

Development Corporation of Mercedes, Inc.
SPECIAL CALLED MEETING
February 25, 2025 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.
Agenda
February 25, 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 25, 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: February 4, 2025 Minutes
3. Discussion and Action: January 2026 Financials
4. Discussion and Action: Election of Officers
5. Discussion and Action: FY24-25 Audit, Adrian Webb, CPA
6. Discussion and Action: Downtown Façade Grant RFQ's
7. Discussion and Action: ICSC-Las Vegas
8. Discussion and Action: DCM Signage Improvement Program-Maria E. Aguilar, Juan San Miguel, Alicia M. Vasquez, Alonso Trevino Rosales, Manuela Garza
9. Discussion and Action: Tabled Items-Film Grant
10. Executive Session: Section 551.087: Economic development negotiations with Project Travel Center, 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.
11. Discussion and Action: item #10
12. 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 19th day of February 2026 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:


Melissa Ramirez , Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: February 4, 2026 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, February 4, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

Lou Huerta – Secretary

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:

Marc Salinas-SAS CPA
Dr. Ruben Saldana- Mayor Pro-Tem
Roger Adame-MISD Athletic Director
Clarissa Martinez- MISD Public Relations Director
Tycen Hanna- Project Anchor
John Bailey-Project Anchor
Tony Sanchez- Project American Legion
Ramiro Aldape- Project American Legion
Elias De Los Santos- Project American Legion
Rene Cavazos- Project American Legion
Leo Villarreal- Project American Legion
Andres Villarreal- Project American Legion
Jorge Sanchez – Project Sanchez

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:30AM

Peggy Marie Chavez, Board Treasurer entered Open Session at 11:31AM

2. Discussion and Action: December 17, 2025 Minutes

Roel Villanueva moved to approve the December 17, 2025 minutes as presented. Seconded by Tony Garza. All voted aye.

3. Discussion and Action: December 2025 Financials

Fred Gonzalez moved to approve the December 2025 Financials as presented. Seconded by Tony Garza. All voted aye.

Joe Flores, Board Vice-President entered Open Session at 11:32AM

4. Discussion and Action: Election of Officers

No Action

5. Discussion and Action: DCM Investment Policy

Tony Garza moved to approve the DCM Investment Policy. Seconded by Roel Villanueva. All voted aye.

6. Discussion and Action: Appointment to Man & Woman of the Year Committee

Roel Villanueva moved to appoint Joe Flores to the Man and Woman of the Year Committee. Seconded by Tony Garza. All voted aye.

7. Discussion and Action: ICSC-Las Vegas

Joe Flores moved to approve attending ICSC- Las Vegas inclusive of two board members, a guest and two staff members. Seconded by Peggy Marie Chavez. All voted aye.

Roger Adame, MISD Athletic Director entered Open Session at 11:43AM

Clarissa Martinez, MISD Public Relations Director entered Open Session at 11:43AM

Clarissa Martinez, MISD Public Relations Director exited Open Session at 11:45AM

Clarissa Martinez, MISD Public Relations Director entered Open Session at 11:46AM

8. Discussion and Action: MISD-Scoreboard

Joe Flores moved to direct administration to sit down with the school district and see what they

can negotiate based on the needs of the DCM. Seconded by Roel Villanueva. Peggy Marie Chavez, Tony Garza, Joe Flores, Roel Villanueva, and Fred Gonzalez voted aye, Marcos Garcia abstained from voting.

9. Discussion and Action: South Texas College Boot

Joe Flores moved to approve having South Texas college repaint their boot at a cost of \$1,070.00 and the work must be completed by Viera's Paint and Body Shop. Seconded by Tony Garza. All Voted aye.

Roel Villanueva, Board Member exited Open Session at 11:56AM

Roel Villanueva, Board Member entered Open Session at 11:57PM

10. Discussion and Action: Angels of Love Sponsorship

No Action

11. Sponsorship for RGVLS 5K Boot Run

Fred Gonzalez moved to sponsor the RGVLS 5K Boot Run at a cost of \$1,500. Seconded by Joe Flores. All voted aye.

12. Discussion and Action: Mural

Joe Flores moved to approve the Mural as presented at a total cost of \$6,490.00. Seconded by Tony Garza. All voted aye.

13. Discussion and Action: Lights on 3rd Street

Fred Gonzalez moved to approve amending the budget for 3rd street electricity at a yearly estimated cost of \$1,500.00. Seconded by Joe Flores. All voted aye.

14: Discussion and Action: DCM Signage Improvement Program- Maria E. Aguilar, Maria Acosta, Juan San Miguel

Joe Flores moved to approve signage for Mercedes Wellness at a cost of \$4,500 and to have Marketing Specialist Mario Salinas revamp signage for Aguilar's Kitchen to revisit at the next board meeting. Seconded by Tony Garza. All voted aye.

15. Discussion and Action: Tabled Items-Film Grant

No Action

16. Executive Session: Section 551.087: Economic development negotiations with Project Anchor, Project American Legion, Project Hinojosa, 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 American Legion, 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.

The Board went into Executive Session at 12:15PM

Mark Sossi, DCM Attorney exited Executive Session at 1:13PM

Mark Sossi, DCM Attorney entered Executive Session at 1:16PM

Mark Sossi, DCM Attorney exited Executive Session at 1:29PM

Mark Sossi, DCM Attorney entered Executive Session at 1:31PM

Dr. Ruben Saldana, Mayor Pro-Tem exited Executive Session at 1:31PM

Roel Villanueva, Board Member exited Executive Session at 1:35PM

Tony Garza, Board Member exited Executive Session at 1:49PM

Fred Gonzalez, Board Member exited Executive Session at 1:51PM

Fred Gonzalez, Board Member entered Executive session at 1:53PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:52PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:53PM

The Board went into Open Session at 2:16PM

17. Discussion and Action: item #16

Joe Flores moved to instruct legal counsel to proceed as discussed with Project Anchor. Seconded by Fred Gonzalez. All voted aye.

Joe Flores moved to have the land donation be contingent upon the earmark being granted by

Congressmen Vicente Gonzalez's office. Seconded by Peggy Marie Chavez. All voted aye.

Fred Gonzalez moved to give 30 days to close on the irrigation district or otherwise part ways. Seconded by Joe Flores. All voted aye.

Joe Flores moved to proceed as discussed in Executive Session with Project Trevino. Seconded by Fred Gonzalez. All voted aye.

Joe Flores moved to instruct Mark Sossi, DCM Attorney to draft a performance agreement for the land and to secure the DCM's interest in Project Sanchez. Seconded by Peggy Marie Chavez. All voted aye.

Fred Gonzalez moved to contact Bert Ogden to donate a boot in lieu of incentive. Seconded by Peggy Marie Chavez. All voted aye.

18. Adjournment:2:19PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

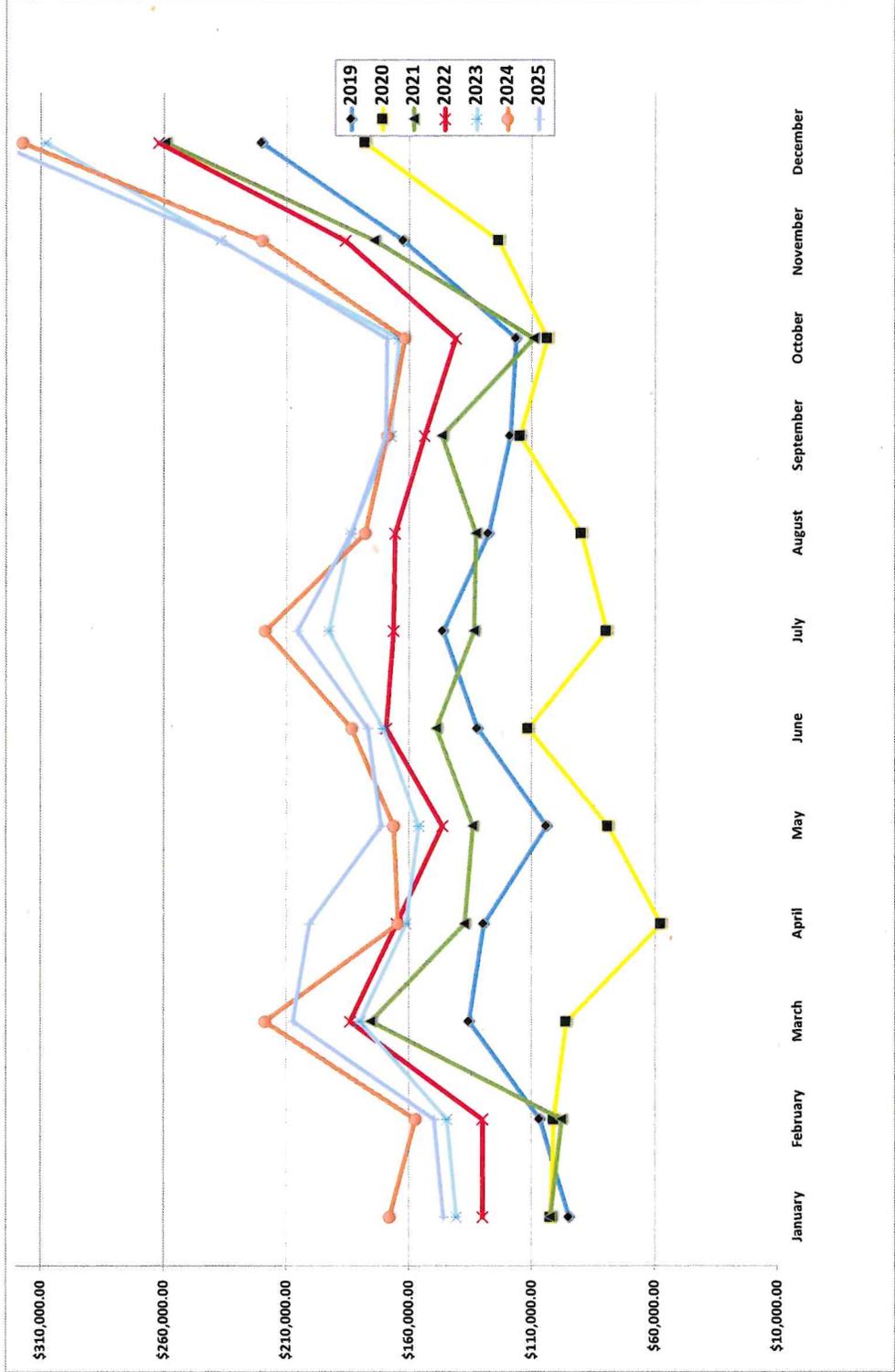
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: February 2026 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	\$104,195.21	\$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	\$328,942.62	\$2,349,548.18



December 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%	\$12,605,684.69	\$11,969,775.88	5.31%	\$21,259,420.56	\$20,157,176.33	5.46%
Hidalgo	Edinburg	2.00%	\$4,469,460.36	\$4,301,670.77	3.90%	\$7,626,334.40	\$7,476,667.76	2.00%
Hidalgo	Mission	2.00%	\$3,213,073.28	\$3,319,352.41	-3.20%	\$5,613,666.15	\$5,769,686.75	-2.70%
Hidalgo	Pharr	2.00%	\$3,196,188.79	\$3,254,382.66	-1.78%	\$5,954,013.06	\$5,666,297.59	5.07%
Hidalgo	Weslaco	2.00%	\$2,244,534.84	\$2,355,917.13	-4.72%	\$3,979,390.25	\$4,031,295.13	-1.28%
Hidalgo	Mercedes	2.00%	\$1,315,770.49	\$1,270,680.85	3.54%	\$2,263,261.84	\$2,151,831.82	5.17%
Hidalgo	Donna	2.00%	\$954,503.03	\$828,175.53	15.25%	\$1,628,538.65	\$1,454,695.18	11.95%
Hidalgo	San Juan	2.00%	\$781,998.41	\$793,239.53	-1.41%	\$1,406,581.19	\$1,356,615.84	3.68%
Hidalgo	Alamo	2.00%	\$664,333.81	\$681,852.36	-2.56%	\$1,165,839.57	\$1,194,160.03	-2.37%
Hidalgo	Hidalgo	2.00%	\$635,079.93	\$623,995.77	1.77%	\$1,168,801.33	\$1,108,627.20	5.42%
Hidalgo	Palmhurst	1.50%	\$345,945.63	\$346,279.67	-0.09%	\$597,679.06	\$587,699.11	1.69%
Hidalgo	Palmview	1.50%	\$255,412.72	\$248,583.21	2.74%	\$451,956.11	\$438,201.49	3.13%
Hidalgo	Alton	2.00%	\$234,795.49	\$215,397.51	9.00%	\$427,325.40	\$384,402.64	11.16%
Hidalgo	Elsa	1.50%	\$200,628.10	\$182,374.96	10.00%	\$337,067.74	\$321,957.69	4.69%
Hidalgo	Penitas	1.50%	\$174,660.56	\$175,892.58	-0.70%	\$314,467.94	\$319,627.18	-1.61%
Hidalgo	La Joya	2.00%	\$80,562.58	\$93,001.00	-13.37%	\$136,158.10	\$154,905.31	-12.10%
Hidalgo	Edcouch	2.00%	\$45,480.22	\$50,136.84	-9.28%	\$83,797.52	\$88,327.95	-5.12%
Hidalgo	Progreso	2.00%	\$37,628.64	\$30,723.96	22.47%	\$61,095.23	\$59,165.39	3.26%
Hidalgo	Sullivan City	1.00%	\$28,946.89	\$25,115.78	15.25%	\$50,966.16	\$46,605.63	9.35%
Hidalgo	La Villa	2.00%	\$24,712.52	\$19,041.15	29.78%	\$32,954.55	\$31,433.60	4.83%
Hidalgo	Progreso Lakes	1.50%	\$11,704.35	\$9,617.06	21.70%	\$19,850.77	\$16,740.29	18.58%
Hidalgo	Granjeno	1.00%	\$8,133.18	\$7,408.75	9.77%	\$13,248.47	\$12,499.90	5.98%

\$1,315,770.49

City

75%

\$986,827.87

\$1,315,770.49

EDC

25%

\$328,942.62

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of January 31, 2026

	Jan 31, 26	Dec 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	773,183.75	415,380.61	357,803.14
11011 · VTX Bond 2016	200.00	10,616.67	-10,416.67
11012 · Development Corp - TXCLASS	197,146.26	196,501.99	644.27
Total 10001 · Cash & Cash Equivalents	970,530.01	622,499.27	348,030.74
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	275,909.63	275,007.93	901.70
Total 11200 · Restricted Cash & Cash Equiv.	275,909.63	275,007.93	901.70
Total Checking/Savings	1,246,439.64	897,507.20	348,932.44
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	1,650,773.43	1,301,840.99	348,932.44
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	0.00	4,932.27	-4,932.27
13078 · Loan Rec - MD Int'l(Orb-Galvan)	73,143.62	73,143.62	0.00
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	135,268.34	135,268.34	0.00
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	474,249.44	479,181.71	-4,932.27
TOTAL ASSETS	5,683,123.12	5,339,122.95	344,000.17
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	14,808.60	1,130.00	13,678.60
Total Accounts Payable	14,808.60	1,130.00	13,678.60
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	30.73	3.30	27.43
22210 · Pension Plan Payable	21,226.34	20,904.29	322.05
24000 · Payroll Liabilities	1,971.23	6,254.48	-4,283.25
Total Other Current Liabilities	22,909.83	26,843.60	-3,933.77
Total Current Liabilities	37,718.43	27,973.60	9,744.83
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	116,523.88	106,779.05	9,744.83
Equity			
32000 · Unassigned Fund Balance	1,433,550.15	1,435,096.12	-1,545.97
37000 · Restricted Fund Balance	247,736.06	246,190.09	1,545.97
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	327,212.78	-7,042.56	334,255.34
Total Equity	5,566,599.24	5,232,343.90	334,255.34
TOTAL LIABILITIES & EQUITY	5,683,123.12	5,339,122.95	344,000.17

Economic Development Corporation of Mercedes, Texas (EDC)

02/12/26

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through January 2026

	Oct '25 - Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	760,201.20	2,314,440.29	-1,554,239.09	32.8%
Total Taxes	760,201.20	2,314,440.29	-1,554,239.09	32.8%
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	6,412.50	2,000.00	4,412.50	320.6%
44027 · Interest - MD Int'l(Orb Galvan)	518.97	0.00	518.97	100.0%
44097 · Other Financing Sources-Rese...	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus ...	1,091.34	0.00	1,091.34	100.0%
Total 44000 · Miscellaneous	58,359.78	546,287.59	-487,927.81	10.7%
Total Income	818,560.98	2,860,727.88	-2,042,166.90	28.6%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	87,140.60	226,800.00	-139,659.40	38.4%
5101100 · TMRS Contribution	18,402.39	42,000.00	-23,597.61	43.8%
5101120 · Social Security	6,641.86	14,300.00	-7,658.14	46.4%
5101127 · Cell Phone Allowance	200.00	600.00	-400.00	33.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	6,770.55	21,460.00	-14,689.45	31.5%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	119,155.40	307,790.00	-188,634.60	38.7%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	17,202.10	48,750.00	-31,547.90	35.3%
5102011 · Contract Labor - Writer	1,600.00	6,000.00	-4,400.00	26.7%
5102012 · Automobile Mileage	127.96	2,000.00	-1,872.04	6.4%
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 ...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	1,535.63	5,400.00	-3,864.37	28.4%
5102074 · Downtown Development	13,500.00	70,000.00	-56,500.00	19.3%
5102080 · Office Equipment - Lease	1,077.47	4,500.00	-3,422.53	23.9%
5102095 · Meetings	577.79	2,600.00	-2,022.21	22.2%
5102102 · Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	20,040.00	45,000.00	-24,960.00	44.5%
5102130 · Membership/Subs	150.00	2,000.00	-1,850.00	7.5%
5102131 · Web-Site	3,910.00	7,980.00	-4,070.00	49.0%
5102133 · Miscellaneous	0.00	1,500.00	-1,500.00	0.0%
5102134 · Bldg Lease	12,000.00	24,000.00	-12,000.00	50.0%
5102142 · Janitorial	4,080.00	13,200.00	-9,120.00	30.9%
5102144 · Receptionist	11,498.52	33,000.00	-21,501.48	34.8%
5102145 · Civic Serve	0.00	12,000.00	-12,000.00	0.0%
5102150 · Travel & Training	16,445.04	52,540.00	-36,094.96	31.3%
5102160 · Water Bill	685.25	2,000.00	-1,314.75	34.3%
5102165 · Electricity	1,198.92	4,700.00	-3,501.08	25.5%
5102310 · Sponsorships	12,000.00	27,850.00	-15,850.00	43.1%
5102320 · Professional Fees - Account...	7,000.00	21,000.00	-14,000.00	33.3%
5102335 · Projects	50,650.11	1,195,136.38	-1,144,486.27	4.2%
5102340 · Chamber	500.00	53,500.00	-53,000.00	0.9%
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 Sho...	0.00	25,000.00	-25,000.00	0.0%
5102396 · VTX Note	83,333.36	93,749.00	-10,415.64	88.9%
5102399 · Outlet Mall Oct 18' - Oct 28'	16,633.92	280,000.00	-263,366.08	5.9%

**Economic Development Corporation of Mercedes, Texas (EDC)
2025-2026 Profit & Loss Budget vs. Actual**

October 2025 through January 2026

	Oct '25 - Jan 26	Budget	\$ Over Budget	% of Budget
Total 5102000 · Other Services & Charges	356,797.75	2,481,137.88	-2,124,340.13	14.4%
5102500 · Maintenance				
5102520 · Office Equipment	647.35	10,000.00	-9,352.65	6.5%
5102540 · Maintenance	13,860.00	57,200.00	-43,340.00	24.2%
Total 5102500 · Maintenance	14,507.35	67,200.00	-52,692.65	21.6%
5103000 · Supplies				
5103050 · Office Supplies	887.70	3,000.00	-2,112.30	29.6%
Total 5103000 · Supplies	887.70	3,000.00	-2,112.30	29.6%
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	491,348.20	2,860,727.88	-2,369,379.68	17.2%
Net Ordinary Income	327,212.78	0.00	327,212.78	100.0%
Net Income	327,212.78	0.00	327,212.78	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of January 31, 2026

	Jan 31, 26	Dec 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	230,039.83	236,710.14	-6,670.31
Total Checking/Savings	230,039.83	236,710.14	-6,670.31
Total Current Assets	230,039.83	236,710.14	-6,670.31
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	81,263.24	80,997.66	265.58
13078.2 · Loan Rec - MD Int'l (Galvan)	70,984.23	70,984.23	0.00
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	32,121.46	32,121.46	0.00
Total Other Assets	199,295.47	199,029.89	265.58
TOTAL ASSETS	429,335.30	435,740.03	-6,404.73
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	0.00	1,738.04	-1,738.04
22248.2 · Due to EDC	0.00	4,932.27	-4,932.27
Total Other Current Liabilities	0.00	6,670.31	-6,670.31
Total Current Liabilities	0.00	6,670.31	-6,670.31
Total Liabilities	0.00	6,670.31	-6,670.31
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	1,880.80	1,615.22	265.58
Total Equity	429,335.30	429,069.72	265.58
TOTAL LIABILITIES & EQUITY	429,335.30	435,740.03	-6,404.73

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending January 31, 2026

	<u>Jan 26</u>	<u>Oct '25 - Jan 26</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	265.58	1,101.73
44027.2 · Interest - MD Int'l (Galvan)	0.00	533.79
44090.2 · Interest - Castaneda Mario & M	0.00	340.61
Total 44000 · Miscellaneous	<u>265.58</u>	<u>1,976.13</u>
Total Income	<u>265.58</u>	<u>1,976.13</u>
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	0.00	95.33
Total 5102000 · Other Services & Charges	<u>0.00</u>	<u>95.33</u>
Total Expense	<u>0.00</u>	<u>95.33</u>
Net Ordinary Income	<u>265.58</u>	<u>1,880.80</u>
Net Income	<u><u>265.58</u></u>	<u><u>1,880.80</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of January 31, 2026

	Jan 31, 26	Dec 31, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	288,633.95	279,837.43	8,796.52
Total 11111.1 · Restricted Cash & Cash Eq.	288,633.95	279,837.43	8,796.52
Total Checking/Savings	288,633.95	279,837.43	8,796.52
Accounts Receivable			
13026.1 · Oth. Receivables	0.00	1,738.04	-1,738.04
Total Accounts Receivable	0.00	1,738.04	-1,738.04
Total Current Assets	288,633.95	281,575.47	7,058.48
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	28,940.19	30,894.44	-1,954.25
13078.1 · Loan Rec - MD International	32,721.79	32,721.79	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	24,013.04	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	23,609.44	23,985.89	-376.45
13089.1 · Loan Rec - Martha Carrillo	63,310.69	64,265.21	-954.52
13097.1 · Loan Rec - Ashley R Gonzalez	34,908.89	35,161.53	-252.64
13098.1 · N/R - Valor Fitness LLC	27,617.62	28,130.11	-512.49
13098.3 · N/R - NTM Ventures LLC	54,246.90	55,264.76	-1,017.86
13103.1 · N/R Ledesma (Proj Valdemar)	35,809.35	36,375.25	-565.90
13104.1 · Loan Rec - Project R. Garza	35,563.81	36,064.15	-500.34
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	544,024.44	550,158.89	-6,134.45
TOTAL ASSETS	832,658.39	831,734.36	924.03
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	4,067.31	3,143.28	924.03
Total Equity	832,658.39	831,734.36	924.03
TOTAL LIABILITIES & EQUITY	832,658.39	831,734.36	924.03

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending January 31, 2026

	Jan 26	Oct '25 - Jan 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	122.73	558.31
44027.1 · Interest - MD Int'l(ORBIT)	0.00	182.87
44031.1 · Interest - The Grind (JOM Inves	78.86	403.95
44089.1 · Interest - Martha Carrillo	197.20	768.53
44097.1 · Interest - Ashley R Gonzalez	69.36	437.72
44098.1 · Interest - Valor Fitness	73.99	289.75
44101.1 · Int. - Ledesma (Proj Valdemar)	106.09	434.23
44102.1 · Interest - Project R. Garza	110.66	430.68
44296.2 · Interest - NTM Ventures	327.14	1,253.26
Total 44000 · Miscellaneous	<u>1,086.03</u>	<u>4,759.30</u>
Total Income	1,086.03	4,759.30
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	162.00	691.99
Total 5102000 · Other Services & Charges	<u>162.00</u>	<u>691.99</u>
Total Expense	162.00	691.99
Net Ordinary Income	<u>924.03</u>	<u>4,067.31</u>
Net Income	<u><u>924.03</u></u>	<u><u>4,067.31</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)			
Debt Summary			
As of January 31, 2026			
Debt Description	January 31, 2026	December 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	104,166.70	125,000.04	(20,833.34)
Estimated Mall Rebate Liability	-	-	-
Texas Leverage Fund Payable	-	-	-
Economic Development Corporation of Mercedes, Texas (EDC)			
Accounts Payable			
As of January 31, 2026			
Vendor Description	January 31, 2026	December 31, 2025	
Trans Union LLC	\$ -	\$ 50.00	
EZ Signs & Electrical	13,500.00	-	
City of Mercedes	-	-	
Hudson Energy Services	348.60	-	
Elizabeth Rodriguez	960.00	1,080.00	
Rio Grande Valley Livestock Show	-	-	
	\$ 14,808.60	\$ 1,130.00	

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 01/16/26 Next Closing Date 02/13/26
 Account Ending 5-32007

p. 1/7

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

New Balance	\$6,003.46
Minimum Payment Due	\$60.00
Payment Due Date	02/11/26

Membership Rewards[®] Points
 Available and Pending as of 12/31/25
105,326
 For up to date point balance and full program details, visit membershprewards.com

Account Summary

Previous Balance	\$4,841.27
Payments/Credits	-\$4,841.27
New Charges	+\$6,003.46
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 02/11/26, 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	17 years	\$13,251
\$214	3 years	\$7,687 (Savings = \$5,564)

New Balance	\$6,003.46
Minimum Payment Due	\$60.00

Credit Limit	\$13,000.00
Available Credit	\$6,996.54

Days in Billing Period: 30

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

→ See page 2 for important information about your account.

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

↓ 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 5-32007

Enter 15 digit account # on all payments.
 Make check payable to American Express.

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

Payment Due Date	02/11/26
New Balance	\$6,003.46
Minimum Payment Due	\$60.00

See reverse side for instructions on how to update your address, phone number, or email.



AMERICAN EXPRESS
 PO BOX 6031
 CAROL STREAM IL 60197-6031

\$ 6,003.46
 Amount Enclosed

0000349992503945648 000600346000006000 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 01/16/26

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	-\$4,841.27
Credits	\$0.00
Total Payments and Credits	-\$4,841.27

Detail *Indicates posting date

Payments	Amount
12/27/25* PAYMENT RECEIVED - THANK YOU	-\$4,841.27

New Charges

Summary

	Total
Total New Charges	\$6,003.46

Detail

MELISSA RAMIREZ
 Card Ending 5-32007

	Amount
12/17/25 DELIAS EDINBURG 068880022691285 1 78542 EDINBURG TX	\$51.92
12/17/25 LOOPNET 888-567-7442 DC	\$79.00
12/29/25 HUDSONENERGYSERVICES 972-373-1600 TX	\$230.10
12/31/25 FACEBK *UPGNRAVEV2 MENLO PARK	\$57.77
01/04/26 ADOBE Adobe Systems SAN JOSE CA	\$34.99
01/06/26 SP HULKEN PALATINE IL	\$132.06
01/06/26 HUDSONENERGYSERVICES 972-373-1600 TX	\$79.79
01/07/26 ICSC-NY NEW YORK NY	\$825.00
01/07/26 EXPEDIA 73344174829083 EXPEDIA.COM WA	\$249.89
01/07/26 EXPEDIA 73344177339819 EXPEDIA.COM WA	\$249.89

meetings

marketing

Electricity

marketing

Office Supplies

Office Supplies

Electricity

Travel & Training

Travel & Training

Travel & Training

Detail Continued

					Amount
01/07/26	EXPEDIA 73344183677892 8777877186 / frdss@expedi	EXPEDIA.COM	WA	<i>Travel & Training</i>	\$250.79
01/07/26	EXPEDIA 73344186226877 8777877186 / frdss@expedi	EXPEDIA.COM	WA	<i>Travel & Training</i>	\$250.79
01/07/26	EXPEDIA 73344188548222 8777877186 / frdss@expedi	EXPEDIA.COM	WA	<i>Travel & Training</i>	\$250.79
01/07/26	EXPEDIA 73344193926435 8777877186 / frdss@expedi	EXPEDIA.COM	WA	<i>Travel & Training</i>	\$250.79
01/07/26	EXPEDIA 73344222249469 8777877186 / frdss@expedi	EXPEDIA.COM	WA	<i>Travel & Training</i>	\$250.79
01/08/26	GLOBAL EXP SPEC 800-475-2098	800-475-2098	NV	<i>Travel & Training</i>	\$597.90
01/09/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	<i>Office Supplies</i>	\$21.14
01/09/26	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	<i>Office Supplies</i>	\$59.02
01/10/26	STAPLES.COM 9935080612 785703 ORD 9935080612 ;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	<i>Office Supplies</i>	\$46.99
01/12/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	<i>Office Supplies</i>	\$35.69
01/13/26	TEXAS SECRETARY OF STA 154909967 78570 BUSINESS SERVICES	AUSTIN	TX	<i>Projects</i>	\$1.00
01/13/26	AMAZON.COM MERCHANDISE	AMZN.COM/BILL	WA	<i>Office Supplies</i>	\$11.99
01/14/26	GLOBAL EXP SPEC 800-475-2098	800-475-2098	NV	<i>Travel & Training</i>	\$1,985.37

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 Card Member Agreement for details.



Account Number XXXXXX3057
 Statement Date 01/30/2026
 Statement Thru Date 02/01/2026
 Check/Items Enclosed 18
 Page 1

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

00008175 TT212S01312602401900 01 000000000 0008175 005



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

00008175 0033361 0001-0004

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 01/01/2026	\$412,835.32
+ Deposits and Credits (4)	\$474,446.05
- Withdrawals and Debits (25)	\$87,637.22
Ending Balance as of 01/31/2026	\$799,644.15
Service Charges for Period	\$0.00
Average Balance for Period	\$519,861.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jan 02	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	1,465.29
Jan 22	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	236,872.83
Jan 23	ORIG:SIMON PROPERTY GROUP LP TRN:P202601230125283	231,175.66
Jan 29	REF 24LVBRO FROM *1899 EDC GEN SHARE OF	4,932.27

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jan 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,777.73
Jan 12	IRS/USATAXPYMT 270641211432433 DEVELOPMENT CORPORATIO	1,977.20
Jan 15	IRS/USATAXPYMT 270641543551247 DEVELOPMENT CORPORATIO	6,254.48
Jan 16	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,727.78
Jan 21	IRS/USATAXPYMT 270642112780703 DEVELOPMENT CORPORATIO	1,977.10
Jan 23	REF 1W1C3MC TO *0691 TRANSFER FOR BOND P	10,416.67
Jan 30	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,710.17



CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jan 13	5206	500.00	Jan 08	5212	25.76	Jan 28	AMEx 5219	6,003.46
Jan 13	Website 5207	665.00	Jan 14	5213	216.14	Jan 27	5220	167.70
Jan 08	Clean-up 5208	1,700.00	Jan 13	Personnel 5214	10,125.00	Jan 27	5221	54.42
Jan 12	5209	400.00	Jan 12	Times - Dec 5215	6,030.82	Jan 22	Leadership 5222	12,000.00
Jan 22	Accounting 5210	1,750.00	Jan 22	5216	197.79	Jan 22	Clean-up 5223	1,700.00
Jan 13	5211	50.00	Jan 23	Boot Repair *5218	750.00	Jan 26	Legal Fees 5224	4,460.00

DAILY BALANCE SUMMARY

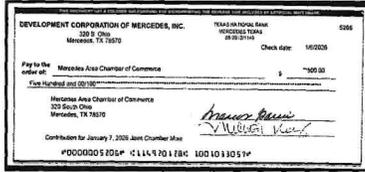
Date	Balance	Date	Balance	Date	Balance
Jan 02	407,522.88	Jan 15	379,578.48	Jan 26	807,647.63
Jan 08	405,797.12	Jan 16	372,850.70	Jan 27	807,425.51
Jan 12	397,389.10	Jan 21	370,873.60	Jan 28	801,422.05
Jan 13	386,049.10	Jan 22	592,098.64	Jan 29	806,354.32
Jan 14	385,832.96	Jan 23	812,107.63	Jan 30	799,644.15

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CHECK IMAGES

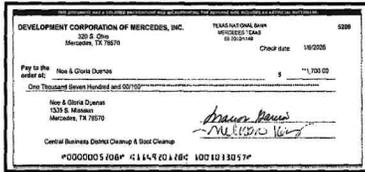
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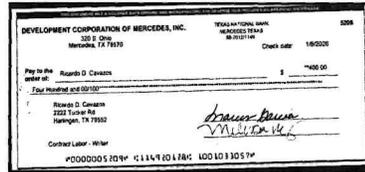
01/13/2026 Check 5206 \$500.00



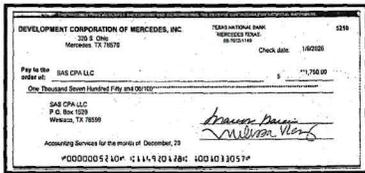
01/13/2026 Check 5207 \$665.00



01/08/2026 Check 5208 \$1,700.00



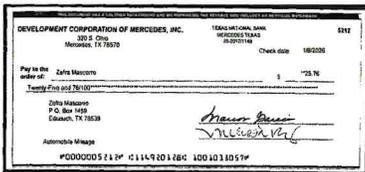
01/12/2026 Check 5209 \$400.00



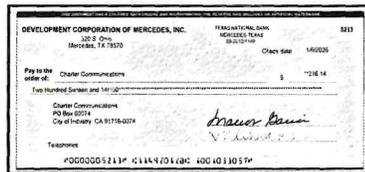
01/22/2026 Check 5210 \$1,750.00



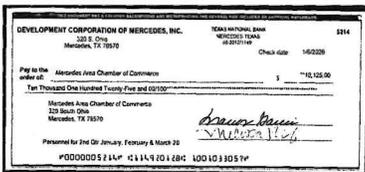
01/13/2026 Check 5211 \$50.00



01/08/2026 Check 5212 \$25.76



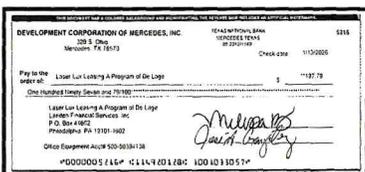
01/14/2026 Check 5213 \$216.14



01/13/2026 Check 5214 \$10,125.00



01/12/2026 Check 5215 \$6,030.82



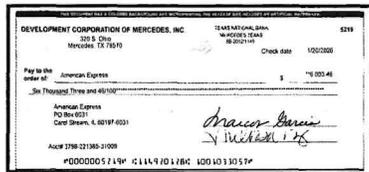
01/22/2026 Check 5216 \$197.79



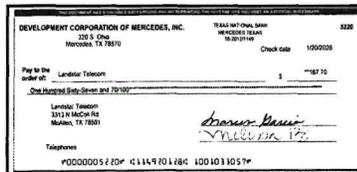
01/23/2026 Check 5218 \$750.00

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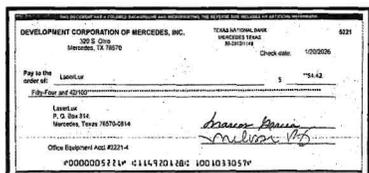
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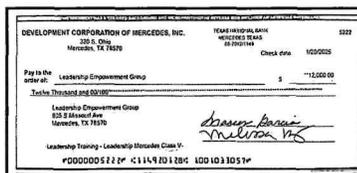
01/28/2026 Check 5219 \$6,003.46



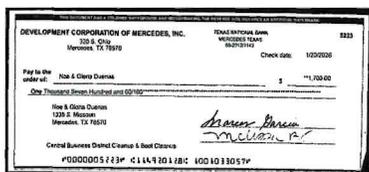
01/27/2026 Check 5220 \$167.70



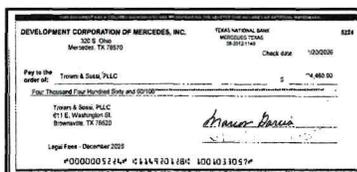
01/27/2026 Check 5221 \$54.42



01/22/2026 Check 5222 \$12,000.00



01/22/2026 Check 5223 \$1,700.00



01/26/2026 Check 5224 \$4,460.00





Summary Statement

January 31, 2026

Page 1 of 5

Investor ID: TX-01-0607

0000474-0008409 PDF 895120

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

Texas CLASS

Texas CLASS		Average Monthly Yield: 3.8545%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	196,502.80	0.00	0.00	644.27	644.27	196,847.26	197,147.07
TX-01-0607-0002	EDC 2006 RESERVE	275,007.93	0.00	0.00	901.70	901.70	275,490.02	275,909.63
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	80,997.66	0.00	0.00	265.58	265.58	81,139.65	81,263.24
TOTAL		552,508.39	0.00	0.00	1,811.55	1,811.55	553,476.93	554,319.94

Tel: (800) 707-6242

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

**Security Holder
Remittance Report for
2/10/2026**

Start Date: 1/26/2026 12:00:00A
End Date: 2/10/2026 11:59:00P
Print Date: 02/10/2026
Print Time: 3:42:08 pm

Security Holder Development Corporation of Mercedes

<u>Investor Number</u> <u>01-985-002</u>	<u>Investor Name</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 Am</u>
98572140	Gonzalez	Regular Pymnt	01/26/2026	318.64	266.99	51.65	18.00	0.00	0.00	300.64
98572140	Gonzalez	Prin Reduction	01/26/2026	30.36	30.36	0.00	0.00	0.00	0.00	30.36
98573148	Valor Fitness,	Regular Pymnt	02/02/2026	586.48	516.11	70.37	18.00	0.00	0.00	568.48
98575284	NTM Ventures	Regular Pymnt	02/02/2026	588.79	457.06	131.73	18.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	02/02/2026	81.21	81.21	0.00	0.00	0.00	0.00	81.21
98576108	Carrillo	Regular Pymnt	02/02/2026	1,151.72	963.52	188.20	18.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	02/02/2026	611.00	505.28	105.72	18.00	0.00	0.00	593.00
98593249	NTM Ventures	Regular Pymnt	02/02/2026	650.60	481.98	168.62	18.00	0.00	0.00	632.60
98593249	NTM Ventures	Prin Reduction	02/02/2026	24.40	24.40	0.00	0.00	0.00	0.00	24.40
98550030	De La Garza	Regular Pymnt	02/09/2026	1,976.98	1,854.08	122.90	18.00	0.00	0.00	1,958.98
Investor/Bank/Group Total				6,020.18	5,180.99	839.19	126.00	0.00	0.00	5,894.18
Total Security Holder				6,020.18	5,180.99	839.19	126.00	0.00	0.00	5,894.18

Delinquency Report As Of February 10, 2026

Data Date:	02/10/2026
Data Time:	3:42:51 pm
Print Date:	02/10/2026
Print Time:	3:42:51 pm

Security Holder Development Corporation of Mercedes

Investor Number: 01-985-001		Investor Name: Development Corporation of Mercedes								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98578068	25,000.00	24,513.92	559.00	50.00		9,694.00	11/01/2024	10/22/2024	466	16
Moreno , Rene										
98577068	150,000.00	135,268.34	1483.29	50.00	12/16/2025	3,016.58	01/01/2026	12/16/2025	40	2
Mercedes C, 150 N. Ohio St.										

Investor Number: 01-985-003		Investor Name: Development Corporation of Mercedes								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	28,508.63	11/06/2022	11/25/2024	1192	40
Gomez , Roy 334 South Texas Blvd.										
98560836	107,362.25	32,121.46	1060.13	106.02	12/11/2025	3,209.84	12/01/2025	12/11/2025	71	3
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	54	2
MD Internati, 311 D. Vogel Drive										

\$ 50,330.98

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	01/01/26	01	985	001	3.50000	1,483.29	135,268.34	.00	.00	135,268.34	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	.00	24,513.92	.00	.00	.00
Group Totals:									2,042.29	.00	.00	159,782.26	.00	.00	.00
									159,782.26	.00	.00	159,782.26	.00	.00	.00
98550030	De La Garza, Albaro d	98550030	03/01/26	01	985	002	5.00000	1,976.98	27,086.11	.00	.00	27,086.11	.00	.00	.00
98554876	Jom Investments, LLC	98554876	02/15/26	01	985	002	4.00000	455.31	23,609.44	.00	.00	23,609.44	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	02/01/26	01	985	002	3.00000	320.94	34,611.54	.00	.00	34,611.54	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	03/01/26	01	985	002	3.00000	586.48	27,101.51	.00	.00	27,101.51	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	03/01/26	01	985	002	3.00000	588.79	56,699.57	.00	.00	56,699.57	.00	.00	.00
98576108	Carrillo, Martha	98576108	03/01/26	01	985	002	3.50000	1,151.72	62,347.17	.00	.00	62,347.17	.00	.00	.00
98576708	Ledesma, Renata	98576708	02/01/26	01	985	002	3.50000	671.99	35,809.35	.00	.00	35,809.35	.00	.00	.00
98577236	Garza Funerals Family	98577236	03/01/26	01	985	002	3.50000	611.00	35,058.53	.00	.00	35,058.53	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	03/01/26	01	985	002	3.50000	650.60	62,295.31	.00	.00	62,295.31	.00	.00	.00
Group Totals:									7,013.81	.00	.00	364,618.53	.00	.00	.00
									364,618.53	.00	.00	364,618.53	.00	.00	.00
98550182	Gomez, Roy G.	98550182	11/06/22	01	985	003	3.00000	690.58	38,939.59	.00	.00	38,939.59	.00	.00	.00
98560836	Castaneda, Mario	98560836	12/01/25	01	985	003	3.50000	1,060.13	32,121.46	.00	.00	32,121.46	.00	.00	.00
									.00	.00	.00	.00	.00	.00	.00
									32,121.46	.00	.00	32,121.46	.00	.00	.00

Item Count = 9

Item Count = 9

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&J 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	176,921.25	.00	.00	
Group Totals:									4,689.21	.00	176,921.25	.00	.00	
									247,982.30	247,982.30	.00	.00	.00	
Investor Totals:									13,745.31	.00	772,383.09	.00	.00	Item Count = 3
									772,383.09	772,383.09	.00	.00	.00	
Bank Totals:									13,745.31	.00	772,383.09	.00	.00	Item Count = 14
									772,383.09	772,383.09	.00	.00	.00	
Grand Totals:									13,745.31	0.00	772,383.09	0.00	0.00	Item Count = 14
									772,383.09	772,383.09	0.00	0.00	0.00	
									0.00	0.00	0.00	0.00	0.00	Item Count = 14