

4. Discussion and Action: TX Class Quarterly Report



Summary Statement

November 30, 2025

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Investor ID: TX-01-0607

0000474-0006336 PCFT 665249

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

Texas CLASS

Texas CLASS

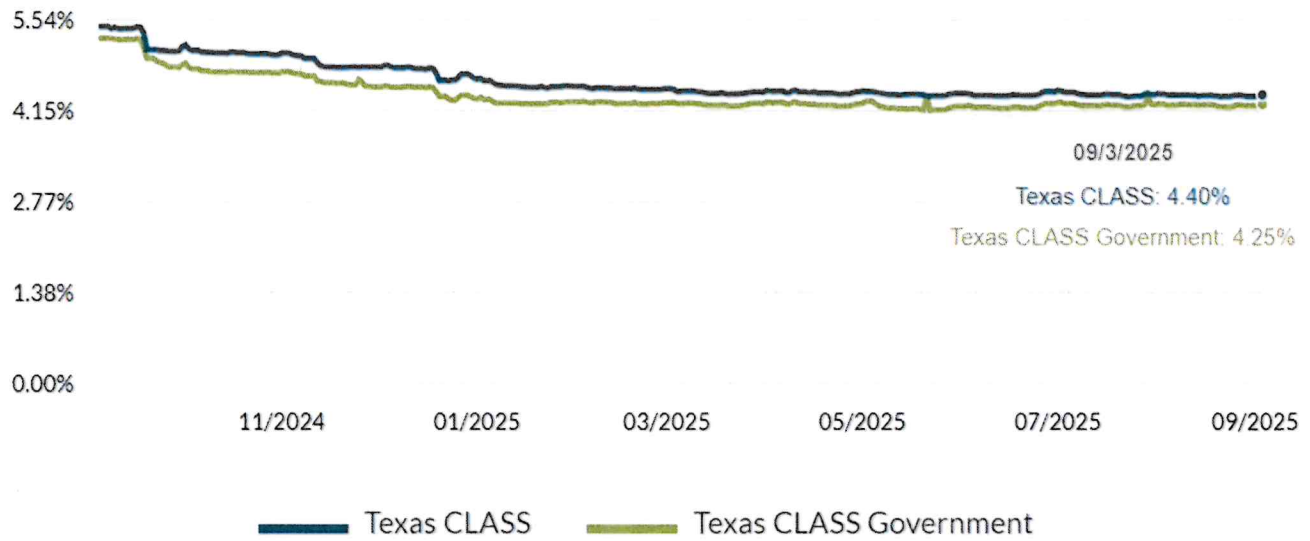
Average Monthly Yield: 4.1069%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	195,181.69	0.00	0.00	659.90	8,430.89	195,532.74	195,841.59
TX-01-0607-0002	EDC 2006 RESERVE	273,159.04	0.00	0.00	923.54	11,276.85	273,650.35	274,082.58
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	80,463.09	0.00	0.00	272.00	3,175.54	80,597.79	80,725.09
TOTAL		548,793.82	0.00	0.00	1,855.44	22,883.28	549,780.88	550,649.26

Rates as of December 3, 2025

	Texas CLASS	Texas CLASS Government
Daily Yield (%)	4.1042	3.8764
YTD Yield (%)	4.3839	4.1933
7-Day Yield (%)	4.1323	3.9114
30-Day Yield (%)	4.1001	3.8901
Weighted Average Maturity (To Reset)	42	27
Weighted Average Maturity (To Final)	85	72
Daily Dividend	0.000112443	0.000106202
Net Asset Value (NAV)	1.00013546	1.00010106

Texas CLASS Daily Yields



Type of Class: Texas Class

Maturity Date: None

Interest Rate Variable Average August: 4.10%

Presented Before Board: December 17, 2025

Signature: _____ Date: _____

5. Discussion and Action: Golf Sponsorship

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 12/12/2025
Re: Ready Tee Veterans Day Golf Tournament Sponsorship

Ready Tee Golf CEO Silver Trevino requested a sponsorship for the Ready Tee Veterans Day Tournament to be held on Friday, December 19, 2025 at the Llano Grande Golf Course in Mercedes, Texas. All green and cart fees, breakfast and lunch will be provided at no cost to any veteran golfers for up to 70 golfers. Ready Tee golf accessories company has recently relocated to Mercedes, Texas and is involved in community affairs.

See attached flyers.

Recommendation: Will of the board.



READY TEE

VETERANS DAY GOLF TOURNAMENT

November 11, 2025

Hello Friends,

Please consider participating in this year's Veterans Day Golf Tournament on Friday, December 19, 2025. We're pleased to honor our nation's Veterans. Our heroes that are so willing and ready to give their lives for our Freedom. We count our blessings due to the sacrifice made by many who served in the U.S. Military Forces, MARINES, ARMY, NAVY, AIR FORCE AND COAST GUARD.

In appreciation for their service, Ready-Tee Golf is hosting a Veterans Day Golf Tournament to celebrate with our Veterans. We will celebrate them in December, but nonetheless, they will have an enjoyable day of golfing at the Llano Grande Golf Course in Mercedes, Texas. Because they gave 100% of themselves during their Military Service, we along with all our sponsors want to make sure they'll enjoy an unforgettable day. All green and cart fees, breakfast, and lunch will be provided at no cost to any veteran golfers. Everything will be free for our veterans. We'll allow up to 70 Golfers.

Your partnership as a sponsor will be greatly appreciated. As a sponsor, you will join us in thanking and honoring the veterans of our great nation.

Ready-Tee Golf is a golf accessories company in Mercedes, Texas involved in community affairs.

God Bless you and God Bless America.

Sincerely,

Silver Treviño

Ready Tee Golf - CEO

956-226-3629/silver@ready-tee.com



6TH ANNUAL VETERANS DAY GOLF TOURNAMENT

Friday, December 19, 2025



Bronze

\$500

Golf with One Team
of Veterans

Hole Sponsor Sign

Logo on
advertisements

Silver

\$1,500

Golf with One Team
of Veterans

Logo on customized
Ready Tee Golf Balls

Hole Sponsor Sign

Logo on banner in
clubhouse

Gold

\$3,000

Golf with One Team
of Veterans

Logo on customized
Ready Tee Golf Balls

Logo on customized
Ready Tee Holder

Brand
announcement

Hole Sponsor Sign

Logo on banner in
clubhouse

Logo on website

Platinum

\$5,000

Golf with Two Teams
of Veterans

Logo on customized
Ready Tee Golf Balls

Logo on customized
Ready Tee Holder

Brand
announcement

Hole Sponsor Sign

Logo on banner in
clubhouse

Logo on website

Logo on social
media video ads

Logo on
Printed Flyer

SPONSOR NAME: _____

DONATION LEVEL: _____

Please make all checks payable to Ready-Tee LLC

For Info Contact: Silver Trevino | 956-226-3629 | silver@ready-tee.com

www.ready-tee.com. fb: ReadyTeeGolf



**6. Discussion and Action: DCM Signage Improvement
Program-Ruben Lozano, Erika M. Herrera, Ludivina
Garcia, Yvonne Desiga**

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 12/11/2025
Re: Signage Grant Program

The following businesses have revamped their applications for the Signage Grant Program:

1. Grant applicant Ruben Lozano, Tres Pinos Investment Group, LLC, grant request \$4,500.00.



2. Grant applicant Ruben Lozano, Chente's Tortilla Factory, LLC, grant request \$4,500.00.



The following businesses have turned in new applications for the Signage Grant Program:

1. Grant applicant Erika M. Herrera, Chesed ETT Management, LLC, grant request \$4,500.00.



2. Grant applicant Ludivina Garcia, Amour Nails and Beauty Salon, grant request \$4,500.00.



3. Grant applicant Yvonne Desiga, Eleven O4 Boutique, grant request \$4,250.00.



All have met criteria.

Recommendation: Will of the board. If all applicants are approved the program's total grant expenditures would amount to \$40,250.00, leaving \$29,750.00 to continue the program's signage investments towards the total \$70,000.00 that was budgeted.

7. Discussion and Action: Inventory

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 12/11/2025
Re: Inventory

Update: A Samsung TV ModelE Serial Number 07TH3CNM107400J and a Sceptre TV ModelX40 Serial Number X405BV-FMDU8HL01003 were deemed unsalvageable.

Description	Serial Number
Samsung TV ModelE	07TH3CNM107400J
Sceptre TV ModelX40	X405BV-FMDU8HL01003
Samsung TV ModelUN43NU6900F	BZB234DM200617B

Recommendation: Deem a Samsung TV ModelE Serial Number 07TH3CNM107400J, Sceptre TV ModelX40 Serial Number X405BV-FMDU8HL01003 and Samsung TV ModelUN43NU6900F Serial Number BZB234DM200617B unsalvageable.

8. Discussion and Action: Tabled Items-Film Grant

9. Executive Session: Section 551.087: Economic development negotiations with Project Sanchez, 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 Stay, 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: MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

10. Discussion and Action: item #9

11. Adjournment