

Development Corporation of Mercedes, Inc.
SPECIAL CALLED MEETING
February 4, 2025 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

February 4, 2026 at 11:30AM

320 S Ohio

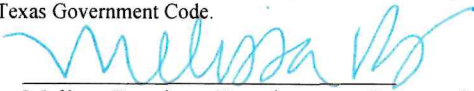
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Special Called Meeting** on **Wednesday, February 4, 2026 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: December 17, 2025 Minutes
3. Discussion and Action: December 2025 Financials
4. Discussion and Action: Election of Officers
5. Discussion and Action: DCM Investment Policy
6. Discussion and Action: Appointment to Man & Woman of the Year Committee
7. Discussion and Action: ICSC-Las Vegas
8. Discussion and Action: MISD-Scoreboard
9. Discussion and Action: South Texas College Boot
10. Discussion and Action: Angels of Love Sponsorship
11. Discussion and Action: Sponsorship for RGVLS 5K Boot Run
12. Discussion and Action: Mural
13. Discussion and Action: Lights on 3rd Street
14. Discussion and Action: DCM Signage Improvement Program-Maria E. Aguilar, Maria Acosta, Juan San Miguel
15. Discussion and Action: Tabled Items-Film Grant
16. Executive Session: Section 551.087: Economic development negotiations with Project Anchor, Project American Legion, Project Hinojosa, Project Trevino, Project Sanchez, Project Bert Ogden, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project J. San Miguel, Project Stay, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, 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.
17. Discussion and Action: item #16
18. 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 29th day of January 2026 at 9:30 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

1. Call meeting to order

2. Discussion and Action: December 17, 2025 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, December 17, 2025 11:30AM

Board Members Present:

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

Board Member Absent:

Peggy Marie Chavez- Treasurer

EDC Staff Present:

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

City Staff Present:

Jonas Gonzalez- Assistant City Manager

Others Present:

Rudy Salinas-SAS CPA

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:31AM

2. Discussion and Action: November 19, 2025 Minutes

Tony Garza moved to approve the November 19, 2025 minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: November 2025 Financials

Roel Villanueva moved to approve the October 2025 Financials as presented. Seconded by Lou Huerta. All voted aye.

Joe Flores, Board Vice President entered Open Session at 11:34AM

Jonas Gonzalez, City-Assistant Manager entered Open Session at 11:36AM

4. Discussion and Action: TX Class Quarterly Report

Fred Gonzalez moved to approve the TXCLASS Quarterly Report. Seconded by Tony Garza. All voted aye.

5. Discussion and Action: Golf Sponsorship

Joe Flores moved to decline the Golf Sponsorship. Seconded by Tony Garza. All voted aye.

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

Roel Villanueva moved to award Ruben Lozano, Erika M. Herrera, Ludivina Garcia, and Yvonne Desiga signage grants with the amended renderings provided by Marketing Specialist Mario Salinas. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Inventory

Tony Garza moved to deem a Samsung TV ModelIE Serial Number 07TH3CNM107400J, a Sceptre TV ModelX40 Serial Number X405BV-FMDU8HL01003 and a Samsung TV ModelUN43NU6900F Serial Number BXB234DM200617B unsalvageable. Seconded by Joe Flores. All voted aye.

8. Discussion and Action: Tabled Items-Film Grant

No Action

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.

The Board went into Executive Session at 11:54 AM

The Board went into Open Session at 12:42PM

10. Discussion and Action: item #9

No Action

11. Adjournment: 12:43PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

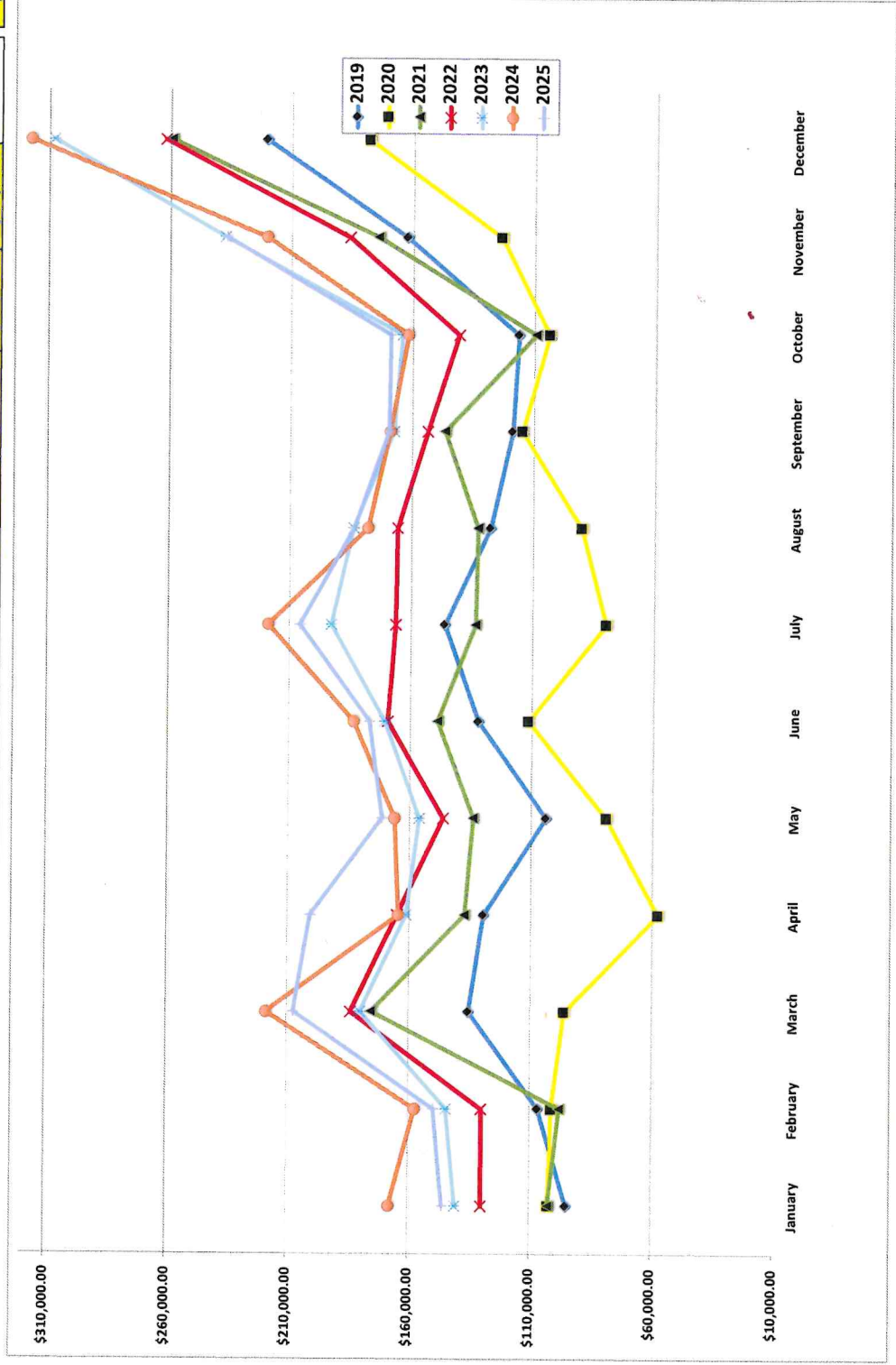
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: December 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	\$236,872.84		\$2,020,605.56



November Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	McAllen	2.00%	\$8,653,735.87	\$8,187,400.45	5.69%	\$8,653,735.87	\$8,187,400.45	5.69%
Hidalgo	Edinburg	2.00%	\$3,156,874.04	\$3,174,996.99	-0.57%	\$3,156,874.04	\$3,174,996.99	-0.57%
Hidalgo	Pharr	2.00%	\$2,757,824.27	\$2,411,914.93	14.34%	\$2,757,824.27	\$2,411,914.93	14.34%
Hidalgo	Mission	2.00%	\$2,400,592.87	\$2,450,334.34	-2.02%	\$2,400,592.87	\$2,450,334.34	-2.02%
Hidalgo	Westlaco	2.00%	\$1,734,855.41	\$1,675,378.00	3.55%	\$1,734,855.41	\$1,675,378.00	3.55%
Hidalgo	Mercedes	2.00%	\$947,491.35	\$881,150.97	7.52%	\$947,491.35	\$881,150.97	7.52%
Hidalgo	Donna	2.00%	\$674,035.62	\$626,519.65	7.58%	\$674,035.62	\$626,519.65	7.58%
Hidalgo	San Juan	2.00%	\$624,582.78	\$563,376.31	10.86%	\$624,582.78	\$563,376.31	10.86%
Hidalgo	Hidalgo	2.00%	\$533,721.40	\$484,631.43	10.12%	\$533,721.40	\$484,631.43	10.12%
Hidalgo	Alamo	2.00%	\$501,505.76	\$512,307.67	-2.10%	\$501,505.76	\$512,307.67	-2.10%
Hidalgo	Palmhurst	1.50%	\$251,733.43	\$241,419.44	4.27%	\$251,733.43	\$241,419.44	4.27%
Hidalgo	Palmview	1.50%	\$196,543.39	\$189,618.28	3.65%	\$196,543.39	\$189,618.28	3.65%
Hidalgo	Alton	2.00%	\$192,529.91	\$169,005.13	13.91%	\$192,529.91	\$169,005.13	13.91%
Hidalgo	Penitas	1.50%	\$139,807.38	\$143,734.60	-2.73%	\$139,807.38	\$143,734.60	-2.73%
Hidalgo	Elsa	1.50%	\$136,439.64	\$139,582.73	-2.25%	\$136,439.64	\$139,582.73	-2.25%
Hidalgo	La Joya	2.00%	\$55,595.52	\$61,904.31	-10.19%	\$55,595.52	\$61,904.31	-10.19%
Hidalgo	Edcouch	2.00%	\$38,317.30	\$38,191.11	0.33%	\$38,317.30	\$38,191.11	0.33%
Hidalgo	Progreso	2.00%	\$23,466.59	\$28,441.43	-17.49%	\$23,466.59	\$28,441.43	-17.49%
Hidalgo	Sullivan City	1.00%	\$22,019.27	\$21,489.85	2.46%	\$22,019.27	\$21,489.85	2.46%
Hidalgo	La Villa	2.00%	\$8,242.03	\$12,392.45	-33.49%	\$8,242.03	\$12,392.45	-33.49%
Hidalgo	Progreso Lakes	1.50%	\$8,146.42	\$7,123.23	14.36%	\$8,146.42	\$7,123.23	14.36%
Hidalgo	Granjeno	1.00%	\$5,115.29	\$5,091.15	0.47%	\$5,115.29	\$5,091.15	0.47%
City			\$947,491.35					
			75%					
			\$710,618.51					
EDC			\$947,491.35					
			25%					
			\$236,872.84					

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of December 31, 2025

	Dec 31, 25	Nov 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	415,380.61	439,938.01	-24,557.40
11011 · VTX Bond 2016	10,616.67	200.00	10,416.67
11012 · Development Corp - TXCLASS	196,501.99	195,840.78	661.21
Total 10001 · Cash & Cash Equivalents	622,499.27	635,978.79	-13,479.52
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	275,007.93	274,082.58	925.35
Total 11200 · Restricted Cash & Cash Equiv.	275,007.93	274,082.58	925.35
Total Checking/Savings	897,507.20	910,061.37	-12,554.17
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	1,301,840.99	1,314,395.16	-12,554.17
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	4,932.27	2,427.81	2,504.46
13078 · Loan Rec - MD Int'l(Orb-Galvan)	73,143.62	75,392.63	-2,249.01
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	135,268.34	136,333.29	-1,064.95
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	479,181.71	479,991.21	-809.50
TOTAL ASSETS	5,339,122.95	5,352,486.62	-13,363.67
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,130.00	1,130.00	0.00
Total Accounts Payable	1,130.00	1,130.00	0.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	3.30	-3.30	6.60
22210 · Pension Plan Payable	20,904.29	20,856.92	47.37
24000 · Payroll Liabilities	6,254.48	4,009.66	2,244.82
Total Other Current Liabilities	26,843.60	24,544.81	2,298.79
Total Current Liabilities	27,973.60	25,674.81	2,298.79
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	106,779.05	104,480.26	2,298.79
Equity			
32000 · Unassigned Fund Balance	1,435,096.12	1,436,682.68	-1,586.56
37000 · Restricted Fund Balance	246,190.09	244,603.53	1,586.56
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	-7,042.56	8,619.90	-15,662.46
Total Equity	5,232,343.90	5,248,006.36	-15,662.46
TOTAL LIABILITIES & EQUITY	5,339,122.95	5,352,486.62	-13,363.67

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Economic Development Corporation of Mercedes, Texas (EDC)

01/22/26

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October through December 2025

	Oct - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	523,328.37	2,314,440.29	-1,791,111.92	22.6%
Total Taxes	523,328.37	2,314,440.29	-1,791,111.92	22.6%
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	41,666.68	93,749.00	-52,082.32	44.4%
44020 · Interest - TX Class	4,866.53	2,000.00	2,866.53	243.3%
44027 · Interest - MD Int'l(Orb Galvan)	518.97	0.00	518.97	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	1,091.34	0.00	1,091.34	100.0%
Total 44000 · Miscellaneous	56,813.81	546,287.59	-489,473.78	10.4%
Total Income	580,142.18	2,860,727.88	-2,280,585.70	20.3%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	61,088.60	226,800.00	-165,711.40	26.9%
5101100 · TMRS Contribution	13,873.19	42,000.00	-28,126.81	33.0%
5101120 · Social Security	4,658.12	14,300.00	-9,641.88	32.6%
5101127 · Cell Phone Allowance	150.00	600.00	-450.00	25.0%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	5,059.14	21,460.00	-16,400.86	23.6%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	84,829.05	307,790.00	-222,960.95	27.6%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	17,065.33	48,750.00	-31,684.67	35.0%
5102011 · Contract Labor - Writer	1,200.00	6,000.00	-4,800.00	20.0%
5102012 · Automobile Mileage	102.20	2,000.00	-1,897.80	5.1%
5102020 · Audit	1,750.00	8,000.00	-6,250.00	21.9%
5102021 · Loan Fees - EDC	901.68	825.00	76.68	109.3%
5102023 · Leadership Empowerment Gr...	0.00	12,000.00	-12,000.00	0.0%
5102025 · Telephones	1,151.79	5,400.00	-4,248.21	21.3%
5102074 · Downtown Development	0.00	70,000.00	-70,000.00	0.0%
5102080 · Office Equipment - Lease	825.26	4,500.00	-3,674.74	18.3%
5102095 · Meetings	525.87	2,600.00	-2,074.13	20.2%
5102102 · Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	15,580.00	45,000.00	-29,420.00	34.6%
5102130 · Membership/Subs	150.00	2,000.00	-1,850.00	7.5%
5102131 · Web-Site	3,245.00	7,980.00	-4,735.00	40.7%
5102133 · Miscellaneous	0.00	1,500.00	-1,500.00	0.0%
5102134 · Bldg Lease	6,000.00	24,000.00	-18,000.00	25.0%
5102142 · Janitorial	3,120.00	13,200.00	-10,080.00	23.6%
5102144 · Receptionist	7,373.52	33,000.00	-25,626.48	22.3%
5102145 · Civic Serve	0.00	12,000.00	-12,000.00	0.0%
5102150 · Travel & Training	11,283.04	52,540.00	-41,256.96	21.5%
5102160 · Water Bill	512.04	2,000.00	-1,487.96	25.6%
5102165 · Electricity	540.43	4,700.00	-4,159.57	11.5%
5102310 · Sponsorships	12,000.00	27,850.00	-15,850.00	43.1%
5102320 · Professional Fees - Accounting	5,250.00	21,000.00	-15,750.00	25.0%
5102335 · Projects	25,416.76	1,195,136.38	-1,169,719.62	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%

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01/22/26
Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2025-2026 Profit & Loss Budget vs. Actual

October through December 2025

	Oct - Dec 25	Budget	\$ Over Budget	% of Budget
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 ...	0.00	25,000.00	-25,000.00	0.0%
5102396 · VTX Note	62,500.02	93,749.00	-31,248.98	66.7%
5102399 · Outlet Mall Oct 18' - Oct 28'	247,809.58	280,000.00	-32,190.42	88.5%
Total 5102000 · Other Services & Charges	490,702.52	2,481,137.88	-1,990,435.36	19.8%
5102500 · Maintenance				
5102520 · Office Equipment	647.35	10,000.00	-9,352.65	6.5%
5102540 · Maintenance	10,460.00	57,200.00	-46,740.00	18.3%
Total 5102500 · Maintenance	11,107.35	67,200.00	-56,092.65	16.5%
5103000 · Supplies				
5103050 · Office Supplies	545.82	3,000.00	-2,454.18	18.2%
Total 5103000 · Supplies	545.82	3,000.00	-2,454.18	18.2%
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	587,184.74	2,860,727.88	-2,273,543.14	20.5%
Net Ordinary Income	-7,042.56	0.00	-7,042.56	100.0%
Net Income	-7,042.56	0.00	-7,042.56	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of December 31, 2025

	<u>Dec 31, 25</u>	<u>Nov 30, 25</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	236,710.14	227,620.77	9,089.37
Total Checking/Savings	<u>236,710.14</u>	<u>227,620.77</u>	<u>9,089.37</u>
Total Current Assets	<u>236,710.14</u>	<u>227,620.77</u>	<u>9,089.37</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	80,997.66	80,725.09	272.57
13078.2 · Loan Rec - MD Int'l (Galvan)	70,984.23	73,297.50	-2,313.27
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	32,121.46	35,111.81	-2,990.35
Total Other Assets	<u>199,029.89</u>	<u>204,060.94</u>	<u>-5,031.05</u>
TOTAL ASSETS	<u>435,740.03</u>	<u>431,681.71</u>	<u>4,058.32</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	1,738.04	855.52	882.52
22248.2 · Due to EDC	4,932.27	2,427.81	2,504.46
Total Other Current Liabilities	<u>6,670.31</u>	<u>3,283.33</u>	<u>3,386.98</u>
Total Current Liabilities	<u>6,670.31</u>	<u>3,283.33</u>	<u>3,386.98</u>
Total Liabilities	<u>6,670.31</u>	<u>3,283.33</u>	<u>3,386.98</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	1,615.22	943.88	671.34
Total Equity	<u>429,069.72</u>	<u>428,398.38</u>	<u>671.34</u>
TOTAL LIABILITIES & EQUITY	<u>435,740.03</u>	<u>431,681.71</u>	<u>4,058.32</u>

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending December 31, 2025

	<u>Dec 25</u>	<u>Oct - Dec 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	272.57	836.15
44027.2 · Interest - MD Int'l (Galvan)	278.30	533.79
44090.2 · Interest - Castaneda Mario & M	190.02	340.61
Total 44000 · Miscellaneous	<u>740.89</u>	<u>1,710.55</u>
Total Income	740.89	1,710.55
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	69.55	95.33
Total 5102000 · Other Services & Charges	<u>69.55</u>	<u>95.33</u>
Total Expense	69.55	95.33
Net Ordinary Income	<u>671.34</u>	<u>1,615.22</u>
Net Income	<u><u>671.34</u></u>	<u><u>1,615.22</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

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

As of December 31, 2025

	Dec 31, 25	Nov 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	279,837.43	272,460.70	7,376.73
Total 11111.1 · Restricted Cash & Cash Eq.	279,837.43	272,460.70	7,376.73
Total Checking/Savings	279,837.43	272,460.70	7,376.73
Accounts Receivable			
13026.1 · Oth. Receivables	1,738.04	855.52	882.52
Total Accounts Receivable	1,738.04	855.52	882.52
Total Current Assets	281,575.47	273,316.22	8,259.25
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	30,894.44	32,741.35	-1,846.91
13078.1 · Loan Rec - MD International	32,721.79	33,514.30	-792.51
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	23,985.89	24,735.00	-749.11
13089.1 · Loan Rec - Martha Carrillo	64,265.21	65,241.76	-976.55
13097.1 · Loan Rec - Ashley R Gonzalez	35,161.53	35,345.93	-184.40
13098.1 · N/R - Valor Fitness LLC	28,130.11	28,650.65	-520.54
13098.3 · N/R - NTM Ventures LLC	55,264.76	56,263.43	-998.67
13103.1 · N/R Ledesma (Proj Valdemar)	36,375.25	36,939.50	-564.25
13104.1 · Loan Rec - Project R. Garza	36,064.15	36,576.94	-512.79
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	550,158.89	557,304.62	-7,145.73
TOTAL ASSETS	831,734.36	830,620.84	1,113.52
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	3,143.28	2,029.76	1,113.52
Total Equity	831,734.36	830,620.84	1,113.52
TOTAL LIABILITIES & EQUITY	831,734.36	830,620.84	1,113.52

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

	<u>Dec 25</u>	<u>Oct - Dec 25</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	130.07	435.58
44027.1 · Interest - MD Int'l(ORBIT)	95.34	182.87
44031.1 · Interest - The Grind (JOM Inves	161.51	325.09
44089.1 · Interest - Martha Carrillo	175.17	571.33
44097.1 · Interest - Ashley R Gonzalez	136.54	368.36
44098.1 · Interest - Valor Fitness	65.94	215.76
44101.1 · Int. - Ledesma (Proj Valdemar)	107.74	328.14
44102.1 · Interest - Project R. Garza	98.21	320.02
44296.2 · Interest - NTM Ventures	346.33	926.12
Total 44000 · Miscellaneous	<u>1,316.85</u>	<u>3,673.27</u>
Total Income	1,316.85	3,673.27
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	203.33	529.99
Total 5102000 · Other Services & Charges	<u>203.33</u>	<u>529.99</u>
Total Expense	203.33	529.99
Net Ordinary Income	<u>1,113.52</u>	<u>3,143.28</u>
Net Income	<u><u>1,113.52</u></u>	<u><u>3,143.28</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of December 31, 2025

Debt Description	December 31, 2025	November 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	125,000.04	145,833.38	(20,833.34)
Estimated Mall Rebate Liability	31,398.22	144,224.69	(112,826.47)
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)

Accounts Payable

As of December 31, 2025

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

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 12/17/25 Next Closing Date 01/16/26
Account Ending 5-32007

p. 1/7

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

New Balance	\$4,841.27
Minimum Payment Due	\$48.00
Payment Due Date	01/11/26

Membership Rewards[®] Points

Available and Pending as of 11/30/25

95,642For up to date point balance and full program details, visit membershprewards.com**Account Summary**

Previous Balance	\$3,275.54
Payments/Credits	-\$3,428.94
New Charges	+\$4,994.67
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 01/11/26, 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	15 years	\$10,429
\$172	3 years	\$6,199 (Savings = \$4,230)

New Balance	\$4,841.27
Minimum Payment Due	\$48.00

Credit Limit	\$13,000.00
Available Credit	\$8,158.73

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.

↓ 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
01/11/26New Balance
\$4,841.27Minimum Payment Due
\$48.00See reverse side for instructions
on how to update your address,
phone number, or email.

AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031
\$ 4,841.27
Amount Enclosed

0000349992503945648 000484127000004800 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 12/17/25

p. 3/7

Account Ending 5-32007



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

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

Hearing Impaired

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



Website: americanexpress.com

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

Payments
PO BOX 6031
CAROL STREAM IL
60197-6031

Payments and Credits

Summary

	Total
Payments	-\$3,275.54
Credits	-\$153.40
Total Payments and Credits	-\$3,428.94

Detail

*Indicates posting date

Payments	Amount
11/22/25* PAYMENT RECEIVED - THANK YOU	-\$3,275.54
Credits	Amount
11/24/25 RENTAL WORLD WESLACO 403903549000024 WESLACO TX AWOLF@RENTALWORLD.COM	-\$100.00
12/11/25 DELL INC ROUND ROCK TX 1027799311 785703 1027799311	-\$53.40

Credit for return of scissor lift for mural

Projects

Credit for Sales Tax Exemption for Dell Laptop purchase Office Equipment

New Charges

Summary

	Total
Total New Charges	\$4,994.67

Detail



MELISSA RAMIREZ
Card Ending 5-32007

	Amount
11/17/25 LOOPNET COMMERCIAL P 888-567-7442 DC	\$79.00
11/25/25 SP SPACE COAST GEO S +13213250823 MCKINNEY TX	\$38.65
11/25/25 ICSC-NY +16467283800 NEW YORK NY	\$175.00
11/25/25 ICSC-NY +16467283800 NEW YORK NY	\$525.00
11/25/25 ICSC-NY +16467283800 NEW YORK NY	\$525.00
11/25/25 ICSC-NY +16467283800 NEW YORK NY	\$525.00

Marketing

Marketing

Travel & Training

Travel & Training

Travel & Training

Travel & Training

Continued on reverse

Detail Continued

				Amount
11/30/25	FACEBK *WPYW2AHFV2 ADVERTISING SERVICE	MENLO PARK		\$91.42
11/30/25	MCAFFEE RENEWAL 101995516mcafee.com/aut	SANTA CLARA	CA	\$129.89
12/01/25	ICSC-NY +16467283800	NEW YORK	NY	\$175.00
12/01/25	ICSC-NY +16467283800	NEW YORK	NY	\$525.00
12/01/25	ICSC-NY +16467283800	NEW YORK	NY	\$700.00
12/01/25	ICSC-NY +16467283800	NEW YORK	NY	\$525.00
12/01/25	ICSC-NY +16467283800	NEW YORK	NY	\$175.00
12/02/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	\$19.99
12/03/25	DELL INC 1027799311 785703 1027799311	ROUND ROCK	TX	\$700.75
12/04/25	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
12/16/25	LOS COMALES RESTAURANT 956-565-9966	MERCEDES	TX	\$30.00
12/17/25	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	\$19.98

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



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

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

XXXXXX3057
12/31/2025
01/01/2026
27
1



00008839 TT212S01012601494000 01 000000000 0008839 006

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

00008839 0036563 0001-0005

Customer Service Information



24/7 Banking: 1-888-862-1862

Customer Support: 1-855-862-1920

Your Bank associates are available to assist you
Monday through Friday from 8:00AM to 5:00PM



Written Inquiries:

P.O. Box 4650, Edinburg, Texas 78540



Visit us Online: www.texasnational.com



Email Inquiries: customerservice@texasnational.com



Join us on Facebook!

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 12/01/2025	\$447,791.33
+ Deposits and Credits (1)	\$169,395.56
- Withdrawals and Debits (34)	\$204,351.57
Ending Balance as of 12/31/2025	\$412,835.32
Service Charges for Period	\$0.00
Average Balance for Period	\$347,207.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Dec 31	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO <i>December 2025 Sales Tax deposit</i>	169,395.56

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Dec 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Dec 05	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,751.86
Dec 15	IRS/USATAXPYMT 270574974427651 DEVELOPMENT CORPORATIO	4,009.66
Dec 17	BENE:SIMON PROPERTY GROUP LP TRN:P202512170067677	112,826.47
Dec 19	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,693.90
Dec 24	REF F6P8DZE TO *0691 TRANSFER FOR BOND P	10,416.67
Dec 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00



Account Number XXXXXX3057
Statement Date 12/31/2025
Statement Thru Date 01/01/2026
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Dec 01	5177	253.32	Dec 08	5188	400.00	Dec 15	5197	50.00
Dec 01	Legal Fees 5178	5,600.00	Dec 22	ELVIS- 5189	7,000.00	Dec 10	5198	72.04
Dec 08	Aurora House 5180	2,000.00	Dec 16	Accounting 5190	1,750.00	Dec 22	5199	91.54
Dec 05	Zetra - Bonus 5182	3,000.00	Dec 05	TimRS 5191	3,944.26	Dec 19	3rd st. Elec. 5200	1,001.93
Dec 08	Mario - Bonus 5183	4,000.00	Dec 17	5192	216.14	Dec 23	5201	167.79
Dec 03	Donna - Bonus 5184	3,248.52	Dec 12	Employee Ins. 5193	1,777.41	Dec 29	Amex 5202	4,841.27
Dec 10	5185	167.79	Dec 23	5194	197.79	Dec 22	Legal Fees 5203	5,840.00
Dec 10	web site/Email 5186	1,915.00	Dec 12	old lease 5195	10,125.00	Dec 31	5204	173.21
Dec 09	5187	260.00	Dec 11	clean-up 5196	1,700.00	Dec 30	clean-up 5205	1,700.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Dec 01	440,858.01	Dec 11	413,398.54	Dec 22	262,016.49
Dec 03	437,609.49	Dec 12	401,496.13	Dec 23	261,650.91
Dec 05	423,913.37	Dec 15	397,436.47	Dec 24	251,234.24
Dec 08	417,513.37	Dec 16	395,686.47	Dec 29	246,392.97
Dec 09	417,253.37	Dec 17	282,643.86	Dec 30	244,692.97
Dec 10	415,098.54	Dec 19	274,948.03	Dec 31	412,835.32

00008839 0036565 0002-0005



00008839 0036566 0003-0005

Account Number XXXXXX3057
Statement Date 12/31/2025
Statement Thru Date 01/01/2026
Page 3

CHECK IMAGES

12/01/2025 Check 5177 \$253.32

12/01/2025 Check 5178 \$5,600.00

12/08/2025 Check 5180 \$2,000.00

12/05/2025 Check 5182 \$3,000.00

12/08/2025 Check 5183 \$4,000.00

12/03/2025 Check 5184 \$3,248.52

12/10/2025 Check 5185 \$167.79

12/10/2025 Check 5186 \$1,915.00

12/09/2025 Check 5187 \$260.00

12/08/2025 Check 5188 \$400.00

12/22/2025 Check 5189 \$7,000.00

12/16/2025 Check 5190 \$1,750.00

00008839 0036567 0004-0005

Account Number XXXXXX3057
 Statement Date 12/31/2025
 Statement Thru Date 01/01/2026
 Page 4

CHECK IMAGES (Continued)

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/05/2025

Check #5191

Pay to the order of City of Mercedes \$3,944.26

Three Thousand Nine Hundred Forty-Four and 26/100

City of Mercedes
 P.O. Drawer 827
 Mercedes, TX 78370

THREE November 2025

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005191⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/05/2025 Check 5191 \$3,944.26

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/17/2025

Check #5192

Pay to the order of Charter Communications \$216.14

Two Hundred Sixteen and 14/100

Charter Communications
 P.O. Box 80274
 City of Industry CA 91718-0274

TELEPHONES

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005192⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/17/2025 Check 5192 \$216.14

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/12/2025

Check #5193

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

One Thousand Seven Hundred Seventy-Seven and 41/100

City of Mercedes
 400 S. Ohio St
 Mercedes, TX 78370

Employees Insurance - November 2025

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005193⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/12/2025 Check 5193 \$1,777.41

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/23/2025

Check #5194

Pay to the order of Laser Line Leasing & Program of Del Lago \$197.79

One Hundred Ninety-Seven and 79/100

Laser Line Leasing & Program of Del Lago
 Lantana Financial Services, Inc.
 P.O. Box 44022
 Philadelphia, PA 19121-0222

Office Equipment Asset# 830-0008458

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005194⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/23/2025 Check 5194 \$197.79

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/12/2025

Check #5195

Pay to the order of Mercedes Area Chamber of Commerce \$10,125.00

Ten Thousand One Hundred Twenty-Five and 00/100

Mercedes Area Chamber of Commerce
 330 South Ohio
 Mercedes, TX 78370

Personalized to 1st Dec Order, November, December

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005195⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/12/2025 Check 5195 \$10,125.00

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/11/2025

Check #5196

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

One Thousand Seven Hundred and 00/100

New & Gloria Dames
 330 S. Main St
 Mercedes, TX 78370

Central Business District Change & Best Clothing

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005196⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/11/2025 Check 5196 \$1,700.00

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/15/2025

Check #5197

Pay to the order of Trian Union, LLC \$50.00

Fifty and 00/100

Trian Union, LLC
 P.O. Box 19324
 Chicago, IL 60619-0324

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005197⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/15/2025 Check 5197 \$50.00

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/10/2025

Check #5198

Pay to the order of Zebra Motors \$72.04

Seventy-Two and 4/100

Zebra Motors
 P.O. Box 1480
 Edinburg, TX 78540

Automotive Mergers & Reinvestments, For Lunch Use

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005198⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/10/2025 Check 5198 \$72.04

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/22/2025

Check #5199

Pay to the order of Lincolne \$91.54

Ninety-One and 54/100

Lincolne
 P.O. Box 814
 Mercedes, Texas 78370-0814

Office Equipment Asset# 82221-4

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005199⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/22/2025 Check 5199 \$91.54

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/19/2025

Check #5200

Pay to the order of Municipal Services, LLC \$1,001.93

One Thousand One and 93/100

Municipal Services, LLC
 1001 N. 30th St
 Midland, TX 79706

Remaining Balance for completion of 3rd Street Eject

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005200⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/19/2025 Check 5200 \$1,001.93

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/23/2025

Check #5201

Pay to the order of Lincolne \$167.79

One Hundred Sixty-Seven and 79/100

Lincolne Take out
 2013 Main St
 Midland, TX 79701

TELEPHONES

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005201⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/23/2025 Check 5201 \$167.79

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

TECH NATIONAL BANK
 MERCEDES TEXAS
 12/29/2025

Check #5202

Pay to the order of American Express \$4,841.27

Four Thousand Eight Hundred Forty-One and 27/100

American Express
 P.O. Box 4033
 Canal Street, NJ 07070-0333

APR 27 2026 10:11 AM

MAURICIO BARRERA
 RUFFY MARIN CHAVEZ

⑆0000005202⑆ ⑈C1149⑆10128C⑆ 1001013057⑆

12/29/2025 Check 5202 \$4,841.27

Account Number XXXXXX3057
Statement Date 12/31/2025
Statement Thru Date 01/01/2026
Page 5

CHECK IMAGES (Continued)

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

TRAVIS NATIONAL BANK
MERCEDES TEXAS
98-20251168

CHECK 5203 12/22/2025

Pay to the order of Tiquan & Sons, PLLC \$ 5,840.00

Five Thousand Eight Hundred Forty and 00/100

Tiquan & Sons, PLLC
811 E. Washington St
Brownsville, TX 78020

Large Print - November 2025

Walter Thomas Chavez

0000005203 61449201168 1001011051*

12/22/2025 Check 5203 \$5,840.00

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

TRAVIS NATIONAL BANK
MERCEDES TEXAS
98-20251168

CHECK 5204 12/31/2025

Pay to the order of City of Mercedes \$ 173.21

One Hundred Seventy Three and 21/100

City of Mercedes
P.O. Drawer 827
Mercedes, TX 78070

Walter Thomas Chavez

0000005204 61449201168 1001011051*

12/31/2025 Check 5204 \$173.21

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

TRAVIS NATIONAL BANK
MERCEDES TEXAS
98-20251168

CHECK 5205 12/30/2025

Pay to the order of Hwa & Gloria Quares \$ 1,700.00

One Thousand Seven Hundred and 00/100

Hwa & Gloria Quares
1225 S. Main Street
Mercedes, TX 78070

Central Business District Clearing & Bank Checkup

Walter Thomas Chavez

0000005205 61449201168 1001011051*

12/30/2025 Check 5205 \$1,700.00

00008839 0036568 0005-0005





0000473-0008415 PDF 878762

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

Summary Statement

December 31, 2025

Page 1 of 5

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 3.9690%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	195,841.59	0.00	0.00	661.21	9,092.10	196,195.10
TX-01-0607-0002	EDC 2006 RESERVE	274,082.58	0.00	0.00	925.35	12,202.20	274,577.30
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	80,725.09	0.00	0.00	272.57	3,448.11	80,870.81
TOTAL		550,649.26	0.00	0.00	1,859.13	24,742.41	551,643.21
							552,508.39

Tel: (800) 707-6242

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

**Security Holder
Remittance Report for
1/23/2026**

Start Date:	1/9/2026 12:00:00AM
End Date:	1/23/2026 11:59:00PM
Print Date:	01/23/2026
Print Time:	3:28:58 pm

Security Holder Development Corporation of Mercedes

Investor Number		Investor Name									
<u>01-985-002</u>		<u>Development Corp of Mercedes RBEG</u>									
<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>Rcvr'd Fee</u>	<u>Net Remit</u>	
										<u>Am</u>	
98550030	De La Garza	Regular Pymnt	01/09/2026	1,976.98	1,854.25	122.73	18.00	0.00	0.00	1,958.98	
98550030	De La Garza	Prin Reduction	01/09/2026	100.00	100.00	0.00	0.00	0.00	0.00	100.00	
98554876	Jom Investmei	Regular Pymnt	01/22/2026	455.31	376.45	78.86	18.00	0.00	0.00	437.31	
Investor/Bank/Group Total				2,532.29	2,330.70	201.59	36.00	0.00	0.00	2,496.29	
Total Security Holder				2,532.29	2,330.70	201.59	36.00	0.00	0.00	2,496.29	

Delinquency Report

As Of January 23, 2026

Data Date: 01/23/2026
Data Time: 3:29:56 pm
Print Date: 01/23/2026
Print Time: 3:29:56 pm

Security Holder Development Corporation of Mercedes

<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		9,085.00	11/01/2024	10/22/2024	448	15
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	28,508.63	11/06/2022	11/25/2024	1174	40
Gomez	Roy	334 South Texas Blvd.								
98560836	107,362.25	32,121.46	1060.13	106.02	12/11/2025	2,149.71	12/01/2025	12/11/2025	53	2
Castaneda	Mario	1201 S. Rio Rico Rd.								
98569300	315,629.17	176,921.25	2938.50	956.37	12/09/2025	5,901.93	12/18/2025	12/09/2025	36	2
MD Internati,		311 D. Vogel Drive								

\$ 45,645.27

Mortgage Servicer System														
Loan Trial Balance By Bank/Investor/Group														
Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal	
98577068	Mercedes Columbus (	98577068	01/01/26	01	985	001	3.50000	1,483.29	135,268.34	.00	.00	.00	.00	
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	.00	.00	.00	
Group Totals:								2,042.29	.00	24,513.92	.00			
									159,782.26	.00	.00			
									.00	Item Count = 2				
98550030	De La Garza, Albaro d	98550030	02/01/26	01	985	002	5.00000	1,976.98	28,940.19	.00	.00	.00	.00	
98554876	Jom Investments, LLC	98554876	02/15/26	01	985	002	4.00000	455.31	23,609.44	.00	.00	.00	.00	
98572140	Gonzalez, Ashley R.	98572140	01/01/26	01	985	002	3.00000	320.94	34,908.89	.00	.00	.00	.00	
98573148	Valor Fitness, LLC	98573148	02/01/26	01	985	002	3.00000	586.48	27,617.62	.00	.00	.00	.00	
98575284	NTM Ventures, LLC	98575284	02/01/26	01	985	002	3.00000	588.79	57,237.84	.00	.00	.00	.00	
98576108	Carrillo, Martha	98576108	02/01/26	01	985	002	3.50000	1,151.72	63,310.69	.00	.00	.00	.00	
98576708	Ledesma, Renata	98576708	02/01/26	01	985	002	3.50000	671.99	35,809.35	.00	.00	.00	.00	
98577236	Garza Funerals Family	98577236	02/01/26	01	985	002	3.50000	611.00	35,563.81	.00	.00	.00	.00	
98593249	NTM Ventures, LLC	98593249	02/01/26	01	985	002	3.50000	650.60	62,801.69	.00	.00	.00	.00	
Group Totals:								7,013.81	.00	62,801.69	.00			
									369,799.52	.00	.00			
									.00	Item Count = 9				
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	.00	.00	
98560836	Castaneda, Mario	98560836	12/01/25	01	985	003	3.50000	1,060.13	32,121.46	.00	.00	.00	.00	
									.00	32,121.46				

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	
									247,982.30	247,982.30	.00		.00
Investor Totals:									13,745.31	.00		.00	Item Count = 3
									777,564.08	777,564.08	.00		.00
Bank Totals:									13,745.31	.00		.00	Item Count = 14
									777,564.08	777,564.08	.00		.00
Grand Totals:									13,745.31	0.00		0.00	Item Count = 14
									777,564.08	777,564.08	0.00		0.00
									0.00	0.00			Item Count = 14