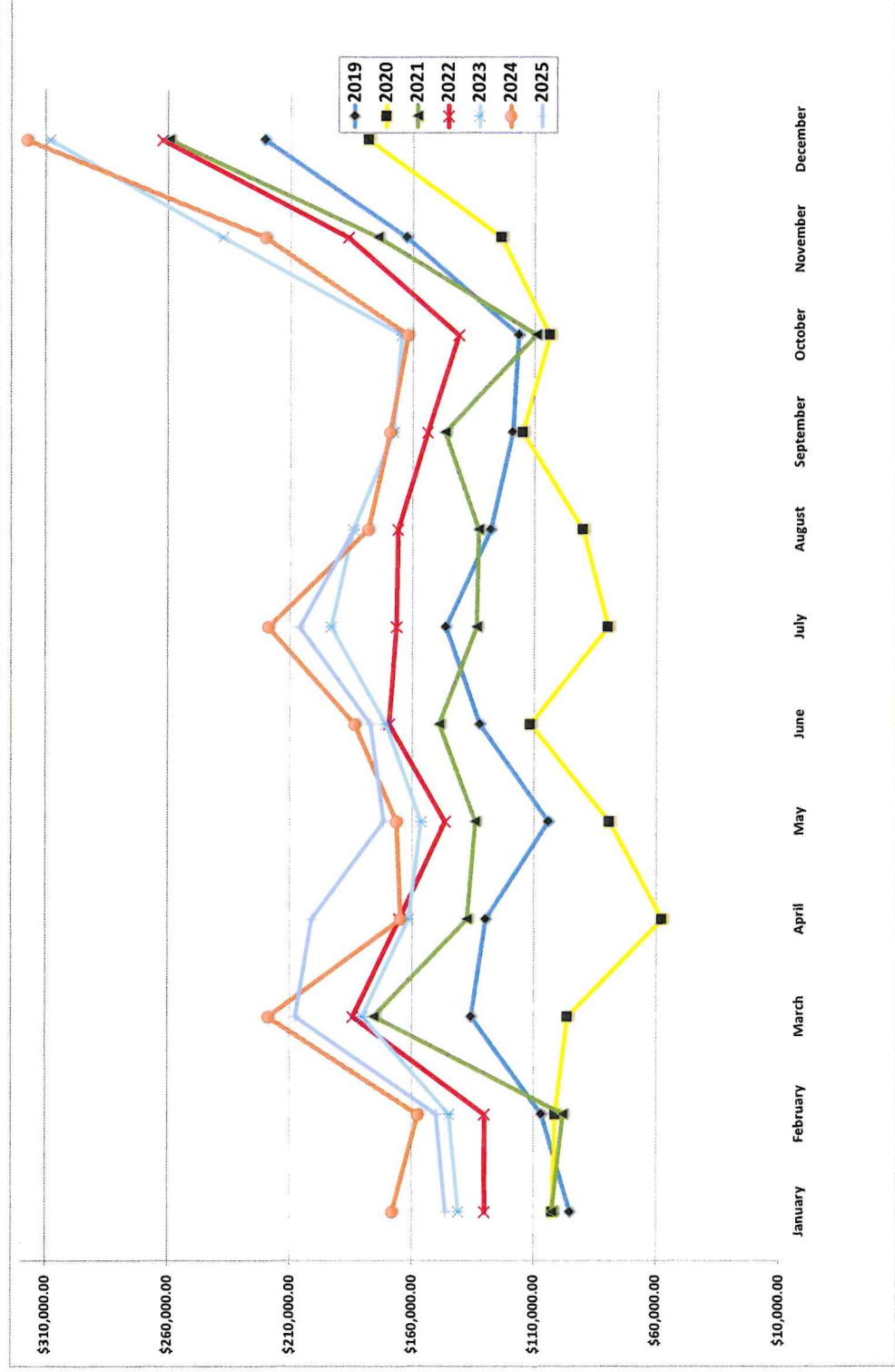
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: September 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	\$162,777.91	\$220,587.30	\$1,597,790.05
2020	\$102,438.09	\$101,195.21	\$96,158.22	\$57,618.21	\$79,270.24	\$111,688.30	\$79,857.59	\$90,136.93	\$115,012.83	\$103,896.79	\$123,846.01	\$178,334.39	\$1,239,452.81
2021	\$102,538.12	\$97,960.96	\$175,743.82	\$137,570.66	\$134,265.18	\$149,126.33	\$133,764.12	\$133,054.83	\$146,913.20	\$109,433.52	\$174,479.65	\$259,578.65	\$1,754,429.04
2022	\$130,235.24	\$130,315.53	\$184,240.84	\$165,292.19	\$146,685.24	\$169,566.05	\$166,658.55	\$166,103.71	\$154,039.52	\$141,318.06	\$186,410.25	\$262,289.27	\$2,003,154.45
2023	\$141,015.72	\$144,814.67	\$180,339.96	\$161,581.89	\$156,465.73	\$170,894.70	\$193,231.21	\$184,292.03	\$167,935.43	\$164,569.86	\$237,600.85	\$308,314.19	\$2,211,056.24
2024	\$168,175.63	\$157,673.42	\$219,061.61	\$164,790.99	\$166,550.52	\$183,623.36	\$219,069.24	\$178,156.04	\$169,349.82	\$162,202.18	\$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	\$206,127.20	\$184,046.06					\$1,444,450.40



August 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%	\$474,369.47	\$470,623.93	0.79%	\$5,119,647.86	\$5,052,556.87	1.32%
Hidalgo	Alton	2.00%	\$171,155.40	\$170,982.82	0.10%	\$1,837,363.42	\$1,734,772.94	5.91%
Hidalgo	Donna	2.00%	\$614,835.18	\$572,886.61	7.32%	\$6,510,913.24	\$6,396,919.25	1.78%
Hidalgo	Edcouch	2.00%	\$38,136.29	\$39,337.11	-3.05%	\$396,727.72	\$388,693.30	2.06%
Hidalgo	Edinburg	2.00%	\$3,251,864.69	\$2,867,458.10	13.40%	\$36,122,261.36	\$31,906,108.54	13.21%
Hidalgo	Elsa	1.50%	\$146,985.38	\$140,747.44	4.43%	\$1,500,076.94	\$1,505,531.03	-0.36%
Hidalgo	Granjeno	1.00%	\$8,347.07	\$5,487.50	52.11%	\$50,403.55	\$52,929.92	-4.77%
Hidalgo	Hidalgo	2.00%	\$416,286.81	\$418,227.27	-0.46%	\$4,732,684.83	\$5,095,424.09	-7.11%
Hidalgo	La Joya	2.00%	\$53,128.11	\$58,211.29	-8.73%	\$637,560.78	\$625,869.04	1.86%
Hidalgo	La Villa	2.00%	\$8,921.20	\$12,522.47	-28.75%	\$131,822.59	\$158,310.84	-16.73%
Hidalgo	McAllen	2.00%	\$7,630,481.33	\$7,633,342.01	-0.03%	\$83,170,406.17	\$80,992,409.26	2.68%
Hidalgo	Mercedes	2.00%	\$736,184.23	\$712,624.17	3.30%	\$7,929,633.40	\$8,012,063.36	-1.02%
Hidalgo	Mission	2.00%	\$2,205,262.74	\$2,107,826.60	4.62%	\$24,254,496.70	\$23,112,932.82	4.93%
Hidalgo	Palmhurst	1.50%	\$222,305.49	\$215,842.37	2.99%	\$2,428,824.28	\$2,379,577.55	2.06%
Hidalgo	Palmview	1.50%	\$168,889.36	\$195,054.66	-13.41%	\$1,973,277.34	\$1,938,699.46	1.78%
Hidalgo	Penitas	1.50%	\$168,836.48	\$126,843.67	33.10%	\$1,429,655.23	\$1,421,867.98	0.54%
Hidalgo	Pharr	2.00%	\$2,478,990.34	\$2,295,307.33	8.00%	\$25,913,902.47	\$24,944,206.36	3.88%
Hidalgo	Progreso	2.00%	\$22,422.88	\$24,100.99	-6.96%	\$272,782.98	\$253,875.51	7.44%
Hidalgo	Progreso Lakes	1.50%	\$8,975.94	\$7,323.26	22.56%	\$80,809.28	\$77,175.12	4.70%
Hidalgo	San Juan	2.00%	\$592,908.30	\$520,759.39	13.85%	\$6,174,033.25	\$5,558,283.42	11.07%
Hidalgo	Sullivan City	1.00%	\$17,602.50	\$21,965.88	-19.86%	\$201,131.79	\$213,419.40	-5.75%
Hidalgo	Westlaco	2.00%	\$1,629,248.96	\$1,563,478.24	4.20%	\$17,733,058.10	\$16,956,155.50	4.58%
City								
			\$736,184.23					
			75%					
			\$552,138.17					
EDC								
			\$736,184.23					
			25%					
			\$184,046.06					

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of September 30, 2025

	Sep 30, 25	Aug 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	392,657.51	156,564.64	236,092.87
11011 · VTX Bond 2016	10,616.67	10,616.67	0.00
11012 · Development Corp - TXCLASS	194,474.32	178,537.59	15,936.73
Total 10001 · Cash & Cash Equivalents	597,748.50	345,718.90	252,029.60
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	272,169.07	286,440.78	-14,271.71
Total 11200 · Restricted Cash & Cash Equiv.	272,169.07	286,440.78	-14,271.71
Total Checking/Savings	869,917.57	632,159.68	237,757.89
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	1,217,423.43	979,665.54	237,757.89
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	1,252.02	3,679.41	-2,427.39
13078 · Loan Rec - MD Int'l(Orb-Galvan)	76,327.58	77,387.02	-1,059.44
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	138,626.87	139,388.40	-761.53
13999 · Note Receivable - City	241,323.56	341,323.56	-100,000.00
Total Other Assets	482,043.95	586,292.31	-104,248.36
TOTAL ASSETS	5,257,567.63	5,124,058.10	133,509.53
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,080.00	1,130.00	-50.00
Total Accounts Payable	1,080.00	1,130.00	-50.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22210 · Pension Plan Payable	25,717.43	18,534.84	7,182.59
24000 · Payroll Liabilities	5,678.24	5,861.78	-183.54
Total Other Current Liabilities	31,077.20	24,078.15	6,999.05
Total Current Liabilities	32,157.20	25,208.15	6,949.05
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	110,962.65	104,013.60	6,949.05
Equity			
32000 · Unassigned Fund Balance	1,770,195.28	1,771,860.30	-1,665.02
37000 · Restricted Fund Balance	435,818.44	434,153.42	1,665.02
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-617,508.99	-744,069.47	126,560.48
Total Equity	5,146,604.98	5,020,044.50	126,560.48
TOTAL LIABILITIES & EQUITY	5,257,567.63	5,124,058.10	133,509.53

2:14 PM

Economic Development Corporation of Mercedes, Texas (EDC)

2024-2025 Profit & Loss Budget vs. Actual

10/15/25

October 2024 through September 2025

Accrual Basis

	Oct '24 - Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 - Sales Tax	2,308,070.31	2,314,440.29	-6,369.98	99.7%
Total Taxes	2,308,070.31	2,314,440.29	-6,369.98	99.7%
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	22,537.93	19,142.57	3,395.36	117.7%
44027 - Interest - MD Int'l(Orb Galvan)	3,092.49	0.00	3,092.49	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	7,573.89	0.00	7,573.89	100.0%
Total 44000 - Miscellaneous	164,006.28	1,093,854.53	-929,848.25	15.0%
Total Income	2,472,076.59	3,408,294.82	-936,218.23	72.5%
Expense				
5100000 - Personnel Costs				
5101010 - Salaries	227,381.20	220,500.00	6,881.20	103.1%
5101100 - TMRS Contribution	61,507.18	40,351.50	21,155.68	152.4%
5101120 - Social Security	17,337.34	15,343.77	1,993.57	113.0%
5101127 - Cell Phone Allowance	600.00	600.00	0.00	100.0%
5101140 - Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 - Health/Life Insurance	19,638.81	21,460.00	-1,821.19	91.5%
5101180 - Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 - Personnel Costs	326,464.53	300,885.27	25,579.26	108.5%
5102000 - Other Services & Charges				
5102010 - Marketing & Promotion	17,379.34	45,150.00	-27,770.66	38.5%
5102011 - Contract Labor - Writer	4,800.00	6,000.00	-1,200.00	80.0%
5102012 - Automobile Mileage	1,328.65	2,000.00	-671.35	66.4%
5102020 - Audit	7,000.00	7,000.00	0.00	100.0%
5102021 - Loan Fees - EDC	392.76	1,100.00	-707.24	35.7%
5102023 - Leadership Empowerment Group	12,000.00	12,000.00	0.00	100.0%
5102025 - Telephones	4,614.88	4,800.00	-185.12	96.1%
5102074 - Downtown Development	74,230.01	74,230.50	-0.49	100.0%
5102080 - Office Equipment - Lease	3,501.35	4,500.00	-998.65	77.8%
5102095 - Meetings	2,141.19	3,900.00	-1,758.81	54.9%
5102102 - Crime Insurance	700.00	700.00	0.00	100.0%
5102125 - Legal	37,060.00	45,000.00	-7,940.00	82.4%
5102130 - Membership/Subs	1,850.21	3,800.00	-1,949.79	48.7%
5102131 - Web-Site	8,645.00	8,645.00	0.00	100.0%
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	13,680.00	13,200.00	480.00	103.6%
5102144 - Receptionist	16,500.00	16,500.00	0.00	100.0%
5102150 - Travel & Training	38,476.34	48,540.00	-10,063.66	79.3%
5102160 - Water Bill	1,952.47	1,950.00	2.47	100.1%
5102165 - Electricity	3,972.34	4,700.00	-727.66	84.5%
5102310 - Sponsorships	28,350.00	28,350.00	0.00	100.0%
5102320 - Professional Fees - Accounting	21,000.00	21,000.00	0.00	100.0%
5102335 - Projects	1,051,775.36	1,264,057.62	-212,282.26	83.2%
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 Rlos 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	1,567.61	-733.10	53.2%
5102379 - Project RGV Livestock Show Park	25,000.00	25,000.00	0.00	100.0%
5102396 - VTX Note	250,000.08	250,000.08	0.00	100.0%
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	565,000.00	-410.17	99.9%
Total 5102000 - Other Services & Charges	2,711,488.48	3,024,959.55	-313,471.07	89.6%
5102500 - Maintenance				
5102520 - Office Equipment	56.32	20,000.00	-19,943.68	0.3%
5102540 - Maintenance	46,442.99	57,200.00	-10,757.01	81.2%
Total 5102500 - Maintenance	46,499.31	77,200.00	-30,700.69	60.2%
5103000 - Supplies				

2:14 PM

10/15/25

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2024-2025 Profit & Loss Budget vs. Actual

October 2024 through September 2025

	Oct '24 - Sep 25	Budget	\$ Over Budget	% of Budget
5103050 · Office Supplies	2,933.27	3,050.00	-116.73	96.2%
Total 5103000 · Supplies	2,933.27	3,050.00	-116.73	96.2%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	2,199.99	2,200.00	-0.01	100.0%
Total 5104000 · Capital Outlay	2,199.99	2,200.00	-0.01	100.0%
Total Expense	3,089,585.58	3,408,294.82	-318,709.24	90.6%
Net Ordinary Income	-617,508.99	0.00	-617,508.99	100.0%
Net Income	-617,508.99	0.00	-617,508.99	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of September 30, 2025

	<u>Sep 30, 25</u>	<u>Aug 31, 25</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	223,779.14	224,732.00	-952.86
Total Checking/Savings	<u>223,779.14</u>	<u>224,732.00</u>	<u>-952.86</u>
Total Current Assets	<u>223,779.14</u>	<u>224,732.00</u>	<u>-952.86</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	80,161.51	79,875.49	286.02
13078.2 · Loan Rec - MD Int'l (Galvan)	74,259.17	75,348.88	-1,089.71
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	36,021.35	36,859.28	-837.93
13295.2 · Loan Rec - Raquel Moreno	-5.70	-5.70	0.00
Total Other Assets	<u>205,362.87</u>	<u>207,004.49</u>	<u>-1,641.62</u>
TOTAL ASSETS	<u><u>429,142.01</u></u>	<u><u>431,736.49</u></u>	<u><u>-2,594.48</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	441.19	1,296.56	-855.37
22248.2 · Due to EDC	1,252.02	3,679.41	-2,427.39
Total Other Current Liabilities	<u>1,693.21</u>	<u>4,975.97</u>	<u>-3,282.76</u>
Total Current Liabilities	<u>1,693.21</u>	<u>4,975.97</u>	<u>-3,282.76</u>
Total Liabilities	<u>1,693.21</u>	<u>4,975.97</u>	<u>-3,282.76</u>
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	-24,990.45	-25,678.73	688.28
Total Equity	<u>427,448.80</u>	<u>426,760.52</u>	<u>688.28</u>
TOTAL LIABILITIES & EQUITY	<u><u>429,142.01</u></u>	<u><u>431,736.49</u></u>	<u><u>-2,594.48</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending September 30, 2025

	<u>Sep 25</u>	<u>Oct '24 - Sep 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	286.02	3,559.33
44027.2 · Interest - MD Int'l (Galvan)	205.86	3,180.88
44028.2 · Interest - First Na'tl (Gomez)	0.00	-2,027.26
44090.2 · Interest - Castaneda Mario & M	222.18	1,415.93
Total 44000 · Miscellaneous	714.06	6,128.88
Total Income	714.06	6,128.88
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	25.78	271.33
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	25.78	31,119.33
Total Expense	25.78	31,119.33
Net Ordinary Income	688.28	-24,990.45
Net Income	688.28	-24,990.45

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - R.B.E.G. Grant

As of September 30, 2025

	Sep 30, 25	Aug 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	258,546.74	250,590.10	7,956.64
Total 11111.1 · Restricted Cash & Cash Eq.	258,546.74	250,590.10	7,956.64
Total Checking/Savings	258,546.74	250,590.10	7,956.64
Accounts Receivable			
13026.1 · Oth. Receivables	441.19	1,296.56	-855.37
Total Accounts Receivable	441.19	1,296.56	-855.37
Total Current Assets	258,987.93	251,886.66	7,101.27
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	36,389.80	38,194.12	-1,804.32
13078.1 · Loan Rec - MD International	33,843.76	34,217.09	-373.33
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	25,482.04	25,846.71	-364.67
13089.1 · Loan Rec - Martha Carrillo	67,149.04	68,091.82	-942.78
13097.1 · Loan Rec - Ashley R Gonzalez	35,756.11	35,756.11	0.00
13098.1 · N/R - Valor Fitness LLC	29,673.79	30,210.61	-536.82
13098.3 · N/R - NTM Ventures LLC	58,372.64	59,297.85	-925.21
13103.1 · N/R Ledesma (Proj Valdemar)	38,063.08	38,622.42	-559.34
13104.1 · Loan Rec - Project R. Garza	37,577.13	38,071.31	-494.18
13106.1 · Loan Rec - Project Cruz	65,792.63	65,792.63	0.00
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	569,603.15	575,603.80	-6,000.65
TOTAL ASSETS	828,591.08	827,490.46	1,100.62
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	14,364.65	13,264.03	1,100.62
Total Equity	828,591.08	827,490.46	1,100.62
TOTAL LIABILITIES & EQUITY	828,591.08	827,490.46	1,100.62

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

	Sep 25	Oct '24 - Sep 25
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	172.66	2,397.62
44027.1 · Interest - MD Int'l(ORBIT)	70.52	1,089.71
44028.1 · Interest - First Nat'l(B Gomez)	0.00	2,259.41
44031.1 · Interest - The Grind (JOM Inves	90.64	1,014.41
44089.1 · Interest - Martha Carrillo	208.94	2,553.83
44096.1 · Interest - Top Gym - San Miguel	0.00	149.05
44097.1 · Interest - Ashley R Gonzalez	0.00	1,096.45
44098.1 · Interest - Valor Fitness	49.66	991.13
44101.1 · Int. - Ledesma (Proj Valdemar)	112.65	1,458.11
44102.1 · Interest - Project R. Garza	116.82	1,421.70
44296.2 · Interest - NTM Ventures	425.39	2,141.14
Total 44000 · Miscellaneous	1,247.28	16,572.56
Total Income	1,247.28	16,572.56
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	146.66	2,132.91
52335.1 · Projects RBEG	0.00	75.00
Total 5102000 · Other Services & Charges	146.66	2,207.91
Total Expense	146.66	2,207.91
Net Ordinary Income	1,100.62	14,364.65
Net Income	1,100.62	14,364.65

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

Debt Description	September 30, 2025	August 31, 2025	\$ Change
USDA - IRP Note Payable	451,360.77	451,360.77	-
Bonds Payable 2007	520,000.00	520,000.00	-
Bonds Payable 2016 - VTX	208,333.40	229,166.74	(20,833.34)
Estimated Mall Rebate Liability	279,207.80	279,207.80	-
Texas Leverage Fund Payable	-	-	-

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

Vendor Description	September 30, 2025	August 31, 2025
Trans Union LLC	\$ -	\$ 50.00
Simon Property Group	-	-
City of Mercedes	-	-
Groundspeak Inc.	-	-
Elizabeth Rodriguez	1,080.00	1,080.00
Rio Grande Valley Livestock Show	-	-
Charter Communications	-	-
Noe & Gloria Duenas	-	-
Luis H. Saldana	-	-
Mercedes Chamber	-	-
Troiani & Sossi	-	-
Source Strategies	-	-
	<u>\$ 1,080.00</u>	<u>\$ 1,130.00</u>

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 09/16/25 Next Closing Date 10/17/25
Account Ending 5-32007

p. 1/10

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

New Balance	\$1,646.41
Minimum Payment Due	\$35.00
Payment Due Date	10/11/25

Membership Rewards[®] Points

Available and Pending as of 08/31/25

80,818For up to date point balance and full program details, visit membershprewards.com**Account Summary**

Previous Balance	\$3,621.91
Payments/Credits	-\$3,640.18
New Charges	+\$1,664.68
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 10/11/25, 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	7 years	\$2,737
\$59	3 years	\$2,129 (Savings = \$608)

New Balance	\$1,646.41
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$11,353.59

Days in Billing Period: 30

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.
- Your Account is currently enrolled in one or more optional travel insurance product(s). For refund requests, please refer to the **Travel Insurance Premium Refund/Credit Form** 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
MERCEDES TX 78570-3118Payment Due Date
10/11/25New Balance
\$1,646.41Minimum Payment Due
\$35.00See reverse side for instructions
on how to update your address,
phone number, or email.

AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031
\$ 1,646.41
Amount Enclosed

0000349992503945648 000164641000003500 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 09/16/25

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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	-\$3,621.91
Credits	-\$18.27
Total Payments and Credits	-\$3,640.18

Detail

*Indicates posting date

Payments	Amount
08/25/25* PAYMENT RECEIVED - THANK YOU	-\$3,621.91
Credits	Amount
09/02/25 WWW.BANNERBUZZ.COM SUWANEE GA +18005804489	-\$18.27

Credit for Tax Exemption for purchase of 10x8-ft backdrop Marketing promotion

New Charges

Summary

	Total
Total New Charges	\$1,664.68

Detail

*Indicates posting date



MELISSA RAMIREZ
Card Ending 5-32007

				Amount
08/17/25	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
08/18/25	ALLEGRA PRINT 0000 956-421-3669	HARLINGEN	TX	\$151.50
08/18/25	LOS COMALES RESTAURANT 0000 956-565-9966	MERCEDES	TX	\$146.25
08/18/25	WWW.BANNERBUZZ.COM +18005804489	SUWANEE	GA	\$228.36
08/19/25	WWW.BANNERBUZZ.COM +18005804489	SUWANEE	GA	\$18.27
08/19/25	BATH AND BODY WORKS BATH AND BODY W CUSTOMERCARE@BATHANDBODYW	NEW ALBANY	OH	\$60.62

Marketing

Marketing

Meetings

Marketing

Marketing

Office Supplies

Continued on reverse

Detail Continued *Indicates posting date					Amount
08/29/25	Southwest Airlines SOUTHWEST AIRLINES (MASTE From: AUSTIN ROBERT MUEL To: HARLINGEN Ticket Number: 5262382090481 Passenger Name: GARCIA/MARCOS Document Type: PASSENGER TICKET	DALLAS	TX	Carrier: WN Class: E Date of Departure: 09/04	\$139.48
08/31/25	FACEBK *TZP6QXCFV2 ADVERTISING SERVICE	MENLO PARK		<i>Travel & Training</i>	\$150.88
09/03/25	OFFICE DEPOT #2688 000002688 8004633768 EASEL INSTANT,W/CARRYING CASE	MISSION	TX	<i>Marketing</i>	\$43.29
09/04/25	LANIER PARKING 21084004 RLPG000101 RLP 4048816076	AUSTIN	TX	<i>Office Supplies</i>	\$50.00
09/04/25	LANIER PARKING 21084004 RLPG000101 RLP 4048816076	AUSTIN	TX	<i>Travel & Training</i>	\$12.00
09/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	<i>Travel & Training</i>	\$34.99
09/04/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	<i>Office Supplies</i>	\$39.50
09/04/25	ENTERPRISE REN190742 06010190742 Rental: Location Austin TX Return: Austin TX Agreement Number: 787986234 Renter Name: MELISSA RAMIREZ	AUSTIN	TX	<i>Office Supplies</i>	\$183.57
09/04/25	FEDEX OFFICE 0012025090414572078701 DP FoamPrint SS SqFt CLR 1S on 32# Wht	AUSTIN	TX	<i>Travel & Training</i>	\$226.07
09/04/25	RPS HARLINGEN RPS HARLINGEN 956-430-8694	HARLINGEN	TX	<i>Marketing</i>	\$15.00
09/06/25*	TRANSACTION PROCESSED BY AMERICAN EXPRESS PREM CAR RENTAL PROTECTION 800-228-6855 CRA027482972 09/04/2025 AUSTIN			<i>Travel & Training</i>	\$24.95
09/15/25	DNH*GODADDY#3892198966 4805058855 COM Domain Name Registration - 1 Year	Tempe	AZ	<i>Travel & Training</i>	\$60.95
				<i>Marketing</i>	

Fees

	Amount
Total Fees for this Period	\$0.00

Interest Charged

	Amount
Total Interest Charged for this Period	\$0.00

About Trailing Interest

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



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 09/16/25

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Account Ending 5-32007

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	17.49% (v)	\$0.00	\$0.00
Total			\$0.00
(v) Variable Rate			



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

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

XXXXXX3057
09/30/2025
09/30/2025
34
1



00008973 TT212S10012504153500 01 000000000 0008973 006

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

00008973 0033110 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!

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 09/01/2025	\$182,430.29
+ Deposits and Credits (6)	\$313,128.40
- Withdrawals and Debits (38)	\$63,213.10
Ending Balance as of 09/30/2025	\$432,345.59
Service Charges for Period	\$0.00
Average Balance for Period	\$354,821.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Sep 11	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	100,000.00
Sep 12	DEPOSIT	1,795.55
Sep 12	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	206,127.20
Sep 22	DEPOSIT	60.95
Sep 24	REF BL2BWHWP FROM *1899 APPLY GEN FUND SH	3,679.41
Sep 26	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Sep 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Sep 12	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,601.13
Sep 15	IRS/USATAXPYMT 270565882261865 DEVELOPMENT CORPORATIO	5,861.78
Sep 24	REF BL1VQ5R TO *0691 TRANSFER FOR BOND P	10,416.67
Sep 26	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,551.12
Sep 30	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	5,484.80



Account Number XXXXXX3057
Statement Date 09/30/2025
Statement Thru Date 09/30/2025
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Sep 12 <i>Retail Live!</i>	5062	4,500.00	Sep 03	*5109	160.61	Sep 23	5121	400.00
Sep 05	*5093	359.73	Sep 10	5110	260.00	Sep 16	5122	44.80
Sep 02	*5096	147.58	Sep 18	5111	216.14	Sep 29 <i>AMEX</i>	5123	1,646.41
Sep 02	5097	25.00	Sep 15 <i>Employee Ins.</i>	5112	1,699.02	Sep 25	5124	167.90
Sep 04	*5101	110.40	Sep 16	5113	82.54	Sep 29	5125	346.85
Sep 08	5102	665.00	Sep 15	5114	50.00	Sep 30	5126	168.50
Sep 03 <i>Clean-up</i>	5103	1,700.00	Sep 12	5115	14.01	Sep 25	5127	52.50
Sep 05	5104	400.00	Sep 18	*5117	82.68	Sep 24	5128	10.00
Sep 16 <i>Accounting</i>	5105	1,750.00	Sep 17	5118	97.30	Sep 29 <i>Legal Fee's</i>	5129	4,020.00
Sep 09	5106	50.00	Sep 16 <i>Clean-up</i>	5119	1,700.00	Sep 24	5130	12.67
Sep 04 <i>TRRS- Aug</i>	5107	5,777.96	Sep 24	5120	500.00			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Sep 02	181,177.71	Sep 11	271,694.01	Sep 23	456,578.31
Sep 03	179,317.10	Sep 12	468,501.62	Sep 24	449,318.38
Sep 04	173,428.74	Sep 15	460,890.82	Sep 25	449,097.98
Sep 05	172,669.01	Sep 16	457,313.48	Sep 26	444,012.15
Sep 08	172,004.01	Sep 17	457,216.18	Sep 29	437,998.89
Sep 09	171,954.01	Sep 18	456,917.36	Sep 30	432,345.59
Sep 10	171,694.01	Sep 22	456,978.31		

00008973 0033112 0002-0005



00008973 0033113 0003-0005

Account Number XXXXXX3057
Statement Date 09/30/2025
Statement Thru Date 09/30/2025
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CHECK IMAGES

Texas National Bank
CHECKING DEPOSIT
NAME: The Development Corporation of Mercedes, Inc.
DATE: 09-12-2025
ACCOUNT NUMBER: 1001033057
AMOUNT: \$1,795.55

09/12/2025 Check 0 \$1,795.55

Texas National Bank
CHECKING DEPOSIT
NAME: The Development Corporation of Mercedes, Inc.
DATE: 09-22-2025
ACCOUNT NUMBER: 1001033057
AMOUNT: \$60.95

09/22/2025 Check 0 \$60.95

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 7/19/2025
Pay to the order of: Actual Luv
Amount: \$4,500.00
Signature: Peggy Marie Cherry

09/12/2025 Check 5062 \$4,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 8/26/2025
Pay to the order of: Hudson Energy Services, LLC
Amount: \$359.73
Signature: Peggy Marie Cherry

09/05/2025 Check 5093 \$359.73

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 8/26/2025
Pay to the order of: Melissa Ramirez
Amount: \$147.58
Signature: Peggy Marie Cherry

09/02/2025 Check 5096 \$147.58

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 8/26/2025
Pay to the order of: MPC Studios, Inc.
Amount: \$25.00
Signature: Peggy Marie Cherry

09/02/2025 Check 5097 \$25.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: Melissa Ramirez
Amount: \$110.40
Signature: Peggy Marie Cherry

09/04/2025 Check 5101 \$110.40

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: MPC Studios, Inc.
Amount: \$665.00
Signature: Peggy Marie Cherry

09/08/2025 Check 5102 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: New & Gloria Duran
Amount: \$1,700.00
Signature: Peggy Marie Cherry

09/03/2025 Check 5103 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: Ricardo D. Carrasco
Amount: \$400.00
Signature: Peggy Marie Cherry

09/05/2025 Check 5104 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: SAS CPA LLC
Amount: \$1,750.00
Signature: Peggy Marie Cherry

09/16/2025 Check 5105 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570
Check date: 9/2/2025
Pay to the order of: Trans Union, LLC
Amount: \$50.00
Signature: Peggy Marie Cherry

09/09/2025 Check 5106 \$50.00

00008973 0033114 0004-0005

Account Number XXXXXX3057
Statement Date 09/30/2025
Statement Thru Date 09/30/2025
Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/4/2025
Pay to the order of: City of Mercedes
Five Thousand Seven Hundred Seventy Seven and 96/100
City of Mercedes
400 S. Ohio Ave.
Mercedes, TX 78357
THRS August 2025
\$5,777.96
0000005107 C114970128C 1001033057*

09/04/2025 Check 5107 \$5,777.96

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/3/2025
Pay to the order of: Mercedes Jackson Garcia IV
One Hundred Sixty and 61/100
Mercedes Jackson Garcia IV
312 S. Main 2 1st E.
Mercedes, TX 78357
Reimbursement - Charge to cash account for flight
\$160.61
0000005109 C114970128C 1001033057*

09/03/2025 Check 5109 \$160.61

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/10/2025
Pay to the order of: Ohio Post Control
Two Hundred Sixty and 00/100
Ohio Post Control
222 Highway 700
Hampden, TX 78350
Post Control - Sep 2025
\$260.00
0000005110 C114970128C 1001033057*

09/10/2025 Check 5110 \$260.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/18/2025
Pay to the order of: Charter Communications
Two Hundred Sixteen and 14/100
Charter Communications
P.O. Box 60274
City of Industry, CA 91716-0274
Telephones
\$216.14
0000005111 C114970128C 1001033057*

09/18/2025 Check 5111 \$216.14

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/15/2025
Pay to the order of: City of Mercedes
One Thousand Six Hundred Ninety Nine and 2/100
City of Mercedes
400 S. Ohio Ave.
Mercedes, TX 78357
Employee Insurance - August 2025
\$1,699.02
0000005112 C114970128C 1001033057*

09/15/2025 Check 5112 \$1,699.02

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/16/2025
Pay to the order of: Mercedes Jackson Garcia IV
Eighty Two and 54/100
Mercedes Jackson Garcia IV
312 S. Main 2 1st E.
Mercedes, TX 78357
Reimbursement - Uber 6.35AM from Dallas to, Texas
\$82.54
0000005113 C114970128C 1001033057*

09/16/2025 Check 5113 \$82.54

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/15/2025
Pay to the order of: Kimo Salinas
Fifty and 00/100
Kimo Salinas
1400 E. Highway 51
Edinburg, TX 78541
Reimbursement - Cost of Parking at Harlingen Airport
\$50.00
0000005114 C114970128C 1001033057*

09/15/2025 Check 5114 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/12/2025
Pay to the order of: Zebra Systems
Fourteen and 1/100
Zebra Systems
P.O. Box 1430
Edinburg, TX 78538
Reimbursement - FedEx Ground shipping of Stamps at
\$14.01
0000005115 C114970128C 1001033057*

09/12/2025 Check 5115 \$14.01

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/18/2025
Pay to the order of: Libertex
Eighty Two and 68/100
Libertex
P.O. Box 814
Mercedes, Texas 78357-0814
Office Equipment Asset #2231-4
\$82.68
0000005117 C114970128C 1001033057*

09/18/2025 Check 5117 \$82.68

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/17/2025
Pay to the order of: Mario Salinas
Ninety Seven and 30/100
Mario Salinas
1400 E. Highway 51
Edinburg, TX 78541
Automobile Mailing
\$97.30
0000005118 C114970128C 1001033057*

09/17/2025 Check 5118 \$97.30

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/16/2025
Pay to the order of: Jose & Clara Duran
One Thousand Seven Hundred and 00/100
Jose & Clara Duran
1330 S. Moser
Mercedes, TX 78357
Central Business District Clean & Best Cleanup
\$1,700.00
0000005119 C114970128C 1001033057*

09/16/2025 Check 5119 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 S. Ohio
Mercedes, TX 78357
Check date: 9/24/2025
Pay to the order of: Rodas & Associates PLLC
Five Hundred and 00/100
Rodas & Associates PLLC
P.O. Box 470
Waco, Texas 76799
Survey of 0.23 of one acre tract out of 10.46 S. 10th
L-4 251% *0000005120* C114970128C 1001033057*

09/24/2025 Check 5120 \$500.00

Account Number XXXXXX3057
Statement Date 09/30/2025
Statement Thru Date 09/30/2025
Page 5

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/23/2025

Pay to the order of: The Mercedes Enterprise
\$ 400.00

Four Hundred and 00/100

The Mercedes Enterprise
P.O. Box 837
Mercedes, Texas 78370

Public Notice RFP - Jet Street Economy & Public Use

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005121 C114920128C 1001013051*

09/23/2025 Check 5121 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/16/2025

Pay to the order of: Zoltia Mancuso
\$ 44.80

Forty Four and 80/100

Zoltia Mancuso
P.O. Box 1428
Edinburg, TX 78549

Automobile Mergers

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005122 C114920128C 1001013051*

09/16/2025 Check 5122 \$44.80

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/29/2025

Pay to the order of: American Express
\$ 1,646.41

One Thousand Six Hundred Forty Six and 41/100

American Express
P.O. Box 621
Card Shown to: 63197 8021

ALICE 3718 37180 31928

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005123 C114920128C 1001013051*

09/29/2025 Check 5123 \$1,646.41

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/25/2025

Pay to the order of: City of Mercedes
\$ 167.90

One Hundred Sixty Seven and 90/100

City of Mercedes
P.O. Box 837
Mercedes, TX 78370

Water

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005124 C114920128C 1001013051*

09/25/2025 Check 5124 \$167.90

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/29/2025

Pay to the order of: Hudson Energy Services, LLC
\$ 346.85

Three Hundred Forty Six and 85/100

Hudson Energy Services, LLC
P.O. Box 2312
Dallas, TX 75275-1122

Account: 00000147

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005125 C114920128C 1001013051*

09/29/2025 Check 5125 \$346.85

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/30/2025

Pay to the order of: Lantide Telecom
\$ 168.50

One Hundred Sixty Eight and 50/100

Lantide Telecom
2311 N. Meador Rd
Mercedes, TX 78001

Telephones

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005126 C114920128C 1001013051*

09/30/2025 Check 5126 \$168.50

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/25/2025

Pay to the order of: Melissa Ramirez
\$ 52.50

Fifty Two and 50/100

Melissa Ramirez
2024 Grand Ave
Edinburg, TX 78549

Automobile Mergers

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005127 C114920128C 1001013051*

09/25/2025 Check 5127 \$52.50

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/24/2025

Pay to the order of: Peggy Marie Chavez
\$ 10.00

Ten and 00/100

Peggy Marie Chavez
440 S. Martin St
Mercedes, Texas 78370

Pushing at Valley International Airport at Harlingen, T

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005128 C114920128C 1001013051*

09/24/2025 Check 5128 \$10.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/29/2025

Pay to the order of: Truett & Smith, PLLC
\$ 4,020.00

Four Thousand Twenty and 00/100

Truett & Smith, PLLC
811 E. Washington St
Brownsville, TX 78302

Legal Fees Aug 2025

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005129 C114920128C 1001013051*

09/29/2025 Check 5129 \$4,020.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78370

TEAR NATIONAL BANK
MERCEDES TEXAS
90202144

Check date: 09/24/2025

Pay to the order of: Zoltia Mancuso
\$ 12.67

Twelve and 67/100

Zoltia Mancuso
P.O. Box 1428
Edinburg, TX 78549

Automobile Mergers

Signature: Francisco Baez

Accounting Manager: Jerry Thomas Baez

0000005130 C114920128C 1001013051*

09/24/2025 Check 5130 \$12.67

00008973 0033115 0005-0005





0000474-0008254 PDF 834240

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

Summary Statement

September 30, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 4.3496%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	178,537.59	15,293.97	0.00	642.76	7,063.62	179,885.29
TX-01-0607-0002	EDC 2006 RESERVE	286,440.78	0.00	15,293.97	1,022.26	9,363.34	286,001.01
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	79,875.49	0.00	0.00	286.02	2,611.96	80,028.02
TOTAL		544,853.86	15,293.97	15,293.97	1,951.04	19,038.92	546,804.90

Tel: (800) 707-6242

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

Security Holder Remittance Report for 10/8/2025

Start Date: 9/25/2025 12:00:00A
End Date: 10/8/2025 11:59:00P
Print Date: 10/08/2025
Print Time: 3:22:05 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	10/06/2025	1,483.29	1,323.77	159.52	18.00	0.00	0.00	0.00	1,465.29
Investor/Bank/Group Total				1,483.29	1,323.77	159.52	18.00	0.00	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	09/25/2025	455.31	371.53	83.78	18.00	0.00	0.00	0.00	437.31
98573148	Valor Fitness,	Regular Pymnt	10/01/2025	586.48	515.75	70.73	18.00	0.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	10/01/2025	1,151.72	964.99	186.73	18.00	0.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	10/01/2025	611.00	506.50	104.50	18.00	0.00	0.00	0.00	593.00
98572140	Gonzalez	Regular Pymnt	10/03/2025	322.00	166.24	155.76	18.00	0.00	0.00	0.00	304.00
98575284	NTM Ventures	Regular Pymnt	10/06/2025	588.79	452.21	136.58	18.00	0.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	10/06/2025	81.21	81.21	0.00	0.00	0.00	0.00	0.00	81.21
98593249	NTM Ventures	Regular Pymnt	10/06/2025	642.20	517.89	124.31	18.00	0.00	0.00	0.00	624.20
98593249	NTM Ventures	Prin Reduction	10/06/2025	31.80	31.80	0.00	0.00	0.00	0.00	0.00	31.80
Investor/Bank/Group Total				4,470.51	3,608.12	862.39	126.00	0.00	0.00	0.00	4,344.51

Total Security Holder	5,953.80	4,931.89	1,021.91	144.00	0.00	0.00	5,809.80
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Delinquency Report

As Of October 08, 2025

Data Date: 10/08/2025
Data Time: 3:20:48 pm
Print Date: 10/08/2025
Print Time: 3:20:48 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		7,258.00	11/01/2024	10/22/2024	341	12
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	25,608.19	11/06/2022	11/25/2024	1067	36
Gomez , Roy 334 South Texas Blvd.										
98560836	107,362.25	36,021.35	1060.13	106.02	09/03/2025	3,285.84	08/01/2025	09/03/2025	68	3
Castaneda , Mario 1201 S. Rio Rico Rd.										

Mortgage Servicer System

Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Blk	Inv	Grp	Int Rate	Payment Amt	Deferred Bal	Prin Bal/	T&I Bal/	Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98577068	Mercedes Columbus	98577068	11/01/25	01	985	001	3.50000	1,483.29	137,303.10			.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92			137,303.10	.00	.00	.00
									.00			24,513.92			
												.00			
								Group Totals:	2,042.29						
												161,817.02			
									161,817.02				.00		.00
															Item Count = 2
98550030	De La Garza, Albaro d	98550030	10/01/25	01	985	002	5.00000	1,976.98	36,389.80			.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	10/15/25	01	985	002	4.00000	455.31	25,110.51			36,389.80	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	10/01/25	01	985	002	3.00000	320.94				.00	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	11/01/25	01	985	002	3.00000	586.48	29,158.04			25,110.51	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	11/01/25	01	985	002	3.00000	588.79				.00	.00	.00	.00
98576108	Carrillo, Martha	98576108	11/01/25	01	985	002	3.50000	1,151.72	58,811.83			35,589.87	.00	.00	.00
98576708	Ledesma, Renata	98576708	10/01/25	01	985	002	3.50000	671.99	66,184.05			29,158.04	.00	.00	.00
98577236	Garza Funerals Family	98577236	11/01/25	01	985	002	3.50000	611.00	38,063.08			58,811.83	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	11/01/25	01	985	002	3.50000	650.60				66,184.05	.00	.00	.00
									38,063.08			.00	.00	.00	.00
									.00			38,063.08	.00	.00	.00
									37,070.63			.00	.00	.00	.00
									.00			37,070.63	.00	.00	.00
									64,270.33			.00	.00	.00	.00
									.00			64,270.33	.00	.00	.00
								Group Totals:	7,013.81						
												.00			
									390,648.14				.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	08/01/25	01	985	003	3.50000	1,060.13	36,021.35			38,939.59	.00	.00	.00
												.00	.00	.00	.00
												36,021.35	.00	.00	.00
												.00	.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	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98569300	MD International, LLC	98569300	09/18/25	01	985	003	3.00000	2,938.50	184,502.12	.00	.00	.00	.00
Group Totals:									4,689.21	184,502.12		.00	
									259,463.06	259,463.06	.00		.00
Investor Totals:									13,745.31	.00		.00	Item Count = 3
									811,928.22	811,928.22	.00		.00
Bank Totals:									13,745.31	.00		.00	Item Count = 14
									811,928.22	811,928.22	.00		.00
Grand Totals:									13,745.31	0.00		0.00	Item Count = 14
									811,928.22	811,928.22	0.00		0.00
									0.00				