

**Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
March 18, 2025 at 11:30AM
320 S. Ohio**

Development Corporation of Mercedes, Inc.

Agenda

March 18, 2026 at 11:30AM

320 S Ohio

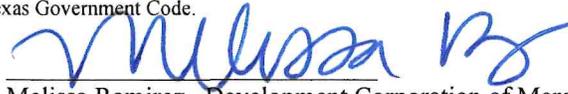
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, March 18, 2026 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: February 25, 2025 Minutes
3. Discussion and Action: February 2026 Financials
4. Discussion and Action: Texas Class Quarterly Report
5. Discussion and Action: MISD Scoreboard
6. Discussion and Action: FY25-26 Budget Amendment
7. Discussion and Action: DCM Signage Improvement Program- Alonso Trevino Rosales
8. Discussion and Action: Tabled Items-Film Grant, Election of Officers
9. Executive Session: Section 551.087: Economic development negotiations with Project OG, 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.
10. Discussion and Action: item #9
11. Adjournment

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

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 12th day of March 2026 at 10:30AM. 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 25, 2026 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, February 25, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

Marcos Garcia – President
Roel Villanueva – Member
Tony Garza- Member

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
Adrian Webb- Adrian Webb, CPA

1. Call Meeting to order

Joe Flores called the meeting to order at 11:41AM

2. Discussion and Action: February 4, 2026 Minutes

Lou Huerta moved to approve the February 4, 2026 minutes as presented. Seconded by Peggy Marie Chavez. All voted aye.

3. Discussion and Action: January 2026 Financials

Fred Gonzalez moved to approve the January 2026 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Discussion and Action: Election of Officers

Fred Gonzalez moved to table the election of officers as the full Board was not present. Seconded by Lou Huerta. All voted aye.

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

Fred Gonzalez moved to approve the FY24-25 Audit as presented. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: Downtown Façade Grant RFQ's

Fred Gonzalez moved to award the Downtown Façade Grant RFQ to Negrete & Kolar Architects, LLP. Seconded by Lou Huerta. All voted aye.

Jonas Gonzalez, Assistant City Manager exited Open Session at 12:22PM

Jonas Gonzalez, Assistant City Manager entered Open Session at 12:24PM

7. Discussion and Action: ICSC-Las Vegas

Lou Huerta moved to approve amending the ICSC- Las Vegas budget and attendance to a total of 3 board members at a total budget increase of \$2,920.00 for a total budget of \$27,100.00 as presented. Seconded by Peggy Marie Chavez. All voted aye.

Melissa Ramirez, Executive Director exited Open Session at 12:30PM

Melissa Ramirez, Executive Director entered Open Session at 12:32PM

8. Discussion and Action: DCM Signage Improvement Program- Maria E. Aguilar, Juan San Miguel, Alicia M. Vasquez, Alonso Trevino Rosales, Manuela Garza

Peggy Marie Chavez moved to proceed as discussed and approve signage for Maria E. Aguilar, Juan San Miguel, Alicia M. Vasquez and Manuela Garza for grants of \$4,500 each and to have Marketing Specialist Mario Salinas revamp signage for Alonso Trevino Rosales to revisit at the next board meeting. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Tabled Items-Film Grant

No Action

Fred Gonzalez, Board Member exited Open Session at 12:36PM

10. Executive Session: Section 551.087: Economic development negotiations with Project Travel Center, 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 12:37PM

Fred entered Executive Session at 12:38PM

The Board went into Open Session at 12:59PM

11. Discussion and Action: item #10

Fred Gonzalez moved to forgo engaging an appraiser and remit payment for up to \$20,000.00 for Project Travel Center. Seconded by Lou Huerta.

Fred Gonzalez moved to have Mark Sossi, DCM Attorney proceed as discussed in Executive Session with Project Anchor. Seconded by Lou Huerta. All voted aye.

Fred Gonzalez moved to proceed as discussed in Executive Session with Project MD International and have Mark Sossi, DCM Attorney send letter of demand. Seconded by Lou Huerta. All voted aye.

12. Adjournment:

1:01PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

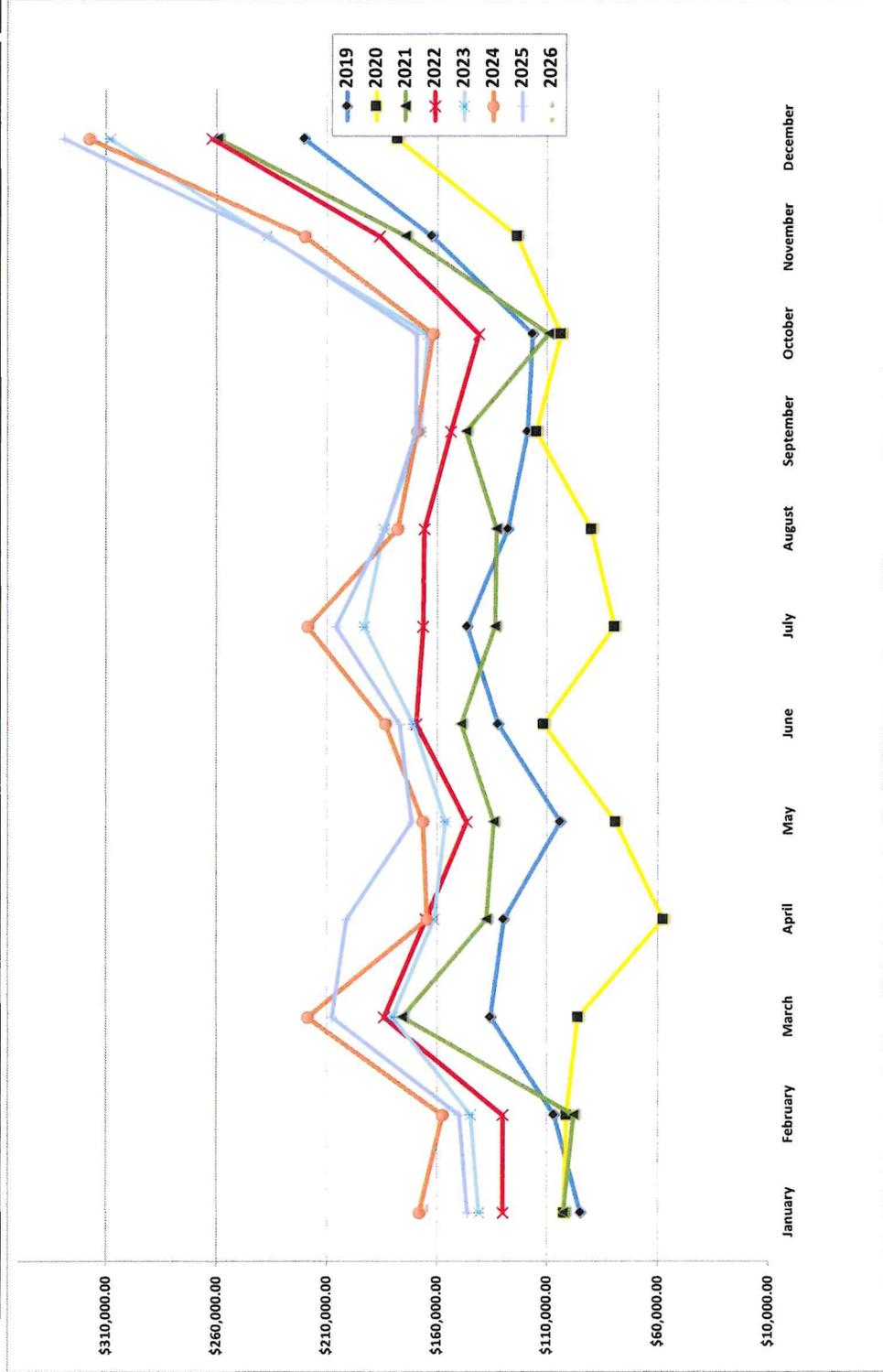
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: February 2026 Financials

Sales Tax Comparison FY 2019 - FY 2026

	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	\$328,942.62	\$2,349,548.18
2026	\$164,831.22												



January 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%	\$7,554,976.40	\$7,163,810.66	5.46%	\$28,814,396.96	\$27,320,986.99	5.46%
Hidalgo	Edinburg	2.00%	\$2,958,482.48	\$2,942,073.00	0.55%	\$10,584,816.88	\$10,418,740.76	1.59%
Hidalgo	Pharr	2.00%	\$2,503,514.69	\$2,544,373.72	-1.60%	\$8,457,527.75	\$8,210,671.31	3.00%
Hidalgo	Mission	2.00%	\$2,247,502.66	\$2,229,485.42	0.80%	\$7,861,168.81	\$7,999,172.17	-1.72%
Hidalgo	Weslaco	2.00%	\$1,632,987.45	\$1,663,369.28	-1.82%	\$5,612,377.70	\$5,694,664.41	-1.44%
Hidalgo	Mercedes	2.00%	\$659,324.90	\$585,080.93	12.68%	\$2,922,586.74	\$2,736,912.75	6.78%
Hidalgo	Donna	2.00%	\$635,891.07	\$558,995.61	13.75%	\$2,264,429.72	\$2,013,690.79	12.45%
Hidalgo	San Juan	2.00%	\$601,535.53	\$532,465.87	12.97%	\$2,008,116.72	\$1,889,081.71	6.30%
Hidalgo	Alamo	2.00%	\$473,697.79	\$443,208.93	6.87%	\$1,639,537.36	\$1,637,368.96	0.13%
Hidalgo	Hidalgo	2.00%	\$446,965.04	\$419,796.41	6.47%	\$1,615,766.37	\$1,528,423.61	5.71%
Hidalgo	Palmhurst	1.50%	\$222,397.37	\$205,722.89	8.10%	\$820,076.43	\$793,422.00	3.35%
Hidalgo	Palmview	1.50%	\$201,214.92	\$179,498.53	12.09%	\$653,171.03	\$617,700.02	5.74%
Hidalgo	Alton	2.00%	\$176,785.82	\$153,942.22	14.83%	\$604,111.22	\$538,344.86	12.21%
Hidalgo	Elsa	1.50%	\$138,487.97	\$124,624.74	11.12%	\$475,555.71	\$446,582.43	6.48%
Hidalgo	Penitas	1.50%	\$127,225.27	\$120,437.17	5.63%	\$441,693.21	\$440,064.35	0.37%
Hidalgo	La Joya	2.00%	\$55,641.38	\$53,302.32	4.38%	\$191,799.48	\$208,207.63	-7.88%
Hidalgo	Edcouch	2.00%	\$40,064.71	\$33,691.27	18.91%	\$123,862.23	\$122,019.22	1.51%
Hidalgo	Progreso	2.00%	\$24,836.97	\$23,229.53	6.91%	\$85,932.20	\$82,394.92	4.29%
Hidalgo	Sullivan City	1.00%	\$20,371.79	\$18,013.29	13.09%	\$71,337.95	\$64,618.92	10.39%
Hidalgo	La Villa	2.00%	\$19,560.91	\$11,634.26	68.13%	\$52,515.46	\$43,067.86	21.93%
Hidalgo	Progreso Lakes	1.50%	\$8,189.88	\$6,821.20	20.06%	\$28,040.65	\$23,561.49	19.01%
Hidalgo	Granjeno	1.00%	\$3,912.13	\$4,436.99	-11.82%	\$17,160.60	\$16,936.89	1.32%
	City			\$659,324.90				
				75%				
				\$494,493.68				
	EDC			\$659,324.90				
				25%				
				\$164,831.22				

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of February 28, 2026

	Feb 28, 26	Jan 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	1,009,843.59	773,183.75	236,659.84
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	197,721.92	197,146.26	575.66
Total 10001 · Cash & Cash Equivalents	1,207,765.51	970,530.01	237,235.50
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	276,715.29	275,909.63	805.66
Total 11200 · Restricted Cash & Cash Equiv.	276,715.29	275,909.63	805.66
Total Checking/Savings	1,484,480.80	1,246,439.64	238,041.16
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	1,888,814.59	1,650,773.43	238,041.16
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13026 · Other Receivables EDC	1,610.31	0.00	1,610.31
13078 · Loan Rec - MD Int'l(Orb-Galvan)	71,953.27	73,143.62	-1,190.35
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	133,118.50	135,268.34	-2,149.84
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	472,519.58	474,249.44	-1,729.88
TOTAL ASSETS	5,919,434.40	5,683,123.12	236,311.28
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	7,780.00	14,808.60	-7,028.60
Total Accounts Payable	7,780.00	14,808.60	-7,028.60
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	124.16	30.73	93.43
22210 · Pension Plan Payable	18,586.93	21,226.34	-2,639.41
24000 · Payroll Liabilities	1,973.40	1,971.23	2.17
Total Other Current Liabilities	20,366.02	22,909.83	-2,543.81
Total Current Liabilities	28,146.02	37,718.43	-9,572.41
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	106,951.47	116,523.88	-9,572.41
Equity			
32000 · Unassigned Fund Balance	1,432,168.83	1,433,550.15	-1,381.32
37000 · Restricted Fund Balance	249,117.38	247,736.06	1,381.32
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	573,096.47	327,212.78	245,883.69
Total Equity	5,812,482.93	5,566,599.24	245,883.69
TOTAL LIABILITIES & EQUITY	5,919,434.40	5,683,123.12	236,311.28

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

	Oct '25 - Feb 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,089,143.82	2,314,440.29	-1,225,296.47	47.1%
Total Taxes	1,089,143.82	2,314,440.29	-1,225,296.47	47.1%
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	52,083.35	93,749.00	-41,665.65	55.6%
44020 · Interest - TX Class	7,793.82	2,000.00	5,793.82	389.7%
44027 · Interest - MD Int'l(Orb Galvan)	946.49	0.00	946.49	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus Cl	1,908.08	0.00	1,908.08	100.0%
Total 44000 · Miscellaneous	71,402.03	546,287.59	-474,885.56	13.1%
Total Income	1,160,545.85	2,860,727.88	-1,700,182.03	40.6%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	104,508.60	226,800.00	-122,291.40	46.1%
5101100 · TMRS Contribution	21,110.04	42,000.00	-20,889.96	50.3%
5101120 · Social Security	7,963.35	14,300.00	-6,336.65	55.7%
5101127 · Cell Phone Allowance	250.00	600.00	-350.00	41.7%
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	140,602.54	307,790.00	-167,187.46	45.7%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	17,509.74	48,750.00	-31,240.26	35.9%
5102011 · Contract Labor - Writer	2,000.00	6,000.00	-4,000.00	33.3%
5102012 · Automobile Mileage	171.70	2,000.00	-1,828.30	8.6%
5102020 · Audit	7,000.00	8,000.00	-1,000.00	87.5%
5102021 · Loan Fees - EDC	1,148.66	825.00	323.66	139.2%
5102023 · Leadership Empowerment Gr...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	1,929.52	5,400.00	-3,470.48	35.7%
5102074 · Downtown Development	13,500.00	70,000.00	-56,500.00	19.3%
5102080 · Office Equipment - Lease	1,575.80	4,500.00	-2,924.20	35.0%
5102095 · Meetings	732.69	2,600.00	-1,867.31	28.2%
5102102 · Crime Insurance	571.00	700.00	-129.00	81.6%
5102125 · Legal	20,040.00	45,000.00	-24,960.00	44.5%
5102130 · Membership/Subs	200.00	2,000.00	-1,800.00	10.0%
5102131 · Web-Site	4,575.00	7,980.00	-3,405.00	57.3%
5102133 · Miscellaneous	-73.87	1,500.00	-1,573.87	-4.9%
5102134 · Bldg Lease	12,000.00	24,000.00	-12,000.00	50.0%
5102142 · Janitorial	5,160.00	13,200.00	-8,040.00	39.1%
5102144 · Receptionist	11,498.52	33,000.00	-21,501.48	34.8%
5102145 · Civic Serve	9,975.00	12,000.00	-2,025.00	83.1%
5102150 · Travel & Training	23,867.63	52,540.00	-28,672.37	45.4%
5102160 · Water Bill	858.46	2,000.00	-1,141.54	42.9%
5102165 · Electricity	1,198.92	4,700.00	-3,501.08	25.5%
5102310 · Sponsorships	26,000.00	27,850.00	-1,850.00	93.4%
5102320 · Professional Fees - Accounting	8,750.00	21,000.00	-12,250.00	41.7%
5102335 · Projects	51,352.36	1,195,136.38	-1,143,784.02	4.3%
5102340 · Chamber	5,500.00	53,500.00	-48,000.00	10.3%
5102344 · Project Travel Center	0.00	100,000.00	-100,000.00	0.0%

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

	Oct '25 - Feb 26	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	104,166.70	93,749.00	10,417.70	111.1%
5102399 · Outlet Mall Oct 18' - Oct 28'	16,633.92	280,000.00	-263,366.08	5.9%
Total 5102000 · Other Services & Charges	426,241.75	2,481,137.88	-2,054,896.13	17.2%
5102500 · Maintenance				
5102520 · Office Equipment	675.37	10,000.00	-9,324.63	6.8%
5102540 · Maintenance	18,960.00	57,200.00	-38,240.00	33.1%
Total 5102500 · Maintenance	19,635.37	67,200.00	-47,564.63	29.2%
5103000 · Supplies				
5103050 · Office Supplies	969.72	3,000.00	-2,030.28	32.3%
Total 5103000 · Supplies	969.72	3,000.00	-2,030.28	32.3%
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	587,449.38	2,860,727.88	-2,273,278.50	20.5%
Net Ordinary Income	573,096.47	0.00	573,096.47	100.0%
Net Income	573,096.47	0.00	573,096.47	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of February 28, 2026

	Feb 28, 26	Jan 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	205,110.16	230,039.83	-24,929.67
Total Checking/Savings	<u>205,110.16</u>	<u>230,039.83</u>	<u>-24,929.67</u>
Total Current Assets	205,110.16	230,039.83	-24,929.67
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	81,500.54	81,263.24	237.30
13078.2 · Loan Rec - MD Int'l (Galvan)	69,759.87	70,984.23	-1,224.36
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	30,194.82	32,121.46	-1,926.64
Total Other Assets	<u>196,381.77</u>	<u>199,295.47</u>	<u>-2,913.70</u>
TOTAL ASSETS	<u><u>401,491.93</u></u>	<u><u>429,335.30</u></u>	<u><u>-27,843.37</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	567.44	0.00	567.44
22248.2 · Due to EDC	1,610.31	0.00	1,610.31
Total Other Current Liabilities	<u>2,177.75</u>	<u>0.00</u>	<u>2,177.75</u>
Total Current Liabilities	<u>2,177.75</u>	<u>0.00</u>	<u>2,177.75</u>
Total Liabilities	2,177.75	0.00	2,177.75
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	-28,140.32	1,880.80	-30,021.12
Total Equity	<u>399,314.18</u>	<u>429,335.30</u>	<u>-30,021.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>401,491.93</u></u>	<u><u>429,335.30</u></u>	<u><u>-27,843.37</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending February 28, 2026

	<u>Feb 26</u>	<u>Oct '25 - Feb 26</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	237.30	1,339.03
44027.2 · Interest - MD Int'l (Galvan)	439.74	973.53
44090.2 · Interest - Castaneda Mario & M	193.62	534.23
	<u>870.66</u>	<u>2,846.79</u>
Total 44000 · Miscellaneous	870.66	2,846.79
Total Income	870.66	2,846.79
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	43.78	139.11
52114.2 · IRP Note - Principal	26,334.39	26,334.39
52115.2 · IRP Note - Interest	4,513.61	4,513.61
	<u>30,891.78</u>	<u>30,987.11</u>
Total 5102000 · Other Services & Charges	30,891.78	30,987.11
Total Expense	30,891.78	30,987.11
Net Ordinary Income	<u>-30,021.12</u>	<u>-28,140.32</u>
Net Income	<u><u>-30,021.12</u></u>	<u><u>-28,140.32</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of February 28, 2026

	Feb 28, 26	Jan 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	295,746.44	288,633.95	7,112.49
Total 11111.1 · Restricted Cash & Cash Eq.	295,746.44	288,633.95	7,112.49
Total Checking/Savings	295,746.44	288,633.95	7,112.49
Accounts Receivable			
13026.1 · Oth. Receivables	567.44	0.00	567.44
Total Accounts Receivable	567.44	0.00	567.44
Total Current Assets	296,313.88	288,633.95	7,679.93
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	27,086.11	28,940.19	-1,854.08
13078.1 · Loan Rec - MD International	32,302.33	32,721.79	-419.46
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	24,013.04	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	23,239.51	23,609.44	-369.93
13089.1 · Loan Rec - Martha Carrillo	62,347.17	63,310.69	-963.52
13097.1 · Loan Rec - Ashley R Gonzalez	34,611.54	34,908.89	-297.35
13098.1 · N/R - Valor Fitness LLC	27,101.51	27,617.62	-516.11
13098.3 · N/R - NTM Ventures LLC	53,202.25	54,246.90	-1,044.65
13103.1 · N/R Ledesma (Proj Valdemar)	35,114.79	35,809.35	-694.56
13104.1 · Loan Rec - Project R. Garza	35,058.53	35,563.81	-505.28
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	537,359.50	544,024.44	-6,664.94
TOTAL ASSETS	833,673.38	832,658.39	1,014.99
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	5,082.30	4,067.31	1,014.99
Total Equity	833,673.38	832,658.39	1,014.99
TOTAL LIABILITIES & EQUITY	833,673.38	832,658.39	1,014.99

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending February 28, 2026

	Feb 26	Oct '25 - Feb 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	122.90	681.21
44027.1 · Interest - MD Int'l(ORBIT)	150.64	333.51
44031.1 · Interest - The Grind (JOM Inves	85.38	489.33
44089.1 · Interest - Martha Carrillo	188.20	956.73
44097.1 · Interest - Ashley R Gonzalez	51.65	489.37
44098.1 · Interest - Valor Fitness	70.37	360.12
44101.1 · Int. - Ledesma (Proj Valdemar)	104.44	538.67
44102.1 · Interest - Project R. Garza	105.72	536.40
44296.2 · Interest - NTM Ventures	300.35	1,553.61
Total 44000 · Miscellaneous	1,179.65	5,938.95
Total Income	1,179.65	5,938.95
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	164.66	856.65
Total 5102000 · Other Services & Charges	164.66	856.65
Total Expense	164.66	856.65
Net Ordinary Income	1,014.99	5,082.30
Net Income	1,014.99	5,082.30

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of February 28, 2026

Debt Description	February 28, 2026	January 31, 2026	\$ Change
USDA - IRP Note Payable	425,026.38	451,360.77	(26,334.39)
Bonds Payable 2007	520,000.00	520,000.00	-
Bonds Payable 2016 - VTX	83,333.36	104,166.70	(20,833.34)
Estimated Mall Rebate Liability	-	-	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)

Accounts Payable

As of February 28, 2026

Vendor Description	February 28, 2026	January 31, 2026
Noe & Gloria Duenas	\$ 1,700.00	
EZ Signs & Electrical		13,500.00
Mercedes Chamber	5,000.00	-
Hudson Energy Services		348.60
Elizabeth Rodriguez	1,080.00	960.00
Rio Grande Valley Livestock Show	-	-
	\$ 7,780.00	\$ 14,808.60



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 02/13/26 Next Closing Date 03/17/26
 Account Ending 5-32007

p. 1/5

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

New Balance	\$3,677.36
Minimum Payment Due	\$37.00
Payment Due Date	03/11/26

Membership Rewards[®] Points
 Available and Pending as of 01/31/26
117,336
 For up to date point balance and full program details, visit membershiPREWARDS.COM

Account Summary

Previous Balance	\$6,003.46
Payments/Credits	-\$6,003.46
New Charges	+\$3,677.36
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 03/11/26, 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	13 years	\$7,610
\$131	3 years	\$4,709 (Savings = \$2,901)

New Balance	\$3,677.36
Minimum Payment Due	\$37.00

Credit Limit	\$13,000.00
Available Credit	\$9,322.64

Days in Billing Period: 28

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	03/11/26
New Balance	\$3,677.36
Minimum Payment Due	\$37.00

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

\$ 3,677.36
Amount Enclosed

0000349992503945648 000367736000003700 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 02/13/26

p. 3/5

Account Ending 5-32007



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

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



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

Hearing Impaired

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

Payments and Credits

Summary

	Total
Payments	-\$6,003.46
Credits	\$0.00
Total Payments and Credits	-\$6,003.46

Detail

*Indicates posting date

	Amount
Payments	
01/26/26* PAYMENT RECEIVED - THANK YOU	-\$6,003.46

New Charges

Summary

	Total
Total New Charges	\$3,677.36

Detail



MELISSA RAMIREZ
 Card Ending 5-32007

	Amount
01/16/26 BROOKS BROTHERS 866-863-8696 MERCEDES TX	\$109.56
01/17/26 LOOPNET COMMERCIAL P 888-567-7442 DC	\$79.00
01/27/26 TEXAS SECRETARY OF STA 155308305 78570 AUSTIN TX	\$2.00
01/29/26 TOTALEVENT 781-994-6000 WAKEFIELD MA	\$109.00
02/02/26 LOS COMALES RESTAURANT 956-565-9966 MERCEDES TX	\$154.90
02/04/26 ADOBE Adobe Systems 8004438158 SAN JOSE CA	\$34.99
02/05/26 GLOBAL EXP SPEC 800-475-2098 NV	\$114.40
02/06/26 WALMART.COM 8009256278 09920 8009256278 BENTONVILLE AR	\$70.38
02/11/26 AMAZON MARKETPLACE NA PA MERCHANDISE AMZN.COM/BILL WA	\$15.83
02/11/26 ICSC-NY +16467283800 NEW YORK NY	\$1,050.00

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

Continued on reverse

Detail Continued

				Amount
02/11/26	ICSC-NY +16467283800	NEW YORK	NY	\$875.00
02/11/26	ICSC-NY +16467283800	NEW YORK	NY	\$875.00
02/11/26	H-E-B 9999999999	MERCEDES	TX	\$19.08
02/11/26	TOTALEVENT 781-994-6000	WAKEFIELD	MA	\$109.00
02/12/26	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$31.20
02/13/26	WALMART.COM 800-925-6278	WALMART.COM	AR	\$28.02

Travel & Training
Travel & Training
Marketing
Travel & Training
Office Supplies
Office Equipment

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.

2026 Fees and Interest Totals Year-to-Date

		Amount
Total Fees in 2026		\$0.00
Total Interest in 2026		\$0.00

Interest Charge Calculation

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

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	16.74% (v)	\$0.00	\$0.00
Total			\$0.00

(v) Variable Rate



Account Number XXXXXX3057
 Statement Date 02/27/2026
 Statement Thru Date 03/01/2026
 Check/Items Enclosed 35
 Page 1

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



00007479 TT212S02282601183300 01 000000000 0007479 006

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

00007479 0027416 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 02/01/2026	\$799,644.15
+ Deposits and Credits (3)	\$331,947.07
- Withdrawals and Debits (40)	\$109,491.80
Ending Balance as of 02/28/2026	\$1,022,099.42
Service Charges for Period	\$0.00
Average Balance for Period	\$773,390.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Feb 24	DEPOSIT	73.87
Feb 26	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATION <i>City of Mercedes Sales Tax Deposit</i>	328,942.62
Feb 27	INVESTOR LOAN SE/ILS REMITT 985-001 DEV CORP OF MERCEDES	2,930.58

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Feb 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Feb 04	IRS/USATAXPYMT 270643555891750 DEVELOPMENT CORPORATION	1,971.23
Feb 13	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,766.73
Feb 18	IRS/USATAXPYMT 270644932728255 DEVELOPMENT CORPORATION	1,973.41
Feb 24	REF 35ZBSBH TO *0691 TRANSFER TO PAY VTX	10,416.67
Feb 27	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,716.74



CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Feb 09	Audio Visual 5217	24,270.45	Feb 09	Website 5236	765.00	Feb 20	5249	571.00
Feb 02	*5225	173.21	Feb 12	5237	588.85	Feb 13	Clean-up 5250	1,700.00
Feb 02	Employee Ins. 5226	1,804.84	Feb 09	5238	400.00	Feb 25	CAVRS - Post Run 5251	1,500.00
Feb 02	5227	200.00	Feb 19	Accounting *5240	1,750.00	Feb 18	5252	50.00
Feb 09	5228	11.90	Feb 09	Smoke on the Bio 5241	12,500.00	Feb 26	AMEX 5253	3,677.36
Feb 06	EZ-Signs 5229	4,500.00	Feb 05	5242	43.74	Feb 24	*5255	97.73
Feb 12	5230	348.60	Feb 06	EZ-Signs 5243	4,500.00	Feb 19	Clean-up 5256	1,700.00
Feb 19	5231	222.00	Feb 06	EZ-Signs 5244	4,500.00	Feb 26	*5259	173.21
Feb 17	5232	588.85	Feb 13	TRRS - Jan 5245	6,562.84	Feb 26	*5264	125.36
Feb 12	5233	588.85	Feb 13	Audit 5246	5,250.00	Feb 26	5265	83.87
Feb 13	5234	588.85	Feb 23	*5248	197.79	Feb 26	5266	63.87
Feb 17	5235	588.85						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Feb 02	796,506.10	Feb 13	720,649.06	Feb 23	713,007.16
Feb 04	794,534.87	Feb 17	719,471.36	Feb 24	702,566.63
Feb 05	794,491.13	Feb 18	717,447.95	Feb 25	701,066.63
Feb 06	780,991.13	Feb 19	713,775.95	Feb 26	1,025,885.58
Feb 09	743,043.78	Feb 20	713,204.95	Feb 27	1,022,099.42
Feb 12	741,517.48				

00007479 0027418 0002-0005



CHECK IMAGES

00007479 0027419 0003-0005

02/24/2026 Check 0 \$73.87

02/09/2026 Check 5217 \$24,270.45

02/02/2026 Check 5225 \$173.21

02/02/2026 Check 5226 \$1,804.84

02/02/2026 Check 5227 \$200.00

02/09/2026 Check 5228 \$11.90

02/06/2026 Check 5229 \$4,500.00

02/12/2026 Check 5230 \$348.60

02/19/2026 Check 5231 \$222.00

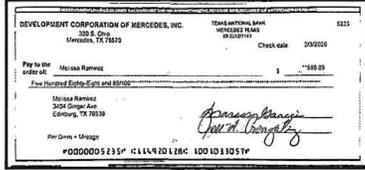
02/17/2026 Check 5232 \$588.85

02/12/2026 Check 5233 \$588.85

02/13/2026 Check 5234 \$588.85

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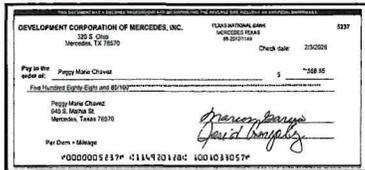
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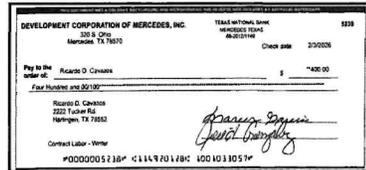
02/17/2026 Check 5235 \$588.85



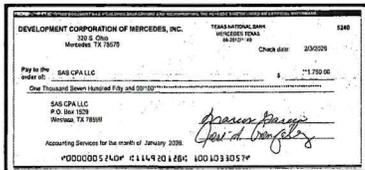
02/09/2026 Check 5236 \$765.00



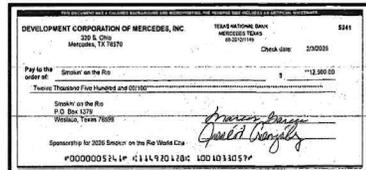
02/12/2026 Check 5237 \$588.85



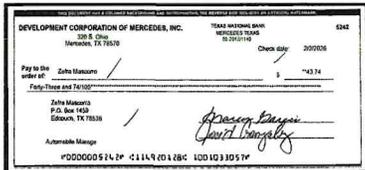
02/09/2026 Check 5238 \$400.00



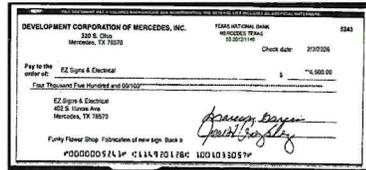
02/19/2026 Check 5240 \$1,750.00



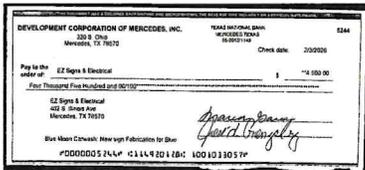
02/09/2026 Check 5241 \$12,500.00



02/05/2026 Check 5242 \$43.74



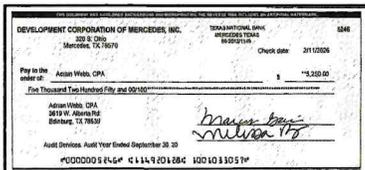
02/06/2026 Check 5243 \$4,500.00



02/06/2026 Check 5244 \$4,500.00



02/13/2026 Check 5245 \$6,562.84



02/13/2026 Check 5246 \$5,250.00



02/23/2026 Check 5248 \$197.79

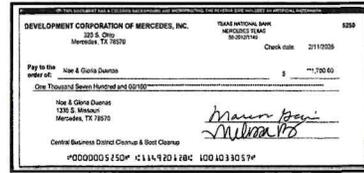


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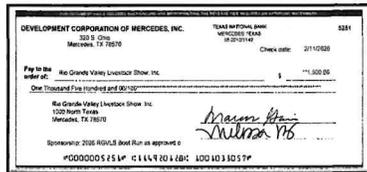
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02/20/2026 Check 5249 \$571.00



02/13/2026 Check 5250 \$1,700.00



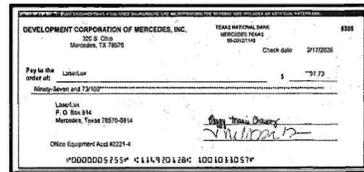
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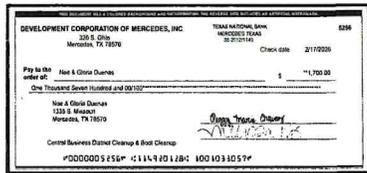
02/18/2026 Check 5252 \$50.00



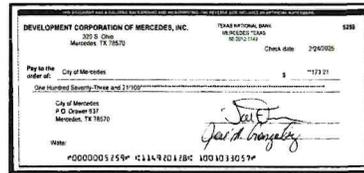
02/26/2026 Check 5253 \$3,677.36



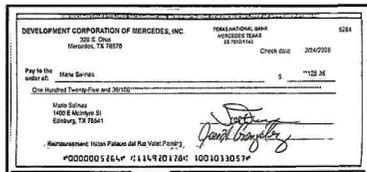
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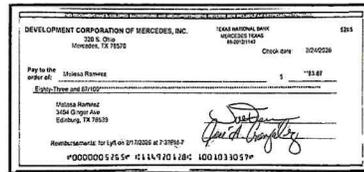
02/19/2026 Check 5256 \$1,700.00



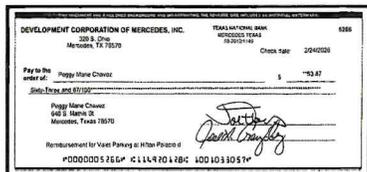
02/26/2026 Check 5259 \$173.21



02/26/2026 Check 5264 \$125.36



02/26/2026 Check 5265 \$83.87



02/26/2026 Check 5266 \$63.87



**Security Holder
Remittance Report for
3/10/2026**

Start Date:	2/26/2026 12:00:00A
End Date:	3/10/2026 11:59:00PI
Print Date:	03/10/2026
Print Time:	3:32:02 pm

Security Holder Development Corporation of Mercedes

Investor Number <u>01-985-001</u>		Investor Name <u>Development Corporation of Mercedes</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>	<u>Am</u>	
98577068	Mercedes Colt	Regular Pymnt	03/02/2026	1,483.29	1,317.35	165.94	18.00	0.00	0.00	1,465.29	
Investor/Bank/Group Total				1,483.29	1,317.35	165.94	18.00	0.00	0.00	1,465.29	

Investor Number <u>01-985-002</u>		Investor Name <u>Development Corp of Mercedes RBEG</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>	<u>Am</u>	
98573148	Valor Fitness,	Regular Pymnt	03/02/2026	586.48	524.11	62.37	18.00	0.00	0.00	568.48	
98576108	Carrillo	Regular Pymnt	03/02/2026	1,151.72	984.32	167.40	18.00	0.00	0.00	1,133.72	
98577236	Garza Funeral	Regular Pymnt	03/02/2026	611.00	516.87	94.13	18.00	0.00	0.00	593.00	
98575284	NTM Ventures	Regular Pymnt	03/09/2026	588.79	425.68	163.11	18.00	0.00	0.00	570.79	
98575284	NTM Ventures	Prin Reduction	03/09/2026	81.21	81.21	0.00	0.00	0.00	0.00	81.21	
98593249	NTM Ventures	Regular Pymnt	03/09/2026	650.60	441.53	209.07	18.00	0.00	0.00	632.60	
98593249	NTM Ventures	Prin Reduction	03/09/2026	24.40	24.40	0.00	0.00	0.00	0.00	24.40	
Investor/Bank/Group Total				3,694.20	2,998.12	696.08	90.00	0.00	0.00	3,604.20	

Total Security Holder	5,177.49	4,315.47	862.02	108.00	0.00	0.00	5,069.49
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Delinquency Report As Of March 10, 2026

Data Date:	03/10/2026
Data Time:	3:32:55 pm
Print Date:	03/10/2026
Print Time:	3:32:55 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		10,303.00	11/01/2024	10/22/2024	494	17		
		Moreno , Rene										

<u>Investor Number: 01-985-002</u>	<u>Investor Name: Development Corp of Mercedes RBEG</u>									
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98572140	43,983.86	34,611.54	320.94	0.00	01/26/2026	641.88	02/01/2026	01/26/2026	37	2
		Gonzalez , Ashley								

<u>Investor Number: 01-985-003</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>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	29,233.74	11/06/2022	11/25/2024	1220	41
		Gomez , Roy 334 South Texas Blvd.								
98569300	315,629.17	174,087.08	2938.50	956.37	02/17/2026	4,988.36	01/18/2026	02/17/2026	51	2
		MD Internati, 311 D. Vogel Drive								
98560836	107,362.25	30,194.82	1060.13	159.03	02/11/2026	2,202.72	02/01/2026	02/11/2026	37	2
		Castaneda , Mario 1201 S. Rio Rico Rd.								

\$ 47,369.70

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	04/01/26	01	985 001	3.50000	1,483.29	131,801.15	.00	.00	.00	.00	
98578068	Moreno, Rene	98578068	11/01/24	01	985 001	3.50000	559.00	24,513.92	131,801.15	.00	.00	.00	
Group Totals:							2,042.29	.00	24,513.92	.00	.00	.00	
							156,315.07	156,315.07	.00	.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	.00	.00	
98554876	Jom Investments, LLC.	98554876	03/15/26	01	985 002	4.00000	455.31	23,239.51	27,086.11	.00	.00	.00	
98572140	Gonzalez, Ashley R.	98572140	02/01/26	01	985 002	3.00000	320.94	34,611.54	23,239.51	.00	.00	.00	
98573148	Valor Fitness, LLC.	98573148	04/01/26	01	985 002	3.00000	586.48	26,577.40	34,611.54	.00	.00	.00	
98575284	NTM Ventures, LLC	98575284	04/01/26	01	985 002	3.00000	588.79	56,192.68	26,577.40	.00	.00	.00	
98576108	Carrillo, Martha	98576108	04/01/26	01	985 002	3.50000	1,151.72	61,362.85	56,192.68	.00	.00	.00	
98576708	Ledesma, Renata	98576708	03/01/26	01	985 002	3.50000	671.99	35,114.79	61,362.85	.00	.00	.00	
98577236	Garza Funerals Family	98577236	04/01/26	01	985 002	3.50000	611.00	34,541.66	35,114.79	.00	.00	.00	
98593249	NTM Ventures, LLC	98593249	04/01/26	01	985 002	3.50000	650.60	61,829.38	34,541.66	.00	.00	.00	
Group Totals:							7,013.81	.00	61,829.38	.00	.00	.00	
							360,555.92	360,555.92	.00	.00	.00	.00	
98550182	Gomez, Roy G.	98550182	11/06/22	01	985 003	3.00000	690.58	38,939.59	.00	.00	.00	.00	
98560836	Castaneda, Mario	98560836	02/01/26	01	985 003	3.50000	1,060.13	30,194.82	38,939.59	.00	.00	.00	
							.00	.00	30,194.82	.00	.00	.00	
Item Count = 2													
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&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98569300	MD International, LLC	98569300	01/18/26	01	985	003	3.00000	2,938.50	174,087.08	.00	.00	.00	.00
Group Totals:									174,087.08				
									<u>.00</u>	<u>.00</u>			
									<u>243,221.49</u>	<u>243,221.49</u>	<u>.00</u>		
Investor Totals:													Item Count = 3
									<u>13,745.31</u>	<u>.00</u>			
									<u>760,092.48</u>	<u>760,092.48</u>	<u>.00</u>		
Bank Totals:													Item Count = 14
									<u>13,745.31</u>	<u>.00</u>			
									<u>760,092.48</u>	<u>760,092.48</u>	<u>.00</u>		
Grand Totals:													Item Count = 14
									<u>13,745.31</u>	<u>0.00</u>			
									<u>760,092.48</u>	<u>760,092.48</u>	<u>0.00</u>		
									<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		