

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
November 19, 2025 at 11:30AM
320 S. Ohio

1. Call meeting to order

Development Corporation of Mercedes, Inc.

Agenda

November 19, 2025 at 11:30AM

320 S Ohio

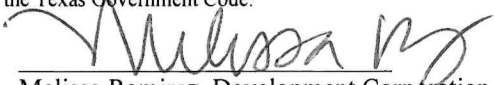
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, November 19, 2025 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: October 22, 2025 Minutes
3. Discussion and Action: October 2025 Financials
4. Discussion and Action: Bad Debt Policy/ Foreclosure Policy
5. Discussion and Action: Downtown Façade Grant
6. Discussion and Action: Film Grant
7. Discussion and Action: ICSC Red-River
8. Discussion and Action: DCM Signage Improvement Program- Nayelli Valdemar, Eduardo Ozuna, Joe Steve Gonzalez, Laura Luna
9. Discussion and Action: Signage Removal & Storage- Yanira Tamez
10. Discussion and Action: MPC Studios Migration to Google Workspace
11. Discussion and Action: Tabled Items
12. Executive Session: Section 551.087: Economic development negotiations with Project Figuera, Project Garza, Project Kamel, 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 13th day of November 2025 at 9:45 AM. and will remain so posted continuously for at least 3 business days proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:


Melissa Ramirez, Development Corporation of Mercedes

2. Discussion and Action: October 22, 2025 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, October 22, 2025 11:30AM

Board Members Present:

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

EDC Staff Present:

Melissa Ramirez – Executive Director
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

EDC Staff Absent:

Zefra Mascorro – Administrative Coordinator

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: September 24, 2025 Minutes

Roel Villanueva moved to approve the September 24, 2025 minutes as presented. Seconded by Fred Gonzalez. All voted aye.

3. Discussion and Action: September 2025 Financials

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

4. Discussion and Action: FY24-25 Audit, Adrian Webb CPA

Fred Gonzalez motioned to engage Adrian Webb, CPA for the FY24-25 Audit for a total cost of \$7,000. Seconded by Tony Garza. All voted aye.

5. Discussion and Action: Bad Debt Policy

Joe Flores moved to Table the Bad Debt Policy items. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: Approval of Mural

Joe Flores moved to approve mural rendering #1. Seconded by Fred Gonzalez. All voted aye.

7. Discussion and Action: Downtown Façade Project

Joe Flores moved to direct Melissa Ramirez, Executive Director to go out for RFP's for architectural services for the Downtown Façade Project. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: Audio-Visual Bid

Roel Villanueva moved to award the Audio-Visual Bid to AISYS Consulting, LLC for a total project cost of \$24,270.45. Seconded by Joe Flores. All voted aye.

9. Discussion and Action: National Fitness Campaign

Tony Garza moved to deny the National Fitness Campaign. Seconded by Fred Gonzalez. All voted aye.

10. Discussion and Action: DCM Signage Improvement Program- Nayelli Valdemar, Eduardo Ozuna, Ruben Lozano

No Action

11. Discussion and Action: Tabled Items

No Action

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.

The Board went into Executive Session at 12:26 PM

Fred Gonzalez, Board member exited Executive Session at 12:36PM

The Board went into Open Session at 1:20PM

12. Discussion and Action: item #12

No Action

13. Adjournment: 1:20PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

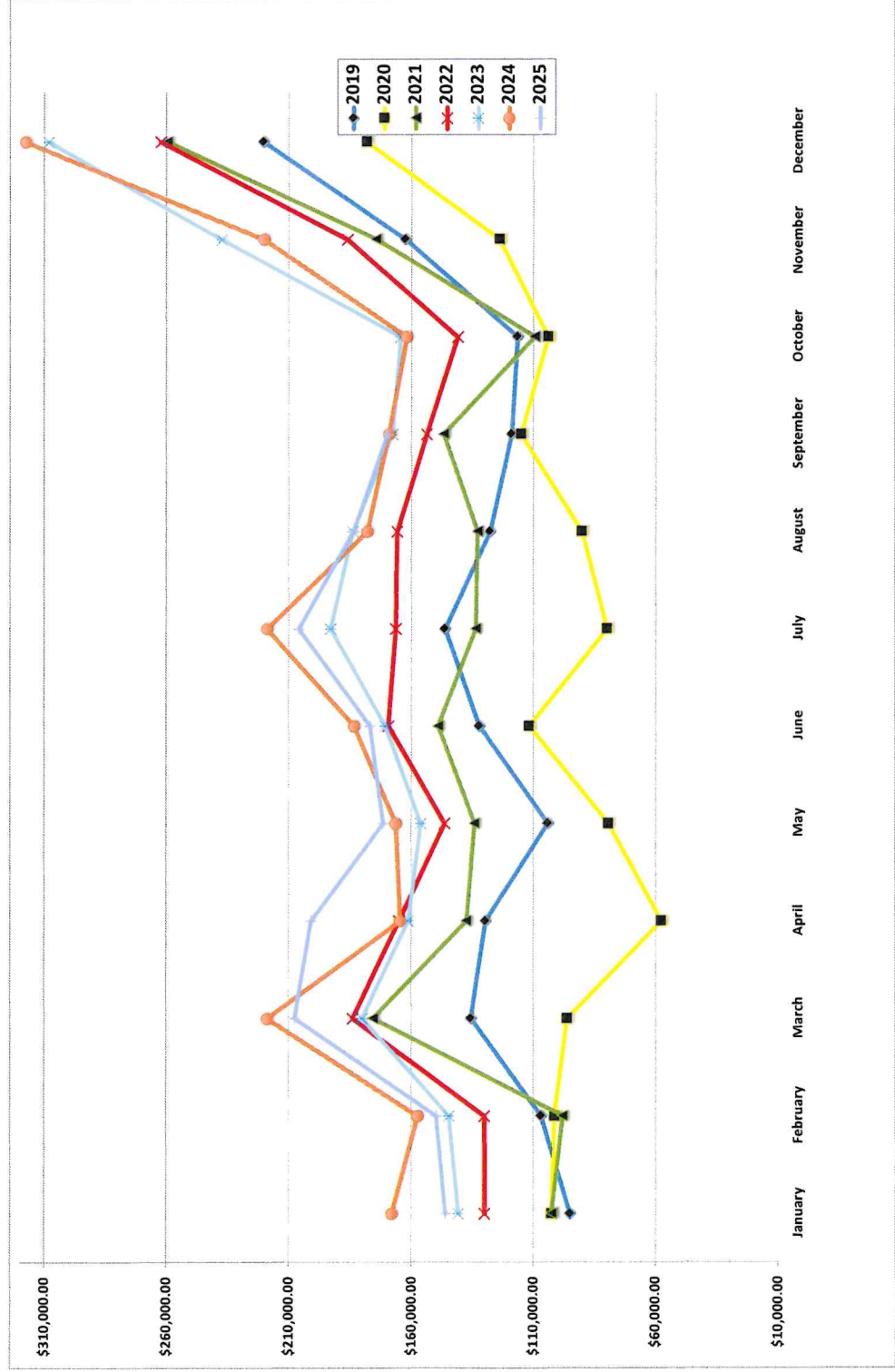
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: October 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	\$57,618.21	\$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	\$169,886.76				\$1,614,337.16



September 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%	\$519,430.10	\$521,740.61	-0.44%	\$5,639,077.96	\$5,574,297.48	1.16%
Hidalgo	Alton	2.00%	\$185,373.88	\$164,730.98	12.53%	\$2,022,737.30	\$1,899,503.92	6.48%
Hidalgo	Donna	2.00%	\$674,102.68	\$644,531.67	4.58%	\$7,185,015.92	\$7,041,450.92	2.03%
Hidalgo	Edcouch	2.00%	\$40,723.68	\$38,559.47	5.61%	\$437,451.40	\$427,252.77	2.38%
Hidalgo	Edinburg	2.00%	\$3,611,188.12	\$3,262,783.53	10.67%	\$39,733,449.48	\$35,168,892.07	12.97%
Hidalgo	Elsa	1.50%	\$160,834.54	\$148,956.72	7.97%	\$1,660,911.48	\$1,654,487.75	0.38%
Hidalgo	Granjeno	1.00%	\$3,702.66	\$4,871.03	-23.98%	\$54,106.21	\$57,800.95	-6.39%
Hidalgo	Hidalgo	2.00%	\$534,809.36	\$494,188.37	8.21%	\$5,267,494.19	\$5,589,612.46	-5.76%
Hidalgo	La Joya	2.00%	\$80,325.47	\$77,763.95	3.29%	\$717,886.25	\$703,632.99	2.02%
Hidalgo	La Villa	2.00%	\$18,445.32	\$16,026.66	15.09%	\$150,267.91	\$174,337.50	-13.80%
Hidalgo	McAllen	2.00%	\$8,581,906.19	\$8,120,568.03	5.68%	\$91,752,312.36	\$89,112,977.29	2.96%
Hidalgo	Mercedes	2.00%	\$679,547.05	\$677,399.29	0.31%	\$8,609,180.45	\$8,689,462.65	-0.92%
Hidalgo	Mission	2.00%	\$2,465,481.89	\$2,479,045.25	-0.54%	\$26,719,978.59	\$25,591,978.07	4.40%
Hidalgo	Palmhurst	1.50%	\$246,449.76	\$252,768.30	-2.49%	\$2,675,274.04	\$2,632,345.85	1.63%
Hidalgo	Palmview	1.50%	\$223,821.18	\$211,815.00	5.66%	\$2,197,098.52	\$2,150,514.46	2.16%
Hidalgo	Penitas	1.50%	\$133,405.96	\$141,138.54	-5.47%	\$1,563,061.19	\$1,563,006.52	0.00%
Hidalgo	Pharr	2.00%	\$2,654,920.37	\$2,585,500.63	2.68%	\$28,568,822.84	\$27,529,706.99	3.77%
Hidalgo	Progreso	2.00%	\$27,207.78	\$26,810.58	1.48%	\$299,990.76	\$280,686.09	6.87%
Hidalgo	Progreso Lakes	1.50%	\$7,904.06	\$7,174.54	10.16%	\$88,713.34	\$84,349.66	5.17%
Hidalgo	San Juan	2.00%	\$664,758.83	\$596,250.58	11.48%	\$6,838,792.08	\$6,154,534.00	11.11%
Hidalgo	Sullivan City	1.00%	\$21,125.31	\$22,643.18	-6.70%	\$222,257.10	\$236,062.58	-5.84%
Hidalgo	Weslaco	2.00%	\$1,776,340.29	\$1,699,309.07	4.53%	\$19,509,398.39	\$18,655,464.57	4.57%
City								
				\$679,547.05				
				75%				
				\$509,660.29				
EDC								
				\$679,547.05				
				25%				
				\$169,886.76				

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of October 31, 2025

	Oct 31, 25	Sep 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 - Cash & Cash Equivalents			
11010.5 - Cash - Development Corp_3057	302,037.22	392,657.51	-90,620.29
11011 - VTX Bond 2016	200.00	10,616.67	-10,416.67
11012 - Development Corp - TXCLASS	195,181.69	194,474.32	707.37
Total 10001 - Cash & Cash Equivalents	497,418.91	597,748.50	-100,329.59
11200 - Restricted Cash & Cash Equiv.			
11013 - EDC 2006 Reserve - TXCLASS	273,159.04	272,169.07	989.97
Total 11200 - Restricted Cash & Cash Equiv.	273,159.04	272,169.07	989.97
Total Checking/Savings	770,577.95	869,917.57	-99,339.62
Accounts Receivable			
13019 - Sales Tax Receivable	404,333.79	404,333.79	0.00
Total Accounts Receivable	404,333.79	404,333.79	0.00
Total Current Assets	1,174,911.74	1,274,251.36	-99,339.62
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	1,252.02	0.00
13078 - Loan Rec - MD Int'l(Orb-Galvan)	76,327.58	76,327.58	0.00
13105 - Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 - Loan Rec - Mercedes Columbus CI	137,303.10	138,626.87	-1,323.77
13999 - Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	480,720.18	482,043.95	-1,323.77
TOTAL ASSETS	5,213,732.17	5,314,395.56	-100,663.39
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 - Accounts Payable	1,800.00	1,080.00	720.00
Total Accounts Payable	1,800.00	1,080.00	720.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22210 - Pension Plan Payable	30,817.09	25,717.43	5,099.66
24000 - Payroll Liabilities	3,955.86	5,678.24	-1,722.38
Total Other Current Liabilities	34,454.48	31,077.20	3,377.28
Total Current Liabilities	36,254.48	32,157.20	4,097.28
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	115,059.93	110,962.65	4,097.28
Equity			
32000 - Unassigned Fund Balance	1,402,311.76	1,964,690.16	-562,378.40
37000 - Restricted Fund Balance	243,020.90	241,323.56	1,697.34
38000 - Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-104,760.67	-560,681.06	455,920.39
Total Equity	5,098,672.24	5,203,432.91	-104,760.67
TOTAL LIABILITIES & EQUITY	5,213,732.17	5,314,395.56	-100,663.39

11:54 AM

Economic Development Corporation of Mercedes, Texas (EDC)

11/14/25

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025

	Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	184,046.05	2,314,440.29	-2,130,394.24	8.0%
Total Taxes	184,046.05	2,314,440.29	-2,130,394.24	8.0%
44000 · Miscellaneous				
44005 · Texas Class Transfer	0.00	189,873.20	-189,873.20	0.0%
44006 · Other Income-City Pmt VTX	0.00	93,749.00	-93,749.00	0.0%
44020 · Interest - TX Class	1,697.34	2,000.00	-302.66	84.9%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	159.52	0.00	159.52	100.0%
Total 44000 · Miscellaneous	1,856.86	546,287.59	-544,430.73	0.3%
Total Income	185,902.91	2,860,727.88	-2,674,824.97	6.5%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	17,164.80	226,800.00	-209,635.20	7.6%
5101100 · TMRS Contribution	3,898.11	42,000.00	-38,101.89	9.3%
5101120 · Social Security	1,308.30	14,300.00	-12,991.70	9.1%
5101127 · Cell Phone Allowance	50.00	600.00	-550.00	8.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	1,636.32	21,460.00	-19,823.68	7.6%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	24,057.53	307,790.00	-283,732.47	7.8%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	16,685.93	48,750.00	-32,064.07	34.2%
5102011 · Contract Labor - Writer	400.00	6,000.00	-5,600.00	6.7%
5102012 · Automobile Mileage	32.13	2,000.00	-1,967.87	1.6%
5102020 · Audit	1,750.00	8,000.00	-6,250.00	21.9%
5102021 · Loan Fees - EDC	18.00	825.00	-807.00	2.2%
5102023 · Leadership Empowerment Group	0.00	12,000.00	-12,000.00	0.0%
5102025 · Telephones	383.93	5,400.00	-5,016.07	7.1%
5102074 · Downtown Development	0.00	70,000.00	-70,000.00	0.0%
5102080 · Office Equipment - Lease	248.79	4,500.00	-4,251.21	5.5%
5102095 · Meetings	165.74	2,600.00	-2,434.26	6.4%
5102102 · Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	4,140.00	45,000.00	-40,860.00	9.2%
5102130 · Membership/Subs	50.00	2,000.00	-1,950.00	2.5%
5102131 · Web-Site	665.00	7,980.00	-7,315.00	8.3%
5102133 · Miscellaneous	0.00	1,500.00	-1,500.00	0.0%
5102134 · Bldg Lease	0.00	24,000.00	-24,000.00	0.0%
5102142 · Janitorial	960.00	13,200.00	-12,240.00	7.3%
5102144 · Receptionist	0.00	33,000.00	-33,000.00	0.0%
5102145 · Civic Serve	0.00	12,000.00	-12,000.00	0.0%
5102150 · Travel & Training	5,483.04	52,540.00	-47,056.96	10.4%
5102160 · Water Bill	165.62	2,000.00	-1,834.38	8.3%
5102165 · Electricity	287.11	4,700.00	-4,412.89	6.1%
5102310 · Sponsorships	3,000.00	27,850.00	-24,850.00	10.8%
5102320 · Professional Fees - Accounting	1,750.00	21,000.00	-19,250.00	8.3%
5102335 · Projects	4,600.00	1,195,136.38	-1,190,536.38	0.4%
5102340 · Chamber	0.00	53,500.00	-53,500.00	0.0%
5102344 · Project Travel Center	0.00	100,000.00	-100,000.00	0.0%
5102355 · Series 2007 - Interest	0.00	34,807.50	-34,807.50	0.0%
5102356 · Series 2007 - Principal	0.00	225,000.00	-225,000.00	0.0%
5102362 · Project Rios of Mercedes	51,400.00	51,400.00	0.00	100.0%
5102365 · Project VIDA	15,000.00	15,000.00	0.00	100.0%
5102379 · Project RGV Livestock Show Park	0.00	25,000.00	-25,000.00	0.0%
5102396 · VTX Note	20,833.34	93,749.00	-72,915.66	22.2%
5102399 · Outlet Mall Oct 18' - Oct 28'	134,983.11	280,000.00	-145,016.89	48.2%
Total 5102000 · Other Services & Charges	263,001.74	2,481,137.88	-2,218,136.14	10.6%

11:54 AM

Economic Development Corporation of Mercedes, Texas (EDC)

11/14/25

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025

	Oct 25	Budget	\$ Over Budget	% of Budget
5102500 · Maintenance				
5102520 · Office Equipment	0.00	10,000.00	-10,000.00	0.0%
5102540 · Maintenance	3,400.00	57,200.00	-53,800.00	5.9%
Total 5102500 · Maintenance	3,400.00	67,200.00	-63,800.00	5.1%
5103000 · Supplies				
5103050 · Office Supplies	204.31	3,000.00	-2,795.69	6.8%
Total 5103000 · Supplies	204.31	3,000.00	-2,795.69	6.8%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	0.00	1,600.00	-1,600.00	0.0%
Total 5104000 · Capital Outlay	0.00	1,600.00	-1,600.00	0.0%
Total Expense	290,663.58	2,860,727.88	-2,570,064.30	10.2%
Net Ordinary Income	-104,760.67	0.00	-104,760.67	100.0%
Net Income	-104,760.67	0.00	-104,760.67	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of October 31, 2025

	<u>Oct 31, 25</u>	<u>Sep 30, 25</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	224,821.27	223,779.14	1,042.13
Total Checking/Savings	<u>224,821.27</u>	<u>223,779.14</u>	<u>1,042.13</u>
Total Current Assets	<u>224,821.27</u>	<u>223,779.14</u>	<u>1,042.13</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	80,453.09	80,161.51	291.58
13078.2 · Loan Rec - MD Int'l (Galvan)	74,259.17	74,259.17	0.00
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	35,111.81	36,021.35	-909.54
Total Other Assets	<u>204,750.61</u>	<u>205,368.57</u>	<u>-617.96</u>
TOTAL ASSETS	<u>429,571.88</u>	<u>429,147.71</u>	<u>424.17</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	441.19	441.19	0.00
22248.2 · Due to EDC	1,252.02	1,252.02	0.00
Total Other Current Liabilities	<u>1,693.21</u>	<u>1,693.21</u>	<u>0.00</u>
Total Current Liabilities	<u>1,693.21</u>	<u>1,693.21</u>	<u>0.00</u>
Total Liabilities	<u>1,693.21</u>	<u>1,693.21</u>	<u>0.00</u>
Equity			
32000 · Unassigned Fund Balance	-68,611.10	-43,626.35	-24,984.75
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	424.17	-24,984.75	25,408.92
Total Equity	<u>427,878.67</u>	<u>427,454.50</u>	<u>424.17</u>
TOTAL LIABILITIES & EQUITY	<u>429,571.88</u>	<u>429,147.71</u>	<u>424.17</u>

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending October 31, 2025

	<u>Oct 25</u>	<u>Oct 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	291.58	291.58
44090.2 · Interest - Castaneda Mario & M	150.59	150.59
Total 44000 · Miscellaneous	<u>442.17</u>	<u>442.17</u>
Total Income	<u>442.17</u>	<u>442.17</u>
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	18.00	18.00
Total 5102000 · Other Services & Charges	<u>18.00</u>	<u>18.00</u>
Total Expense	<u>18.00</u>	<u>18.00</u>
Net Ordinary Income	<u>424.17</u>	<u>424.17</u>
Net Income	<u>424.17</u>	<u>424.17</u>

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

	Oct 31, 25	Sep 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	265,504.22	258,546.74	6,957.48
Total 11111.1 · Restricted Cash & Cash Eq.	265,504.22	258,546.74	6,957.48
Total Checking/Savings	265,504.22	258,546.74	6,957.48
Accounts Receivable			
13026.1 · Oth. Receivables	441.19	441.19	0.00
Total Accounts Receivable	441.19	441.19	0.00
Total Current Assets	265,945.41	258,987.93	6,957.48
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	34,557.38	36,389.80	-1,832.42
13078.1 · Loan Rec - MD International	33,843.76	33,843.76	0.00
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	25,110.51	25,482.04	-371.53
13089.1 · Loan Rec - Martha Carrillo	66,184.05	67,149.04	-964.99
13097.1 · Loan Rec - Ashley R Gonzalez	35,589.87	35,756.11	-166.24
13098.1 · N/R - Valor Fitness LLC	29,158.04	29,673.79	-515.75
13098.3 · N/R - NTM Ventures LLC	57,289.53	58,372.64	-1,083.11
13103.1 · N/R Ledesma (Proj Valdemar)	37,502.11	38,063.08	-560.97
13104.1 · Loan Rec - Project R. Garza	37,070.63	37,577.13	-506.50
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	563,601.64	569,603.15	-6,001.51
TOTAL ASSETS	829,547.05	828,591.08	955.97
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	31,604.10	17,239.45	14,364.65
32001.1 · Fund Balance - Auxiliary	-12,921.25	-12,921.25	0.00
37000.1 · Restricted Fund Balance - RBEG	664,091.46	664,091.46	0.00
38000.1 · Nonspendable Fund Balance- RBEG	145,816.77	145,816.77	0.00
Net Income	955.97	14,364.65	-13,408.68
Total Equity	829,547.05	828,591.08	955.97
TOTAL LIABILITIES & EQUITY	829,547.05	828,591.08	955.97

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

	Oct 25	Oct 25
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	144.56	144.56
44031.1 · Interest - The Grind (JOM Inves	83.78	83.78
44089.1 · Interest - Martha Carrillo	186.73	186.73
44097.1 · Interest - Ashley R Gonzalez	155.76	155.76
44098.1 · Interest - Valor Fitness	70.73	70.73
44101.1 · Int. - Ledesma (Proj Valdemar)	111.02	111.02
44102.1 · Interest - Project R. Garza	104.50	104.50
44296.2 · Interest - NTM Ventures	260.89	260.89
Total 44000 · Miscellaneous	1,117.97	1,117.97
Total Income	1,117.97	1,117.97
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	162.00	162.00
Total 5102000 · Other Services & Charges	162.00	162.00
Total Expense	162.00	162.00
Net Ordinary Income	955.97	955.97
Net Income	955.97	955.97

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of October 31, 2025

Debt Description	October 31, 2025	September 30, 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	187,500.06	208,333.40	(20,833.34)
Estimated Mall Rebate Liability	144,224.69	279,207.80	(134,983.11)
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)

Accounts Payable

As of October 31, 2025

Vendor Description	October 31, 2025	September 30, 2025
Trans Union LLC	\$ 50.00	\$ -
Simon Property Group	-	-
City of Mercedes	-	-
Groundspeak Inc.	-	-
Elizabeth Rodriguez	-	1,080.00
Rio Grande Valley Livestock Show	-	-
Charter Communications	-	-
Noe & Gloria Duenas	-	-
Luis H. Saldana	-	-
Mercedes Chamber	-	-
Troiani & Sossi	-	-
Adrian Webb CPA	1,750.00	-
	<u>\$ 1,800.00</u>	<u>\$ 1,080.00</u>

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 10/17/25 Next Closing Date 11/16/25
Account Ending 5-32007

p. 1/12

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

New Balance	\$2,539.32
Minimum Payment Due	\$35.00
Payment Due Date	11/11/25

Membership Rewards[®] Points

Available and Pending as of 09/30/25

84,062For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$1,646.41
Payments/Credits	-\$1,883.24
New Charges	+\$2,776.15
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 11/11/25, 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	10 years	\$4,928
\$91	3 years	\$3,272 (Savings = \$1,656)

New Balance	\$2,539.32
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$10,460.68

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.
- 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 78570-3118

Payment Due Date	11/11/25
New Balance	\$2,539.32
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**\$ 2,539.32**
Amount Enclosed

0000349992503945648 000253932000003500 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 10/17/25

p. 3/12

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	-\$1,646.41
Credits	-\$236.83
Total Payments and Credits	-\$1,883.24

Detail

*Indicates posting date

Payments	Amount
09/29/25* PAYMENT RECEIVED - THANK YOU	-\$1,646.41
Credits	Amount
10/01/25 FEDEX OFFICE AUSTIN TX 0022025100101817078701 DP FoamPrint 55 SqFt CLR 15 on 32# Wht	-\$226.07
10/11/25 AMAZON MARKETPLACE NA PA AMZN.COM/BILL WA MERCHANDISE	-\$10.76

Credit refund from FedEx for purchase of RetailLink! Poster Board - Marketing

Credit from Amazon Marketplace for purchase of Super Wet Jets - Office Supplies

New Charges

Summary

	Total
Total New Charges	\$2,776.15

Detail

*Indicates posting date



MELISSA RAMIREZ
 Card Ending 5-32007

				Amount
09/17/25	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
09/22/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$54.07
09/22/25	LOS COMALES RESTAURANT 0000 956-565-9966	MERCEDES	TX	\$157.07
09/26/25	EXPEDIA 73254306897083 Arrival Date 10/15/25 000000000 LODGING	EXPEDIA.COM	WA	\$300.88
		Departure Date 10/16/25		
09/29/25	EB *FILM FRIENDLY TEXA 13372062273 94105	SAN FRANCISCO	CA	\$103.22

Marketing

Office Supplies

Meetings

Travel & Training

Travel & Training

Continued on reverse

Detail Continued

*Indicates posting date

					Amount
09/30/25	FACEBK *MGCZZCFV2 ADVERTISING SERVICE	MENLO PARK			\$39.28
				Marketing	
10/01/25	UNITED AIRLINES UNITED AIRLINES From: MCALEN To: HOUSTON INTERCONTI MIDLAND ODESSA REG HOUSTON INTERCONTI MCALEN	HOUSTON	TX		\$521.41
				Carrier: UA Class: 00	
				UA 00	
				UA 00	
				UA 00	
	Ticket Number: 01623364046264 Passenger Name: RAMIREZ/MELISSADEANNE Document Type: PASSENGER TICKET			Date of Departure: 10/15	
10/01/25	GROUNDTRUTH +18882347893	NEW YORK CITY	NY	Travel & Training	\$99.23
10/01/25	TRAVEL GUARD GROUP INC 877-934-8308	STEVENS POINT	WI	Travel & Training	\$35.14
10/01/25	TEXAS ECONOMIC DEVELOPME 512-480-8432	AUSTIN	TX	Travel & Training	\$225.00
10/01/25	TEXAS ECONOMIC DEVELOPME 512-480-8432	AUSTIN	TX	Travel & Training	\$225.00
10/01/25	FEDEX OFFICE 0022025100101818078701 DP FoamPrint SS SqFt CLR 1S on 32# Wht	AUSTIN	TX	Travel & Training	\$208.84
10/03/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	Marketing	\$42.78
10/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	Office Supplies	\$34.99
10/04/25	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	Office Supplies	\$83.23
10/07/25	HERTZ CAR RENTAL Location: MIDLAND TX Rental: MIDLAND TX Return: MIDLAND TX Agreement Number: 003158514 Renter Name: RAMIREZ MELISSA	OKLAHOMA CITY	OK	Office Supplies	\$217.10
				Date: 25/10/14	
				25/10/15	
10/08/25	H-E-B 9999999999	MERCEDES	TX	Travel & Training	\$8.67
				Meetings	
10/09/25*	TRANSACTION PROCESSED BY AMERICAN EXPRESS PREM CAR RENTAL PROTECTION 800-228-6855 CRACH_3SFCTF 10/14/2025 MIDLAND				\$24.95
10/14/25	THE SIGN DEPOT TBD 78577 BUSINESS SERVICES	PHARR	TX	Travel & Training	\$227.68
10/14/25	THE SIGN DEPOT TBD 78577 BUSINESS SERVICES	PHARR	TX	Marketing	\$7.97
10/15/25	HERTZ CAR RENTAL Location: MIDLAND TX Rental: MIDLAND TX Return: MIDLAND TX Agreement Number: 168711303 Renter Name: RAMIREZ MELISSA	MIDLAND	TX	Marketing	\$80.64
				Date: 25/10/14	
				25/10/15	
				Travel & Training	

Fees

	Amount
Total Fees for this Period	\$0.00



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



00008996 TT212S11012503043100 01 000000000 0008996 006

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

00008996 0033564 0001-0005

Account Number XXXXXX3057
Statement Date 10/31/2025
Statement Thru Date 11/02/2025
Check/Items Enclosed 27
Page 1

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 10/01/2025	\$432,345.59
+ Deposits and Credits (2)	\$185,511.34
- Withdrawals and Debits (34)	\$266,569.70
Ending Balance as of 10/31/2025	\$351,287.23
Service Charges for Period	\$0.00
Average Balance for Period	\$341,979.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Oct 10	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29
Oct 16	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATION	184,046.05

City of Mercedes Sales Tax Deposit

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Oct 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Oct 01	BENE:SIMON PROPERTY GROUP LP TRN:P202510010109724	134,983.11
Oct 10	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,601.12
Oct 15	IRS/USATAXPYMT 270568832299754 DEVELOPMENT CORPORATION	5,678.24
Oct 22	REF COPRP0Y TO *0691 TRANSFER TO BOND PM	10,416.67
Oct 24	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,701.87
Oct 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00



Account Number XXXXXX3057
Statement Date 10/31/2025
Statement Thru Date 11/02/2025
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Oct 03	5116	197.79	Oct 15 Website	5139	665.00	Oct 20 Legal Fees	5149	4,140.00
Oct 09 TRMS - Sept	*5131	5,490.28	Oct 15	5140	400.00	Oct 28 Annex	5150	2,539.32
Oct 02 Clean-up	5132	1,700.00	Oct 15 Riv Bus Journal	5141	12,500.00	Oct 27	5151	287.11
Oct 06 Real Estate	5133	1,000.00	Oct 17 Accounting	*5143	1,750.00	Oct 28	5152	167.79
Oct 08	5134	50.00	Oct 23 Rios	5144	51,400.00	Oct 27	5153	51.00
Oct 15	5135	216.14	Oct 17 Brod Repairs	5145	4,600.00	Oct 23	5154	30.00
Oct 31 Geo Tour	5136	3,750.00	Oct 20 Employee Ins.	5146	1,699.02	Oct 31	5155	165.62
Oct 22 ICSC - Lockbox	5137	3,500.00	Oct 23	5147	197.79	Oct 30 Clean-up	5156	1,700.00
Oct 17	5138	219.70	Oct 16 Clean-up	5148	1,700.00	Oct 30	*5158	32.13

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Oct 01	296,282.48	Oct 10	282,708.58	Oct 23	367,642.07
Oct 02	294,582.48	Oct 15	263,249.20	Oct 24	360,940.20
Oct 03	294,384.69	Oct 16	445,595.25	Oct 27	360,602.09
Oct 06	293,384.69	Oct 17	439,025.55	Oct 28	357,894.98
Oct 08	293,334.69	Oct 20	433,186.53	Oct 30	356,162.85
Oct 09	287,844.41	Oct 22	419,269.86	Oct 31	351,287.23

00008996 0033566 0002-0005



00008996 0033567 0003-0005

Account Number XXXXXX3057
 Statement Date 10/31/2025
 Statement Thru Date 11/02/2025
 Page 3

CHECK IMAGES

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/03/2025

Pay to the order of: Lator Law Leasing A Program of De Lage
 \$197.79

One Hundred Ninety Seven and 79/100

Lator Law Leasing A Program of De Lage
 Lator Law Leasing Services, Inc.
 P.O. Box 49022
 Philadelphia, PA 19151-1022

Office Equipment Accts 500 50204108

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005116* C114970128C 1001013057*

10/03/2025 Check 5116 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/09/2025

Pay to the order of: City of Mercedes
 \$5,490.28

Five Thousand Four Hundred Ninety and 28/100

City of Mercedes
 P.O. Drawer 877
 Mercedes, TX 78670

TMS - September 2025

Signature: *Draco B. Davis*

#0000005131* C114970128C 1001013057*

10/09/2025 Check 5131 \$5,490.28

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/02/2025

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

One Thousand Seven Hundred and 00/100

Mike & Gloria Dumas
 128 S. Wilshire
 Mercedes, TX 78670

Cardinal Business District Cleanup & Rest Cleanup

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005132* C114970128C 1001013057*

10/02/2025 Check 5132 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/06/2025

Pay to the order of: Real Estate Valuation Services, LLC
 \$1,000.00

One Thousand and 00/100

Real Estate Valuation Services, LLC
 P.O. Box 50974
 Brownsville, TX 78823-0968

Market value appraisal, restricted report, 3.0000

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005133* C114970128C 1001013057*

10/06/2025 Check 5133 \$1,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/08/2025

Pay to the order of: Tami Union, LLC
 \$50.00

Fifty and 00/100

Tami Union, LLC
 P.O. Box 80200
 Chicago, IL 60680-2006

Invoice #952255

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005134* C114970128C 1001013057*

10/08/2025 Check 5134 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/15/2025

Pay to the order of: Charter Communications
 \$216.14

Two Hundred Sixteen and 14/100

Charter Communications
 P.O. Box 60974
 City of Industry, CA 91716-0974

Telephones

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005135* C114970128C 1001013057*

10/15/2025 Check 5135 \$216.14

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/31/2025

Pay to the order of: Chevrolet Inc.
 \$3,750.00

Three Thousand Seven Hundred Fifty and 00/100

Chevrolet Inc.
 637 N 34th, Suite 302
 Seattle, WA 98103

Expire Mercedes - Gold Card Year 3 renewal

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005136* C114970128C 1001013057*

10/31/2025 Check 5136 \$3,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/22/2025

Pay to the order of: KCC Leases
 \$3,500.00

Three Thousand Five Hundred and 00/100

KCC Leases
 P.O. Box 415422
 Boston, MA 02241-5422

Invoice 1307229 - Equipment on Order 10/22/25

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005137* C114970128C 1001013057*

10/22/2025 Check 5137 \$3,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/17/2025

Pay to the order of: Melissa Ramirez
 \$219.70

Two Hundred Nineteen and 70/100

Melissa Ramirez
 3401 Greer Ave
 Edinburg, TX 78539

Per Dom & Margo

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005138* C114970128C 1001013057*

10/17/2025 Check 5138 \$219.70

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/15/2025

Pay to the order of: MPC Studios, Inc.
 \$665.00

Six Hundred Sixty Five and 00/100

MPC Studios, Inc.
 P.O. Box 152863
 Houston, TX 78260

EGG Western

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005139* C114970128C 1001013057*

10/15/2025 Check 5139 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/15/2025

Pay to the order of: Ricardo O. Canales
 \$400.00

Four Hundred and 00/100

Ricardo O. Canales
 3327 Tuley Rd
 Harlingen, TX 78552

Central Labor - Water

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005140* C114970128C 1001013057*

10/15/2025 Check 5140 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
 330 S. Ohio
 Mercedes, TX 78670

TEAR NATIONAL BANK
 MERCEDES TEXAS
 88-2021148

Check date: 10/15/2025

Pay to the order of: Rio Grande Valley Business Journal
 \$12,500.00

Twelve Thousand Five Hundred and 00/100

Rio Grande Valley Business Journal
 218 E. Canton, STE 1
 Edinburg, TX 78539

Tier 3 Status Sponsor Total \$12,500

Signature: *Draco B. Davis*
Jeffrey M. Davis

#0000005141* C114970128C 1001013057*

10/15/2025 Check 5141 \$12,500.00

Account Number XXXXXX3057
Statement Date 10/31/2025
Statement Thru Date 11/02/2025
Page 4

CHECK IMAGES (Continued)

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/17/2025

Pay to the order of: SAS CPA LLC
P.O. Box 1025
Waco, TX 76799

One Thousand Seven Hundred Fifty and 00/100

\$ 1,750.00

Accounting Services for the month of September 20

10/17/2025 Check 5143 \$1,750.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/23/2025

Pay to the order of: Western Leather Goods, Inc.
P.O. Box 895
Mercedes, TX 78370

One Thousand Five Hundred and 00/100

\$ 51,400.00

Project Rice of Mercedes - Payment #3

10/23/2025 Check 5144 \$51,400.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/17/2025

Pay to the order of: Argento Vets
17675 San Juan Rd.
Mercedes, Texas 78370

Four Thousand Six Hundred and 00/100

\$ 4,600.00

Insured 131 Reprints for Best University of Texas at

10/17/2025 Check 5145 \$4,600.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/20/2025

Pay to the order of: City of Mercedes
P.O. Box 837
Mercedes, TX 78370

One Thousand Six Hundred Ninety Nine and 02/100

\$ 1,699.02

Employee Insurance - September 2025

10/20/2025 Check 5146 \$1,699.02

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/23/2025

Pay to the order of: Laser Link Leasing a Program of De Lapp
17675 San Juan Rd.
Mercedes, Texas 78370

One Hundred Ninety Seven and 79/100

\$ 197.79

Office Equipment Asset 000-5284138

10/23/2025 Check 5147 \$197.79

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/16/2025

Pay to the order of: New & Garcia Dumas
1333 S. Main St.
Mercedes, TX 78370

One Thousand Seven Hundred and 00/100

\$ 1,700.00

Central Business District Change & Best Cleaners

10/16/2025 Check 5148 \$1,700.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/20/2025

Pay to the order of: Trane & Son, P.L.C.
611 E. Washington St.
Brownsville, TX 77820

Four Thousand One Hundred Forty and 00/100

\$ 4,140.00

Legal Fees - September 2025

10/20/2025 Check 5149 \$4,140.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/28/2025

Pay to the order of: American Express
PO Box 6521
Card Street, S. 69999 6021

Two Thousand Five Hundred Thirty Nine and 32/100

\$ 2,539.32

Auto 1788-271395 11019

10/28/2025 Check 5150 \$2,539.32

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/27/2025

Pay to the order of: Horizon Energy Services, LLC
P.O. Box 731177
Dallas, TX 75373-1177

Two Hundred Eighty Seven and 11/100

\$ 287.11

Account 00007187

10/27/2025 Check 5151 \$287.11

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/28/2025

Pay to the order of: Landstar Telecom
3013 N. MacCot Rd.
Buckner, TX 78003

One Hundred Sixty Seven and 79/100

\$ 167.79

Telephones

10/28/2025 Check 5152 \$167.79

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/27/2025

Pay to the order of: Loriet Ltd
P.O. Box 884
Mercedes, Texas 78370-0814

Fifty One and 00/100

\$ 51.00

Office Equipment Asset 0021-4

10/27/2025 Check 5153 \$51.00

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

TEAS NATIONAL BANK
MERCEDES, TEXAS
802017148

Check date: 10/23/2025

Pay to the order of: Melissa Ramirez
3013 N. MacCot Rd.
Buckner, TX 78003

Thirty and 00/100

\$ 30.00

Purchase order for parking at Malmgren Airport

10/23/2025 Check 5154 \$30.00

Account Number XXXXXX3057
Statement Date 10/31/2025
Statement Thru Date 11/02/2025
Page 5

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS.
Mercedes, TX 78570

TRIAL NATIONAL BANK
MERCEDES TEXAS
10/30/2025

Check date: 10/30/2025

Pay to the order of: City of Mercedes

One Hundred Sixty Five and 62/100

City of Mercedes
P.O. Drawer 837
Mercedes, TX 78570

Amount: \$165.62

Signature: *Draco Buggie*

Watermark: *Mercedes TX*

⑈0000005155⑈ ⑆ 114920188C ⑆ 001013051⑈

10/31/2025 Check 5155 \$165.62

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS.
Mercedes, TX 78570

TRIAL NATIONAL BANK
MERCEDES TEXAS
10/30/2025

Check date: 10/30/2025

Pay to the order of: Nina & Glenda Dumas

One Thousand Seven Hundred and 00/100

Nina & Glenda Dumas
1326 S. Main St
Mercedes, TX 78570

Amount: \$1,700.00

Signature: *Draco Buggie*

Watermark: *Mercedes TX*

⑈0000005156⑈ ⑆ 114920188C ⑆ 001013051⑈

10/30/2025 Check 5156 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS.
Mercedes, TX 78570

TRIAL NATIONAL BANK
MERCEDES TEXAS
10/30/2025

Check date: 10/30/2025

Pay to the order of: Zutra Mascorro

Thirty Two and 13/100

Zutra Mascorro
P.O. Box 1489
Edinburg, TX 78541

Amount: \$32.13

Signature: *Draco Buggie*

Watermark: *Mercedes TX*

⑈0000005158⑈ ⑆ 114920188C ⑆ 001013051⑈

10/30/2025 Check 5158 \$32.13

00008996 0033569 0005-0005





0000474-0008344 PDF 850698

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

Summary Statement

October 31, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS		Average Monthly Yield: 4.2753%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	194,474.32	0.00	0.00	707.37	7,770.99	194,850.08	195,181.69
TX-01-0607-0002	EDC 2006 RESERVE	272,169.07	0.00	0.00	989.97	10,353.31	272,694.95	273,159.04
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	80,161.51	0.00	0.00	291.58	2,903.54	80,316.41	80,453.09
TOTAL		546,804.90	0.00	0.00	1,988.92	21,027.84	547,861.44	548,793.82

Tel: (800) 707-6242

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

Security Holder Remittance Report for 11/7/2025

Start Date: 10/24/2025 12:00:00,
End Date: 11/7/2025 11:59:00PM
Print Date: 11/07/2025
Print Time: 3:34:14 pm

Security Holder **Development Corporation of Mercedes**

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	10/24/2025	455.31	375.51	79.80	18.00	0.00	0.00	0.00	437.31
98572140	Gonzalez	Regular Pymnt	10/29/2025	320.00	243.94	76.06	18.00	0.00	0.00	0.00	302.00
98573148	Valor Fitness,	Regular Pymnt	11/03/2025	586.48	507.39	79.09	18.00	0.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	11/03/2025	1,151.72	942.29	209.43	18.00	0.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	11/03/2025	611.00	493.69	117.31	18.00	0.00	0.00	0.00	593.00
98575284	NTM Ventures	Regular Pymnt	11/04/2025	588.79	448.61	140.18	18.00	0.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	11/04/2025	81.21	81.21	0.00	0.00	0.00	0.00	0.00	81.21
98593249	NTM Ventures	Regular Pymnt	11/04/2025	650.60	471.88	178.72	18.00	0.00	0.00	0.00	632.60
98593249	NTM Ventures	Prin Reduction	11/04/2025	24.40	24.40	0.00	0.00	0.00	0.00	0.00	24.40
Investor/Bank/Group Total				4,469.51	3,588.92	880.59	126.00	0.00	0.00	0.00	4,343.51

Investor Number <u>01-985-003</u>		Investor Name <u>Development Corporation of Mercedes</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98569300	MD Internatio	Late Charge	10/27/2025	146.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00
98569300	MD Internatio	Regular Pymnt	10/27/2025	2,817.50	2,226.08	591.42	18.00	0.00	0.00	0.00	2,799.50
98569300	MD Internatio	Late Charge	10/27/2025	35.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investor/Bank/Group Total				3,000.00	2,226.08	591.42	18.00	0.00	0.00	0.00	2,799.50

Total Security Holder	7,469.51	5,815.00	1,472.01	144.00	182.50	0.00	7,143.01
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Delinquency Report

As Of November 07, 2025

Data Date: 11/07/2025
 Data Time: 3:55:03 pm
 Print Date: 11/07/2025
 Print Time: 3:55:03 pm

Security Holder Development Corporation of Merced

<u>Investor Number: 01-985-001</u>		<u>Investor Name: Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98578068	25,000.00	24,513.92	559.00	50.00		7,867.00	11/01/2024	10/22/2024	371	13
Moreno , Rene										

Investor Number: 01-985-003		Investor Name: Development Corporation of Mercedes								
Loan No	Loan Amt	Prin Bal	Total Pmt	Unpaid Lt Chrg	Int Pd to Dt	Total Due	Due Date	Dt Last Pmt	Days Late	#PmtDue
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	26,333.30	11/06/2022	11/25/2024	1097	37
Gomez , Roy		334 South Texas Blvd.								
98560836	107,362.25	35,111.81	1060.13	106.02	10/16/2025	3,285.84	09/01/2025	10/16/2025	67	3
Castaneda , Mario		1201 S. Rio Rico Rd.								

3

\$ 37,486.14

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

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Deferred Bal	Prin Bal/	T&I Bal/	Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98577068	Mercedes Columbus (	98577068	11/01/25	01	985	001	3.50000	1,483.29	137,303.10	.00	137,303.10	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	24,513.92	.00	.00	.00	.00
Group Totals:								2,042.29	.00	.00	.00	.00	.00	.00	.00
										161,817.02	161,817.02	.00	.00	.00	.00
98550030	De La Garza, Albaro d	98550030	11/01/25	01	985	002	5.00000	1,976.98	34,557.38	.00	34,557.38	.00	.00	.00	.00
98554876	Jom Investments, LLC.	98554876	11/15/25	01	985	002	4.00000	455.31	24,735.00	.00	24,735.00	.00	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	11/01/25	01	985	002	3.00000	320.94	35,345.93	.00	24,735.00	.00	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	12/01/25	01	985	002	3.00000	586.48	.00	.00	35,345.93	.00	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	12/01/25	01	985	002	3.00000	588.79	58,282.01	.00	28,650.65	.00	.00	.00	.00
98576108	Carrillo, Martha	98576108	12/01/25	01	985	002	3.50000	1,151.72	65,241.76	.00	58,282.01	.00	.00	.00	.00
98576708	Ledesma, Renata	98576708	11/01/25	01	985	002	3.50000	671.99	37,502.11	.00	65,241.76	.00	.00	.00	.00
98577236	Garza Funerals Family	98577236	12/01/25	01	985	002	3.50000	611.00	36,576.94	.00	37,502.11	.00	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	12/01/25	01	985	002	3.50000	650.60	63,774.05	.00	36,576.94	.00	.00	.00	.00
Group Totals:								7,013.81	.00	.00	.00	.00	.00	.00	.00
										384,665.83	384,665.83	.00	.00	.00	.00
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	09/01/25	01	985	003	3.50000	1,060.13	35,111.81	.00	38,939.59	.00	.00	.00	.00
										.00	35,111.81	.00	.00	.00	.00
												Item Count = 9			

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	10/18/25	01	985	003	3.00000	2,938.50	182,276.04	.00	.00	.00	.00
Group Totals:										182,276.04			
										.00			
										256,327.44			
										.00			
Investor Totals:													Item Count = 3
										13,745.31			
										.00			
										802,810.29			
										.00			
Bank Totals:													Item Count = 14
										13,745.31			
										.00			
										802,810.29			
										.00			
Grand Totals:													Item Count = 14
										13,745.31			
										0.00			
										802,810.29			
										0.00			
										802,810.29			
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