

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
December 17, 2025 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

December 17, 2025 at 11:30AM

320 S Ohio

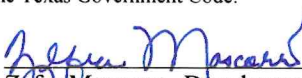
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, December 17, 2025 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: November 19, 2025 Minutes
3. Discussion and Action: November 2025 Financials
4. Discussion and Action: TX Class Quarterly Report
5. Discussion and Action: Golf Sponsorship
6. Discussion and Action: DCM Signage Improvement Program- Ruben Lozano, Erika M. Herrera, Ludivina Garcia, Yvonne Desiga
7. Discussion and Action: Inventory
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

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 11th day of December 2025 at 11:00 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:


Zefra Mascorro, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: November 19, 2025 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, November 19, 2025 11:30AM

Board Members Present:

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

Board Member Absent:

Roel Villanueva – Member

EDC Staff Present:

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

City Staff Present:

Alberto Perez- City Manager

Others Present:

Rudy Salinas-SAS CPA
Norma Ozuna- O's Burgers and More
Eduardo Ozuna- O's Burgers and More
Mathew Ozuna- O's Burgers and More

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:32AM

2. Discussion and Action: October 22, 2025 Minutes

Lou Huerta moved to approve the October 22, 2025 minutes as presented. Seconded by Tony Garza. All voted aye.

3. Discussion and Action:October 2025 Financials

Joe Flores moved to approve the October 2025 Financials as presented. Seconded by Fred

Gonzalez. All voted aye.

4. Discussion and Action: Bad Debt Policy/Foreclosure Policy

Joe Flores moved to approve the Bad Debt Policy items and proceed with presenting the policies for approval by the Mercedes City Commission. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Downtown Façade Grant

Fred Gonzalez moved to proceed as discussed with the Downtown Façade Grant and create an RFQ for estimated costs for building façades on Texas street from Old 83 South to 5th street for the historic district. Seconded by Joe Flores. All voted aye.

6. Discussion and Action: Film Grant

Joe Flores moved to Table the Film Grant. Seconded by Tony Garza. All voted aye.

7. Discussion and Action: ICSC Red-River

Fred Gonzalez moved to have two staff members and up two board members with the possibility of the full board attending ICSC Red-River. Seconded by Lou Huerta All voted aye.

8. Discussion and Action: DCM Signage Improvement Program- Nayeli Valdemar, Eduardo Ozuna, Joe Steve Gonzalez, Laura Luna

Tony Garza moved to approve awarding Nayeli Valdemar, Eduardo Ozuna, Joe Steve Gonzalez, and Laura Luna's signage grants. Seconded by Fred Gonzalez. All voted aye.

9. Discussion and Action: Signage Removal & Storage-Yanira Tamez

Joe Flores moved to allow Signage Removal & Storage to Yanira Tamez by having her self-cover costs and have DCM Attorney Mark Sossi draft an agreement between Yanira Tamez and the DCM stating signage is to remain within the City of Mercedes. Seconded by Peggy Marie Chavez. All voted aye.

10. Discussion and Action: MPC Studios Migration to Google Workspace

Tony Garza moved to have allow MPC Studios Migration to Google Workspace for 3 staff members at a total cost of \$1,000. Seconded by Joe Flores. All voted aye.

11. Discussion and Action: Tabled Items

No Action

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.

The Board went into Executive Session at 12:13 PM

Fred Gonzalez, Board Member exited Executive Session at 12:54 PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:08PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:11PM

The Board went into Open Session at 1:25PM

12. Discussion and Action: item #12

Joe Flores motioned to proceed as discussed with Project Figueroa, Project Garza & Project Kamel. Seconded by Tony Garza. All voted aye.

13. Adjournment: 1:25PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

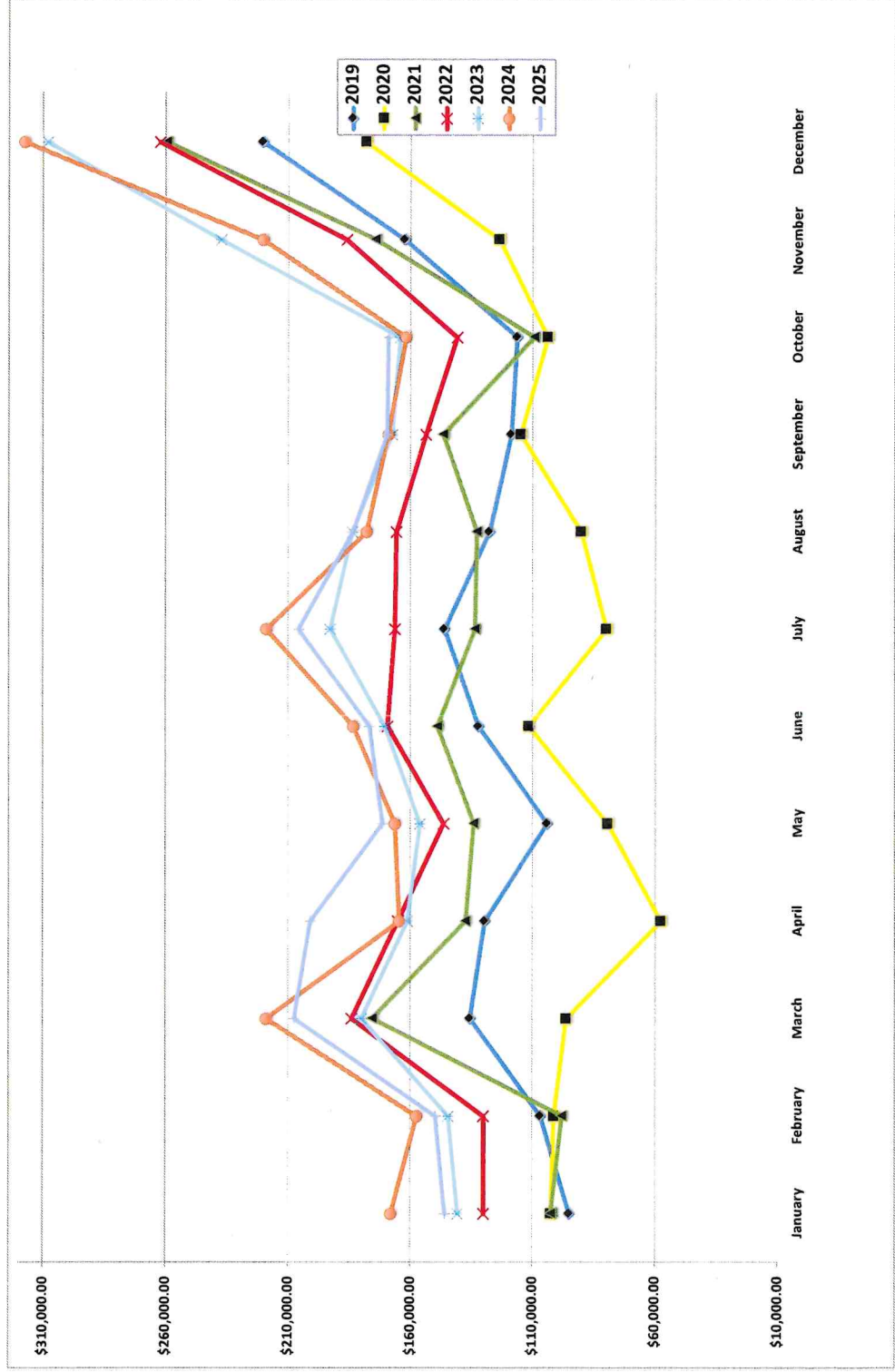
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: November 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	\$169,395.56			\$1,783,732.72



October 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%	\$485,248.80	\$465,574.12	4.22%	\$6,124,326.76	\$6,039,871.60	1.39%
Hidalgo	Alton	2.00%	\$184,593.74	\$182,513.97	1.13%	\$2,207,331.04	\$2,082,017.89	6.01%
Hidalgo	Donna	2.00%	\$687,954.55	\$618,021.58	11.31%	\$7,872,970.47	\$7,659,472.50	2.78%
Hidalgo	Edcouch	2.00%	\$47,806.34	\$37,792.26	26.49%	\$485,257.74	\$465,045.03	4.34%
Hidalgo	Edinburg	2.00%	\$3,323,303.19	\$3,336,337.18	-0.39%	\$43,056,752.67	\$38,505,229.25	11.82%
Hidalgo	Elsa	1.50%	\$153,081.05	\$144,581.68	5.87%	\$1,813,992.53	\$1,799,069.43	0.82%
Hidalgo	Granjeno	1.00%	\$3,928.04	\$3,318.18	18.37%	\$58,034.25	\$61,119.13	-5.04%
Hidalgo	Hidalgo	2.00%	\$503,714.80	\$439,158.54	14.69%	\$5,771,208.99	\$6,028,771.00	-4.27%
Hidalgo	La Joya	2.00%	\$58,174.24	\$55,986.03	3.90%	\$776,060.49	\$759,619.02	2.16%
Hidalgo	La Villa	2.00%	\$9,527.32	\$10,877.16	-12.40%	\$159,795.23	\$185,214.66	-13.72%
Hidalgo	McAllen	2.00%	\$8,230,494.90	\$7,737,244.72	6.37%	\$99,982,807.26	\$96,850,222.01	3.23%
Hidalgo	Mercedes	2.00%	\$677,582.24	\$648,808.72	4.43%	\$9,286,762.69	\$9,338,271.37	-0.55%
Hidalgo	Mission	2.00%	\$2,262,293.02	\$2,242,263.30	0.89%	\$28,982,271.61	\$27,834,241.37	4.12%
Hidalgo	Palmhurst	1.50%	\$230,664.32	\$224,282.89	2.84%	\$2,905,938.36	\$2,856,628.74	1.72%
Hidalgo	Palmview	1.50%	\$184,308.70	\$185,094.50	-0.42%	\$2,381,407.22	\$2,335,608.96	1.96%
Hidalgo	Penitas	1.50%	\$143,520.26	\$140,505.62	2.14%	\$1,706,581.45	\$1,703,512.14	0.18%
Hidalgo	Pharr	2.00%	\$2,643,801.42	\$2,401,620.54	10.08%	\$31,212,624.26	\$29,931,327.53	4.28%
Hidalgo	Progreso	2.00%	\$25,466.53	\$26,550.08	-4.08%	\$325,457.29	\$307,236.17	5.93%
Hidalgo	Progreso Lakes	1.50%	\$7,586.59	\$6,680.15	13.56%	\$96,299.93	\$91,029.81	5.78%
Hidalgo	San Juan	2.00%	\$630,495.15	\$584,119.26	7.93%	\$7,469,287.23	\$6,738,653.26	10.84%
Hidalgo	Sullivan City	1.00%	\$23,135.98	\$20,569.75	12.47%	\$245,393.08	\$256,632.33	-4.37%
Hidalgo	Weslaco	2.00%	\$1,720,518.79	\$1,660,205.94	3.63%	\$21,229,917.18	\$20,315,670.51	4.50%

City

\$677,582.24
75%

\$508,186.68

EDC

\$677,582.24
25%
\$169,395.56

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of November 30, 2025

	Nov 30, 25	Oct 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	398,271.33	302,037.22	96,234.11
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	195,840.78	195,181.89	658.89
Total 10001 · Cash & Cash Equivalents	594,312.11	497,418.91	96,893.20
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	274,082.58	273,159.04	923.54
Total 11200 · Restricted Cash & Cash Equiv.	274,082.58	273,159.04	923.54
Total Checking/Savings	868,394.69	770,577.95	97,816.74
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	1,272,728.48	1,174,911.74	97,816.74
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13026 · Other Receivables EDC	2,427.81	1,252.02	1,175.79
13078 · Loan Rec - MD Int'l(Orb-Galvan)	75,392.63	76,327.58	-934.95
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	136,333.29	137,303.10	-969.81
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	479,991.21	480,720.18	-728.97
TOTAL ASSETS	5,310,819.94	5,213,732.17	97,087.77
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,080.00	1,800.00	-720.00
Total Accounts Payable	1,080.00	1,800.00	-720.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	-3.30	0.00	-3.30
22210 · Pension Plan Payable	35,977.13	30,817.09	5,160.04
24000 · Payroll Liabilities	4,009.66	3,955.86	53.80
Total Other Current Liabilities	39,665.02	34,454.48	5,210.54
Total Current Liabilities	40,745.02	36,254.48	4,490.54
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	119,550.47	115,059.93	4,490.54
Equity			
32000 · Unassigned Fund Balance	1,400,729.13	1,402,311.76	-1,582.63
37000 · Restricted Fund Balance	244,603.53	243,020.90	1,582.63
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-12,163.44	-104,760.67	92,597.23
Total Equity	5,191,269.47	5,098,672.24	92,597.23
TOTAL LIABILITIES & EQUITY	5,310,819.94	5,213,732.17	97,087.77

10:06 AM

12/10/25

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2025-2026 Profit & Loss Budget vs. Actual

October through November 2025

	Oct - Nov 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	353,932.81	2,314,440.29	-1,960,507.48	15.3%
Total Taxes	353,932.81	2,314,440.29	-1,960,507.48	15.3%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	8,670.29	0.00	8,670.29	100.0%
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	3,279.97	2,000.00	1,279.97	164.0%
44027 · Interest - MD Int'l(Orb Galvan)	248.40	0.00	248.40	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	673.00	0.00	673.00	100.0%
Total 44000 · Miscellaneous	12,871.66	546,287.59	-533,415.93	2.4%
Total Income	366,804.47	2,860,727.88	-2,493,923.41	12.8%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	34,532.80	226,800.00	-192,267.20	15.2%
5101100 · TMRS Contribution	11,740.48	42,000.00	-30,259.52	28.0%
5101120 · Social Security	2,632.16	14,300.00	-11,667.84	18.4%
5101127 · Cell Phone Allowance	100.00	600.00	-500.00	16.7%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	3,347.73	21,460.00	-18,112.27	15.6%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	52,353.17	307,790.00	-255,436.83	17.0%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	16,856.26	48,750.00	-31,893.74	34.6%
5102011 · Contract Labor - Writer	800.00	6,000.00	-5,200.00	13.3%
5102012 · Automobile Mileage	66.50	2,000.00	-1,933.50	3.3%
5102020 · Audit	1,750.00	8,000.00	-6,250.00	21.9%
5102021 · Loan Fees - EDC	868.56	825.00	43.56	105.3%
5102023 · Leadership Empowerment Group	0.00	12,000.00	-12,000.00	0.0%
5102025 · Telephones	600.07	5,400.00	-4,799.93	11.1%
5102074 · Downtown Development	0.00	70,000.00	-70,000.00	0.0%
5102080 · Office Equipment - Lease	535.93	4,500.00	-3,964.07	11.9%
5102095 · Meetings	459.53	2,600.00	-2,140.47	17.7%
5102102 · Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	9,740.00	45,000.00	-35,260.00	21.6%
5102130 · Membership/Subs	50.00	2,000.00	-1,950.00	2.5%
5102131 · Web-Site	1,330.00	7,980.00	-6,650.00	16.7%
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	2,040.00	13,200.00	-11,160.00	15.5%
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	7,433.04	52,540.00	-45,106.96	14.1%
5102160 · Water Bill	338.83	2,000.00	-1,661.17	16.9%
5102165 · Electricity	540.43	4,700.00	-4,159.57	11.5%
5102310 · Sponsorships	5,000.00	27,850.00	-22,850.00	18.0%
5102320 · Professional Fees - Accounting	3,500.00	21,000.00	-17,500.00	16.7%
5102335 · Projects	24,514.83	1,195,136.38	-1,170,621.55	2.1%
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	41,666.68	93,749.00	-52,082.32	44.4%
5102399 · Outlet Mall Oct 18' - Oct 28'	134,983.11	280,000.00	-145,016.89	48.2%

10:06 AM

12/10/25

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2025-2026 Profit & Loss Budget vs. Actual

October through November 2025

	Oct - Nov 25	Budget	\$ Over Budget	% of Budget
Total 5102000 · Other Services & Charges	319,473.77	2,481,137.88	-2,161,664.11	12.9%
5102500 · Maintenance				
5102520 · Office Equipment	0.00	10,000.00	-10,000.00	0.0%
5102540 · Maintenance	6,800.00	57,200.00	-50,400.00	11.9%
Total 5102500 · Maintenance	6,800.00	67,200.00	-60,400.00	10.1%
5103000 · Supplies				
5103050 · Office Supplies	340.97	3,000.00	-2,659.03	11.4%
Total 5103000 · Supplies	340.97	3,000.00	-2,659.03	11.4%
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	378,967.91	2,860,727.88	-2,481,759.97	13.2%
Net Ordinary Income	-12,163.44	0.00	-12,163.44	100.0%
Net Income	-12,163.44	0.00	-12,163.44	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of November 30, 2025

	Nov 30, 25	Oct 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	227,620.77	224,821.27	2,799.50
Total Checking/Savings	<u>227,620.77</u>	<u>224,821.27</u>	<u>2,799.50</u>
Total Current Assets	<u>227,620.77</u>	<u>224,821.27</u>	<u>2,799.50</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	80,725.09	80,453.09	272.00
13078.2 · Loan Rec - MD Int'l (Galvan)	73,297.50	74,259.17	-961.67
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	35,111.81	0.00
Total Other Assets	<u>204,060.94</u>	<u>204,750.61</u>	<u>-689.67</u>
TOTAL ASSETS	<u><u>431,681.71</u></u>	<u><u>429,571.88</u></u>	<u><u>2,109.83</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	855.52	441.19	414.33
22248.2 · Due to EDC	2,427.81	1,252.02	1,175.79
Total Other Current Liabilities	<u>3,283.33</u>	<u>1,693.21</u>	<u>1,590.12</u>
Total Current Liabilities	<u>3,283.33</u>	<u>1,693.21</u>	<u>1,590.12</u>
Total Liabilities	<u>3,283.33</u>	<u>1,693.21</u>	<u>1,590.12</u>
Equity			
32000 · Unassigned Fund Balance	-68,611.10	-68,611.10	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	943.88	424.17	519.71
Total Equity	<u>428,398.38</u>	<u>427,878.67</u>	<u>519.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>431,681.71</u></u>	<u><u>429,571.88</u></u>	<u><u>2,109.83</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending November 30, 2025

	<u>Nov 25</u>	<u>Oct - Nov 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	272.00	563.58
44027.2 · Interest - MD Int'l (Galvan)	255.49	255.49
44090.2 · Interest - Castaneda Mario & M	0.00	150.59
Total 44000 · Miscellaneous	<u>527.49</u>	<u>969.66</u>
Total Income	527.49	969.66
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	7.78	25.78
Total 5102000 · Other Services & Charges	<u>7.78</u>	<u>25.78</u>
Total Expense	<u>7.78</u>	<u>25.78</u>
Net Ordinary Income	<u>519.71</u>	<u>943.88</u>
Net Income	<u><u>519.71</u></u>	<u><u>943.88</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

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

As of November 30, 2025

	Nov 30, 25	Oct 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	272,460.70	265,504.22	6,956.48
Total 11111.1 · Restricted Cash & Cash Eq.	272,460.70	265,504.22	6,956.48
Total Checking/Savings	272,460.70	265,504.22	6,956.48
Accounts Receivable			
13026.1 · Oth. Receivables	855.52	441.19	414.33
Total Accounts Receivable	855.52	441.19	414.33
Total Current Assets	273,316.22	265,945.41	7,370.81
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	32,741.35	34,557.38	-1,816.03
13078.1 · Loan Rec - MD International	33,514.30	33,843.76	-329.46
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	24,735.00	25,110.51	-375.51
13089.1 · Loan Rec - Martha Carrillo	65,241.76	66,184.05	-942.29
13097.1 · Loan Rec - Ashley R Gonzalez	35,345.93	35,589.87	-243.94
13098.1 · N/R - Valor Fitness LLC	28,650.65	29,158.04	-507.39
13098.3 · N/R - NTM Ventures LLC	56,263.43	57,289.53	-1,026.10
13103.1 · N/R Ledesma (Proj Valdemar)	36,939.50	37,502.11	-562.61
13104.1 · Loan Rec - Project R. Garza	36,576.94	37,070.63	-493.69
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	557,304.62	563,601.64	-6,297.02
TOTAL ASSETS	830,620.84	829,547.05	1,073.79
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	31,604.10	31,604.10	0.00
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	2,029.76	955.97	1,073.79
Total Equity	830,620.84	829,547.05	1,073.79
TOTAL LIABILITIES & EQUITY	830,620.84	829,547.05	1,073.79

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

	Nov 25	Oct - Nov 25
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	160.95	305.51
44027.1 · Interest - MD Int'l(ORBIT)	87.53	87.53
44031.1 · Interest - The Grind (JOM Inves	79.80	163.58
44089.1 · Interest - Martha Carrillo	209.43	396.16
44097.1 · Interest - Ashley R Gonzalez	76.06	231.82
44098.1 · Interest - Valor Fitness	79.09	149.82
44101.1 · Int. - Ledesma (Proj Valdemar)	109.38	220.40
44102.1 · Interest - Project R. Garza	117.31	221.81
44296.2 · Interest - NTM Ventures	318.90	579.79
Total 44000 · Miscellaneous	1,238.45	2,356.42
Total Income	1,238.45	2,356.42
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	164.66	326.66
Total 5102000 · Other Services & Charges	164.66	326.66
Total Expense	164.66	326.66
Net Ordinary Income	1,073.79	2,029.76
Net Income	1,073.79	2,029.76

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of November 30, 2025

Debt Description	November 30, 2025	October 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	166,666.72	187,500.06	(20,833.34)
Estimated Mall Rebate Liability	144,224.69	144,224.69	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)

Accounts Payable

As of November 30, 2025

Vendor Description	November 30, 2025	October 31, 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	
	\$ 1,080.00	\$ 1,800.00	

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 11/16/25 Next Closing Date 12/17/25
Account Ending 5-32007

p. 1/5

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

New Balance	\$3,275.54
Minimum Payment Due	\$35.00
Payment Due Date	12/11/25

Membership Rewards[®] Points

Available and Pending as of 10/31/25

89,090For up to date point balance and full program details, visit [membershipeards.com](http://membershipewards.com)**Account Summary**

Previous Balance	\$2,539.32
Payments/Credits	-\$2,539.32
New Charges	+\$3,275.54
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance	\$3,275.54
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$9,724.46

Days in Billing Period: 30

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 12/11/25, 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	12 years	\$6,691
\$117	3 years	\$4,207 (Savings = \$2,484)

If you would like information about credit counseling services, call 1-888-733-4139.

See page 2 for important information about your account.

 Please refer to the **IMPORTANT NOTICES** section.

↓ Please fold on the perforation below, detach and return with your payment ↓

**Payment Coupon**

Do not staple or use paper clips

**Pay by Computer**americanexpress.com/
business**Pay by Phone**

1-800-472-9297

Account Ending 5-32007Enter 15 digit account # on all payments.
Make check payable to American Express.MELISSA RAMIREZ
DEVELOPMENT CORPORATION OF
320 S OHIO AVE
MERCEDES TX 78570-3118Payment Due Date
12/11/25New Balance
\$3,275.54Minimum 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\$ 3,275.54
Amount Enclosed

0000349992503945648 000327554000003500 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 11/16/25

p. 3/5

Account Ending 5-32007



Customer Care & Billing Inquiries
 International Collect
 Cash Advance at ATMs Inquiries
 Large Print & Braille Statements

1-800-521-6121
 1-623-492-7719
 1-800-CASH-NOW
1-800-521-6121

Hearing Impaired

Online chat at americanexpress.com or use **Relay dial 711** and **1-800-521-6121**



Website: americanexpress.com

**Customer Care
& Billing Inquiries**
 P.O. BOX 981535
 EL PASO, TX
 79998-1535

Payments
 PO BOX 6031
 CAROL STREAM IL
 60197-6031

Payments and Credits

Summary

	Total
Payments	-\$2,539.32
Credits	\$0.00
Total Payments and Credits	-\$2,539.32

Detail

*Indicates posting date

Payments	Amount
10/26/25* PAYMENT RECEIVED - THANK YOU	-\$2,539.32

New Charges

Summary

	Total
Total New Charges	\$3,275.54

Detail



MELISSA RAMIREZ

Card Ending 5-32007

				Amount
10/17/25	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
10/22/25	CHICK-FIL-A #05151 000000000303875 9569034700	MERCEDES	TX	\$142.24
10/27/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	\$14.88
10/27/25	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$46.80
10/28/25	STAPLES.COM 9933460904 785703 ORD 9933460904 ;REQ MELISSA RAMIREZ IT1 HAMMERMILL ;UPI 79.9900;QTY1 IT2 ;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1	800-333-3330	MA	\$39.99
10/29/25	ICSC-NY +16467283800	NEW YORK	NY	\$1,950.00
10/31/25	FACEBK *84E5E5ZEV2 ADVERTISING SERVICE	MENLO PARK		\$91.33
11/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
11/12/25	RENTAL WORLD WESLACO 403903549000024 AWOLF@RENTALWORLD.COM	WESLACO	TX	\$724.76

Marketing
Meetings
Office Supplies
Office Supplies
Office Supplies
Travel & Training
Marketing
Office Supplies
Projects

Continued on reverse

Detail Continued

				Amount
11/13/25	MAMA MARIA'S RESTAURANT squareup.com/receipts	Mercedes	TX <i>meetings</i>	\$151.55

Fees

				Amount
Total Fees for this Period				\$0.00

Interest Charged

				Amount
Total Interest Charged for this Period				\$0.00

About Trailing Interest

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

2025 Fees and Interest Totals Year-to-Date

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

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.
Variable APRs will not exceed 29.99%.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	16.99% (v)	\$0.00	\$0.00
Total			\$0.00

(v) Variable Rate



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



00008999 TT212S11292515022900 01 000000000 0008999 005

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

00008999 0037318 0001-0004

Account Number	XXXXXX3057
Statement Date	11/28/2025
Statement Thru Date	11/30/2025
Check/Items Enclosed	22
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 11/01/2025	\$351,287.23
+ Deposits and Credits (3)	\$180,022.34
- Withdrawals and Debits (26)	\$83,518.24
Ending Balance as of 11/30/2025	\$447,791.33
Service Charges for Period	\$0.00
Average Balance for Period	\$375,900.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Nov 06	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	8,670.29
Nov 20	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	169,886.76
Nov 26	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Nov 07	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,751.86
Nov 14	IRS/USATAXPYMT 270571890243921 DEVELOPMENT CORPORATIO	3,955.86
Nov 21	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,701.86
Nov 24	REF DZZCZ92 TO *0691 TRANSFER FOR BOND P	10,416.67



Account Number XXXXXX3057
Statement Date 11/28/2025
Statement Thru Date 11/30/2025
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Nov 04	KGVLs Gala 5142	3,000.00	Nov 25	5165	216.14	Nov 21	5172	89.35
Nov 05	VIA *5157	15,000.00	Nov 14	Employee Ins. 5166	1,777.41	Nov 26	Loan Fees 5173	825.00
Nov 06	Audit *5159	1,750.00	Nov 26	5167	197.79	Nov 24	5174	200.00
Nov 10	Website 5160	665.00	Nov 13	Clean-up 5168	1,700.00	Nov 19	5175	34.37
Nov 10	5161	400.00	Nov 14	3rd st. Elec. 5169	8,000.07	Nov 26	5176	173.21
Nov 17	Accounting 5162	1,750.00	Nov 20	Boat Repairs 5170	4,500.00	Nov 25	Mural *5179	6,490.00
Nov 10	5163	50.00	Nov 25	Amex 5171	3,275.54	Nov 25	Clean-up *5181	1,700.00
Nov 06	Tues - Oct 5164	3,898.11						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Nov 04	348,287.23	Nov 13	326,742.55	Nov 21	469,820.39
Nov 05	333,287.23	Nov 14	313,009.21	Nov 24	459,203.72
Nov 06	336,309.41	Nov 17	311,259.21	Nov 25	447,522.04
Nov 07	329,557.55	Nov 19	311,224.84	Nov 26	447,791.33
Nov 10	328,442.55	Nov 20	476,611.60		

00008999 0037320 0002-0004



00008999 0037321 0003-0004

Account Number XXXXXX3057
Statement Date 11/28/2025
Statement Thru Date 11/30/2025
Page 3

CHECK IMAGES

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/04/2025

Pay to the order of: Rio Grande Valley Livestock Show
\$ 3,000.00

Three Thousand and 00/100

Rio Grande Valley Livestock Show
1028 N. Texas Avenue
Mercedes, TX 78357

2025 Open Champion Goat Table of 2 City 2 Gala 2

Jeffrey M. Cherry

0000005142 ⑆11449⑆0128⑆ 1001013057*

11/04/2025 Check 5142 \$3,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/05/2025

Pay to the order of: YDA
\$ 15,000.00

Fifteen Thousand and 00/100

YDA
417 S. Ohio
Mercedes, TX 78357

Project YDA

Jeffrey M. Cherry

0000005157 ⑆11449⑆0128⑆ 1001013057*

11/05/2025 Check 5157 \$15,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/06/2025

Pay to the order of: Action Webb, CPA
\$ 1,750.00

One Thousand Seven Hundred Fifty and 00/100

Action Webb, CPA
3819 W. Alameda Rd.
Edinburg, TX 78541

Auto Services 2025 Inflation Audit Year Ended Sept

Jeffrey M. Cherry

0000005159 ⑆11449⑆0128⑆ 1001013057*

11/06/2025 Check 5159 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/10/2025

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

Six Hundred Sixty Five and 00/100

MPC Studios, Inc.
P.O. Box 528833
Harrisburg, TX 78353

EDC Website

Jeffrey M. Cherry

0000005160 ⑆11449⑆0128⑆ 1001013057*

11/10/2025 Check 5160 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/10/2025

Pay to the order of: Ricardo D. Gonzalez
\$ 400.00

Four Hundred and 00/100

Ricardo D. Gonzalez
2222 Tucker Rd.
Harrisburg, TX 78352

Contract Labor - Writer

Jeffrey M. Cherry

0000005161 ⑆11449⑆0128⑆ 1001013057*

11/10/2025 Check 5161 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/17/2025

Pay to the order of: SAG OPA LLC
\$ 1,750.00

One Thousand Seven Hundred Fifty and 00/100

SAG OPA LLC
P.O. Box 1826
Weslaco, TX 78599

Accounting Services for the month of October, 2025

Jeffrey M. Cherry

0000005162 ⑆11449⑆0128⑆ 1001013057*

11/17/2025 Check 5162 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/10/2025

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

Fifty and 00/100

Trips Union, LLC
P.O. Box 1826
Weslaco, TX 78599

Invoice #10012475

Jeffrey M. Cherry

0000005163 ⑆11449⑆0128⑆ 1001013057*

11/10/2025 Check 5163 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/06/2025

Pay to the order of: City of Mercedes
\$ 3,898.11

Three Thousand Eight Hundred Ninety Eight and 11/100

City of Mercedes
P.O. Drawer 811
Mercedes, TX 78357

Trans October 2025

Jeffrey M. Cherry

0000005164 ⑆11449⑆0128⑆ 1001013057*

11/06/2025 Check 5164 \$3,898.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/25/2025

Pay to the order of: Charler Communications
\$ 216.14

Two Hundred Sixteen and 14/100

Charler Communications
P.O. Box 20274
City of Houston, TX 77218-0274

Telephone

Jeffrey M. Cherry

0000005165 ⑆11449⑆0128⑆ 1001013057*

11/25/2025 Check 5165 \$216.14

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/14/2025

Pay to the order of: City of Mercedes
\$ 1,777.41

One Thousand Seven Hundred Seventy Seven and 41/100

City of Mercedes
P.O. Drawer 811
Mercedes, TX 78357

Employee Insurance October 2025

Jeffrey M. Cherry

0000005166 ⑆11449⑆0128⑆ 1001013057*

11/14/2025 Check 5166 \$1,777.41

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/26/2025

Pay to the order of: Laser Lee Leases A Program of Ex-Lite
\$ 197.79

One Hundred Ninety Seven and 79/100

Laser Lee Leases A Program of Ex-Lite
Laser Leasing of San Jose, Inc.
P.O. Box 4162
Pittsford, NY 14531-1027

Office Equipment Asset 500-5034138

Jeffrey M. Cherry

0000005167 ⑆11449⑆0128⑆ 1001013057*

11/26/2025 Check 5167 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78357

Check date: 11/13/2025

Pay to the order of: Nae & Clara Bunker
\$ 1,700.00

One Thousand Seven Hundred and 00/100

Nae & Clara Bunker
1316 S. Main
Mercedes, TX 78357

Central Business District Cleanup & Street Cleanup

Jeffrey M. Cherry

0000005168 ⑆11449⑆0128⑆ 1001013057*

11/13/2025 Check 5168 \$1,700.00

Account Number XXXXXX3057
Statement Date 11/28/2025
Statement Thru Date 11/30/2025
Page 4

CHECK IMAGES (Continued)

11/14/2025 Check 5169 \$8,000.07

11/20/2025 Check 5170 \$4,500.00

11/25/2025 Check 5171 \$3,275.54

11/21/2025 Check 5172 \$89.35

11/26/2025 Check 5173 \$825.00

11/24/2025 Check 5174 \$200.00

11/19/2025 Check 5175 \$34.37

11/26/2025 Check 5176 \$173.21

11/25/2025 Check 5179 \$6,490.00

11/25/2025 Check 5181 \$1,700.00

00008999 0037322 0004-0004





0000474-0008338 PDF 863249

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

Summary Statement

November 30, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

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	80,453.09	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

Tel: (800) 707-6242

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

Security Holder Remittance Report for 12/10/2025

Start Date: 11/25/2025 12:00:00
End Date: 12/10/2025 11:59:00
Print Date: 12/10/2025
Print Time: 3:21:06 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 Fee	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>Am</u>
98554876	Jom Investme	Regular Pymnt	11/25/2025	455.31	368.57	86.74	18.00	0.00	0.00	437.31
98573148	Valor Fitness,	Regular Pymnt	12/01/2025	586.48	520.54	65.94	18.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	12/01/2025	1,151.72	976.55	175.17	18.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	12/01/2025	611.00	512.79	98.21	18.00	0.00	0.00	593.00
98576708	Ledesma	Regular Pymnt	12/04/2025	671.99	564.25	107.74	18.00	0.00	0.00	653.99
98593249	NTM Ventures	Regular Pymnt	12/04/2025	649.60	466.14	183.46	18.00	0.00	0.00	631.60
98593249	NTM Ventures	Prin Reduction	12/04/2025	27.40	27.40	0.00	0.00	0.00	0.00	27.40
98593249	NTM Ventures	Prin Reduction	12/04/2025	(27.40)	(27.40)	0.00	0.00	0.00	0.00	(27.40)
98593249	NTM Ventures	Regular Pymnt	12/04/2025	25.40	25.40	0.00	18.00	0.00	0.00	7.40
98575284	NTM Ventures	Regular Pymnt	12/08/2025	588.79	425.92	162.87	18.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	12/08/2025	81.21	81.21	0.00	0.00	0.00	0.00	81.21
Investor/Bank/Group Total				4,821.50	3,941.37	880.13	144.00	0.00	0.00	4,677.50

Investor Number <u>01-985-003</u>		Investor Name <u>Development Corporation of Mercedes</u>							Rcvr'd Fee	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>Am</u>
98560836	Castaneda	Regular Pymnt	12/05/2025	1,060.12	889.44	170.68	18.00	0.00	0.00	1,042.12
98560836	Castaneda	Late Charge	12/05/2025	53.01	0.00	0.00	0.00	0.00	0.00	0.00
98560836	Castaneda	Regular Pymnt	12/05/2025	1,060.12	1,060.12	0.00	18.00	0.00	0.00	1,042.12
98560836	Castaneda	Late Charge	12/05/2025	53.01	0.00	0.00	0.00	0.00	0.00	0.00
98560836	Castaneda	Regular Pymnt	12/05/2025	1,060.12	1,060.12	0.00	18.00	0.00	0.00	1,042.12
98560836	Castaneda	Late Charge	12/05/2025	53.01	0.00	0.00	0.00	0.00	0.00	0.00
98569300	MD Internatio	Regular Pymnt	12/09/2025	2,938.50	2,294.29	644.21	18.00	0.00	0.00	2,920.50
98569300	MD Internatio	Regular Pymnt	12/09/2025	3,060.50	3,060.50	0.00	18.00	0.00	0.00	3,042.50
Investor/Bank/Group Total				9,338.39	8,364.47	814.89	90.00	0.00	0.00	9,089.36

Total Security Holder	14,159.89	12,305.84	1,695.02	234.00	159.03	0.00	13,766.86
-----------------------	-----------	-----------	----------	--------	--------	------	-----------

Delinquency Report

As Of December 10, 2025

Data Date: 12/10/2025
Data Time: 3:51:03 pm
Print Date: 12/10/2025
Print Time: 3:51:03 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-001</u> Investor Name: <u>Development Corporation of Mercedes</u>										
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98578068	25,000.00	24,513.92	559.00	50.00		8,476.00	11/01/2024	10/22/2024	404	14
Moreno , Rene										

Investor Number: <u>01-985-002</u> Investor Name: <u>Development Corp of Mercedes RBEG</u>										
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98572140	43,983.86	35,345.93	320.94	0.00	10/29/2025	640.64	11/01/2025	10/29/2025	39	2
Gonzalez , Ashley										

Investor Number: <u>01-985-003</u> Investor Name: <u>Development Corporation of Mercedes</u>										
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	27,058.41	11/06/2022	11/25/2024	1130	38
Gomez , Roy 334 South Texas Blvd.										

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	12/01/25	01	985	001	3.50000	1,483.29	136,333.29			.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92		136,333.29	.00	.00	.00	.00
Group Totals:									2,042.29		24,513.92				
											.00				
									160,847.21		160,847.21		.00		.00
										.00					Item Count = 2
98550030	De La Garza, Albaro d	98550030	12/01/25	01	985	002	5.00000	1,976.98	32,741.35		.00	.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	12/15/25	01	985	002	4.00000	455.31	24,366.43		32,741.35	.00	.00	.00	.00
98572140	Gonzalez, Ashley R	98572140	11/01/25	01	985	002	3.00000	320.94	35,345.93		24,366.43	.00	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	01/01/26	01	985	002	3.00000	586.48	28,130.11		35,345.93	.00	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	01/01/26	01	985	002	3.00000	588.79	57,774.88		28,130.11	.00	.00	.00	.00
98576108	Carrillo, Martha	98576108	01/01/26	01	985	002	3.50000	1,151.72	64,265.21		57,774.88	.00	.00	.00	.00
98576708	Ledesma, Renata	98576708	01/01/26	01	985	002	3.50000	671.99	36,375.25		64,265.21	.00	.00	.00	.00
98577236	Garza Funerals Family	98577236	01/01/26	01	985	002	3.50000	611.00	36,064.15		36,375.25	.00	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	01/01/26	01	985	002	3.50000	650.60	63,282.51		36,064.15	.00	.00	.00	.00
Group Totals:									7,013.81		63,282.51				
											.00				
									378,345.82		378,345.82		.00		.00
										.00					Item Count = 9
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59		.00	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	12/01/25	01	985	003	3.50000	1,060.13	32,102.13		38,939.59	.00	.00	.00	.00
											.00				
									32,102.13		32,102.13		.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	12/18/25	01	985	003	3.00000	2,938.50	176,921.25	.00	.00	.00	.00
Group Totals:									4,689.21	176,921.25		.00	
									247,962.97	247,962.97	.00		.00
Investor Totals:									13,745.31	.00		.00	Item Count = 3
									787,156.00	787,156.00	.00		.00
Bank Totals:									13,745.31	.00		.00	Item Count = 14
									787,156.00	787,156.00	.00		.00
Grand Totals:									13,745.31	0.00		0.00	Item Count = 14
									787,156.00	787,156.00	0.00		0.00
									0.00				Item Count = 14