

3. Discussion and Action: April 2026 Financials

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of April 30, 2026

	Apr 30, 26	Mar 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	1,120,621.91	1,066,455.95	54,165.96
11011 · VTX Bond 2016	200.00	10,616.67	-10,416.67
11012 · Development Corp - TXCLASS	198,974.27	198,356.98	617.29
Total 10001 · Cash & Cash Equivalents	1,319,796.18	1,275,429.60	44,366.58
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	278,466.64	277,604.12	862.52
Total 11200 · Restricted Cash & Cash Equiv.	278,466.64	277,604.12	862.52
Total Checking/Savings	1,598,262.82	1,553,033.72	45,229.10
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	2,002,596.61	1,957,367.51	45,229.10
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	3,719.64	1,610.31	2,109.33
13078 · Loan Rec - MD Int'l(Orb-Galvan)	70,140.65	71,953.27	-1,812.62
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus Cl	130,684.38	131,801.15	-1,116.77
13999 · Note Receivable - City	241,323.56	241,323.56	0.00
Total Other Assets	470,382.15	471,202.21	-820.06
TOTAL ASSETS	6,031,079.01	5,986,669.97	44,409.04
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,060.00	6,530.00	-5,470.00
Total Accounts Payable	1,060.00	6,530.00	-5,470.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	124.16	124.16	0.00
22210 · Pension Plan Payable	14,663.51	14,663.50	0.01
24000 · Payroll Liabilities	0.00	1,973.40	-1,973.40
Total Other Current Liabilities	14,469.20	16,442.59	-1,973.39
Total Current Liabilities	15,529.20	22,972.59	-7,443.39
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	94,334.65	101,778.04	-7,443.39
Equity			
32000 · Unassigned Fund Balance	1,429,165.13	1,430,644.94	-1,479.81
37000 · Restricted Fund Balance	252,121.08	250,641.27	1,479.81
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	697,357.90	645,505.47	51,852.43
Total Equity	5,936,744.36	5,884,891.93	51,852.43
TOTAL LIABILITIES & EQUITY	6,031,079.01	5,986,669.97	44,409.04

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - EDC
For the Period Ending April 30, 2026

	Apr 26	Oct '25 - Apr 26
Ordinary Income/Expense		
Income		
Taxes		
40040 · Sales Tax	184,523.97	1,438,499.01
Total Taxes	184,523.97	1,438,499.01
44000 · Miscellaneous		
44004 · Other Income - City Pmt MKTG	0.00	8,670.29
44006 · Other Income-City Pmt VTX	0.00	72,916.69
44020 · Interest - TX Class	1,479.81	10,797.52
44027 · Interest - MD Int'l(Orb Galvan)	311.83	1,258.32
44104 · Interest - Mercedes Columbus CI	366.52	2,440.54
Total 44000 · Miscellaneous	2,158.16	96,083.36
Total Income	186,682.13	1,534,582.37
Expense		
5100000 · Personnel Costs		
5101010 · Salaries	17,368.00	139,244.60
5101100 · TMRS Contribution	2,707.66	26,525.35
5101120 · Social Security	1,321.51	10,606.36
5101127 · Cell Phone Allowance	50.00	350.00
5101160 · Health/Life Insurance	1,711.41	10,193.37
Total 5100000 · Personnel Costs	23,158.58	186,919.68
5102000 · Other Services & Charges		
5102010 · Marketing & Promotion	538.77	19,088.51
5102011 · Contract Labor - Writer	400.00	2,800.00
5102012 · Automobile Mileage	30.89	375.47
5102020 · Audit	0.00	7,000.00
5102021 · Loan Fees - EDC	33.12	1,199.78
5102023 · Leadership Empowerment Group	0.00	12,000.00
5102025 · Telephones	393.76	2,717.17
5102074 · Downtown Development	9,000.00	31,250.00
5102080 · Office Equipment - Lease	272.06	2,096.65
5102095 · Meetings	417.74	1,512.29
5102102 · Liability Insurance	0.00	571.00
5102125 · Legal	0.00	32,980.00
5102130 · Membership/Subs	225.00	525.00
5102131 · Web-Site	665.00	5,905.00
5102133 · Miscellaneous	5.94	5.94
5102134 · Bldg Lease	6,000.00	18,000.00
5102142 · Janitorial	2,040.00	7,200.00
5102144 · Receptionist	4,125.00	15,623.52
5102145 · Civic Serve	0.00	9,975.00
5102150 · Travel & Training	6,106.98	31,422.84
5102160 · Water Bill	174.17	1,206.31
5102165 · Electricity	266.37	2,224.89
5102310 · Sponsorships	250.00	27,350.00
5102320 · Professional Fees - Accounting	1,750.00	12,250.00
5102335 · Projects	6,890.00	78,500.79
5102340 · Chamber	22,000.00	32,500.00
5102355 · Series 2007 - Interest	0.00	11,830.00
5102362 · Project Rios of Mercedes	0.00	51,400.00
5102365 · Project VIDA	0.00	15,000.00
5102379 · Project RGV Livestock Show Park	25,000.00	25,000.00
5102396 · VTX Note	20,833.34	145,833.38
5102399 · Outlet Mall Oct 18' - Oct 28'	0.00	16,633.92
Total 5102000 · Other Services & Charges	107,418.14	621,977.46
5102500 · Maintenance		
5102520 · Office Equipment	0.00	647.35
5102540 · Maintenance	3,736.52	26,096.52

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - EDC
For the Period Ending April 30, 2026

	Apr 26	Oct '25 - Apr 26
Total 5102500 · Maintenance	3,736.52	26,743.87
5103000 · Supplies		
5103050 · Office Supplies	356.47	1,423.47
Total 5103000 · Supplies	356.47	1,423.47
5104000 · Capital Outlay		
5104005 · Furniture & Fixtures	159.99	159.99
Total 5104000 · Capital Outlay	159.99	159.99
Total Expense	134,829.70	837,224.47
Net Ordinary Income	51,852.43	697,357.90
Net Income	51,852.43	697,357.90

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Accrual Basis

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

	Oct '25 - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,438,499.01	2,314,440.29	-875,941.28	62.2%
Total Taxes	1,438,499.01	2,314,440.29	-875,941.28	62.2%
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	72,916.69	93,749.00	-20,832.31	77.8%
44020 · Interest - TX Class	10,797.52	8,500.00	2,297.52	127.0%
44027 · Interest - MD Int'l(Orb Galvan)	1,258.32	0.00	1,258.32	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	2,440.54	0.00	2,440.54	100.0%
Total 44000 · Miscellaneous	96,083.36	552,787.59	-456,704.23	17.4%
Total Income	1,534,582.37	2,867,227.88	-1,332,645.51	53.5%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	139,244.60	226,800.00	-87,555.40	61.4%
5101100 · TMRS Contribution	26,525.35	42,000.00	-15,474.65	63.2%
5101120 · Social Security	10,606.36	14,300.00	-3,693.64	74.2%
5101127 · Cell Phone Allowance	350.00	600.00	-250.00	58.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	10,193.37	21,460.00	-11,266.63	47.5%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	186,919.68	307,790.00	-120,870.32	60.7%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	19,088.51	48,750.00	-29,661.49	39.2%
5102011 · Contract Labor - Writer	2,800.00	6,000.00	-3,200.00	46.7%
5102012 · Automobile Mileage	375.47	2,000.00	-1,624.53	18.8%
5102020 · Audit	7,000.00	7,000.00	0.00	100.0%
5102021 · Loan Fees - EDC	1,199.78	1,425.00	-225.22	84.2%
5102023 · Leadership Empowerment Gr...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	2,717.17	5,400.00	-2,682.83	50.3%
5102074 · Downtown Development	31,250.00	70,000.00	-38,750.00	44.6%
5102080 · Office Equipment - Lease	2,096.65	4,500.00	-2,403.35	46.6%
5102095 · Meetings	1,512.29	2,600.00	-1,087.71	58.2%
5102102 · Liability Insurance	571.00	571.00	0.00	100.0%
5102125 · Legal	32,980.00	45,000.00	-12,020.00	73.3%
5102130 · Membership/Subs	525.00	2,000.00	-1,475.00	26.3%
5102131 · Web-Site	5,905.00	9,230.00	-3,325.00	64.0%
5102133 · Miscellaneous	5.94	1,500.00	-1,494.06	0.4%
5102134 · Bldg Lease	18,000.00	24,000.00	-6,000.00	75.0%
5102142 · Janitorial	7,200.00	13,200.00	-6,000.00	54.5%
5102144 · Receptionist	15,623.52	33,000.00	-17,376.48	47.3%
5102145 · Civic Serve	9,975.00	12,000.00	-2,025.00	83.1%
5102150 · Travel & Training	31,422.84	61,140.00	-29,717.16	51.4%
5102160 · Water Bill	1,206.31	2,000.00	-793.69	60.3%
5102165 · Electricity	2,224.89	6,200.00	-3,975.11	35.9%
5102310 · Sponsorships	27,350.00	27,850.00	-500.00	98.2%
5102320 · Professional Fees - Accounting	12,250.00	21,000.00	-8,750.00	58.3%
5102335 · Projects	78,500.79	1,360,430.40	-1,281,929.61	5.8%
5102340 · Chamber	32,500.00	53,500.00	-21,000.00	60.7%
5102344 · Project Travel Center	0.00	100,000.00	-100,000.00	0.0%

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Accrual Basis

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

	Oct '25 - Apr 26	Budget	\$ Over Budget	% of Budget
5102355 · Series 2007 - Interest	11,830.00	34,807.50	-22,977.50	34.0%
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 ...	25,000.00	25,000.00	0.00	100.0%
5102396 · VTX Note	145,833.38	187,500.06	-41,666.68	77.8%
5102399 · Outlet Mall Oct 18' - Oct 28'	16,633.92	16,633.92	0.00	100.0%
Total 5102000 · Other Services & Charges	621,977.46	2,487,637.88	-1,865,660.42	25.0%
5102500 · Maintenance				
5102520 · Office Equipment	647.35	10,000.00	-9,352.65	6.5%
5102540 · Maintenance	26,096.52	57,200.00	-31,103.48	45.6%
Total 5102500 · Maintenance	26,743.87	67,200.00	-40,456.13	39.8%
5103000 · Supplies				
5103050 · Office Supplies	1,423.47	3,000.00	-1,576.53	47.4%
Total 5103000 · Supplies	1,423.47	3,000.00	-1,576.53	47.4%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	159.99	1,600.00	-1,440.01	10.0%
Total 5104000 · Capital Outlay	159.99	1,600.00	-1,440.01	10.0%
Total Expense	837,224.47	2,867,227.88	-2,030,003.41	29.2%
Net Ordinary Income	697,357.90	0.00	697,357.90	100.0%
Net Income	697,357.90	0.00	697,357.90	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of April 30, 2026

	<u>Apr 30, 26</u>	<u>Mar 31, 26</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	212,216.08	207,193.87	5,022.21
Total Checking/Savings	<u>212,216.08</u>	<u>207,193.87</u>	<u>5,022.21</u>
Total Current Assets	<u>212,216.08</u>	<u>207,193.87</u>	<u>5,022.21</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	82,016.37	81,762.33	254.04
13078.2 · Loan Rec - MD Int'l (Galvan)	67,895.46	69,759.87	-1,864.41
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	28,174.92	28,174.92	0.00
Total Other Assets	<u>193,013.29</u>	<u>194,623.66</u>	<u>-1,610.37</u>
TOTAL ASSETS	<u><u>405,229.37</u></u>	<u><u>401,817.53</u></u>	<u><u>3,411.84</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	1,310.73	567.44	743.29
22248.2 · Due to EDC	3,719.64	1,610.31	2,109.33
Total Other Current Liabilities	<u>5,030.37</u>	<u>2,177.75</u>	<u>2,852.62</u>
Total Current Liabilities	<u>5,030.37</u>	<u>2,177.75</u>	<u>2,852.62</u>
Total Liabilities	<u>5,030.37</u>	<u>2,177.75</u>	<u>2,852.62</u>
Equity			
32000 · Unassigned Fund Balance	-68,611.10	-68,611.10	0.00
32001.2 · Fund Balance - Auxiliary IRP	-20,217.39	-20,217.39	0.00
37000.2 · Restricted Fund Balance - IRP	516,282.99	516,282.99	0.00
Net Income	-27,255.50	-27,814.72	559.22
Total Equity	<u>400,199.00</u>	<u>399,639.78</u>	<u>559.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>405,229.37</u></u>	<u><u>401,817.53</u></u>	<u><u>3,411.84</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending April 30, 2026

	<u>Apr 26</u>	<u>Oct '25 - Apr 26</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	254.04	1,854.86
44027.2 · Interest - MD Int'l (Galvan)	320.74	1,294.27
44090.2 · Interest - Castaneda Mario & M	0.00	634.04
Total 44000 · Miscellaneous	<u>574.78</u>	<u>3,783.17</u>
Total Income	574.78	3,783.17
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	15.56	190.67
52114.2 · IRP Note - Principal	0.00	26,334.39
52115.2 · IRP Note - Interest	0.00	4,513.61
Total 5102000 · Other Services & Charges	<u>15.56</u>	<u>31,038.67</u>
Total Expense	<u>15.56</u>	<u>31,038.67</u>
Net Ordinary Income	<u>559.22</u>	<u>-27,255.50</u>
Net Income	<u><u>559.22</u></u>	<u><u>-27,255.50</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of April 30, 2026

	Apr 30, 26	Mar 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	308,265.43	301,260.61	7,004.82
Total 11111.1 · Restricted Cash & Cash Eq.	308,265.43	301,260.61	7,004.82
Total Checking/Savings	308,265.43	301,260.61	7,004.82
Accounts Receivable			
13026.1 · Oth. Receivables	1,310.73	567.44	743.29
Total Accounts Receivable	1,310.73	567.44	743.29
Total Current Assets	309,576.16	301,828.05	7,748.11
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	23,347.11	25,220.44	-1,873.33
13078.1 · Loan Rec - MD International	31,663.60	32,302.33	-638.73
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	22,475.68	23,239.51	-763.83
13089.1 · Loan Rec - Martha Carrillo	60,387.65	61,362.85	-975.20
13097.1 · Loan Rec - Ashley R Gonzalez	34,114.62	34,114.62	0.00
13098.1 · N/R - Valor Fitness LLC	26,056.45	26,577.40	-520.95
13098.3 · N/R - NTM Ventures LLC	52,497.17	53,202.25	-705.08
13103.1 · N/R Ledesma (Proj Valdemar)	33,973.99	34,545.22	-571.23
13104.1 · Loan Rec - Project R. Garza	34,030.03	34,541.66	-511.63
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	525,842.06	532,402.04	-6,559.98
TOTAL ASSETS	835,418.22	834,230.09	1,188.13
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	6,827.14	5,639.01	1,188.13
Total Equity	835,418.22	834,230.09	1,188.13
TOTAL LIABILITIES & EQUITY	835,418.22	834,230.09	1,188.13

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending April 30, 2026

	<u>Apr 26</u>	<u>Oct '25 - Apr 26</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	103.65	896.17
44027.1 · Interest - MD Int'l(ORBIT)	109.88	443.39
44031.1 · Interest - The Grind (JOM Inves	89.14	578.47
44089.1 · Interest - Martha Carrillo	176.52	1,300.65
44097.1 · Interest - Ashley R Gonzalez	0.00	634.45
44098.1 · Interest - Valor Fitness	65.53	488.02
44101.1 · Int. - Ledesma (Proj Valdemar)	100.76	741.85
44102.1 · Interest - Project R. Garza	99.37	729.90
44296.2 · Interest - NTM Ventures	552.95	2,106.56
Total 44000 · Miscellaneous	<u>1,297.80</u>	<u>7,919.46</u>
Total Income	1,297.80	7,919.46
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	167.32	1,149.97
52350.1 · The Grind (JOM Investments)	-57.65	-57.65
Total 5102000 · Other Services & Charges	<u>109.67</u>	<u>1,092.32</u>
Total Expense	109.67	1,092.32
Net Ordinary Income	<u>1,188.13</u>	<u>6,827.14</u>
Net Income	<u><u>1,188.13</u></u>	<u><u>6,827.14</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)

Debt Summary

As of April 30, 2026

Debt Description	April 30, 2026	March 31, 2026	\$ Change
USDA - IRP Note Payable	425,026.38	425,026.38	-
Bonds Payable 2007	520,000.00	520,000.00	-
Bonds Payable 2016 - VTX	41,666.68	62,500.02	(20,833.34)
Estimated Mall Rebate Liability	-	-	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)

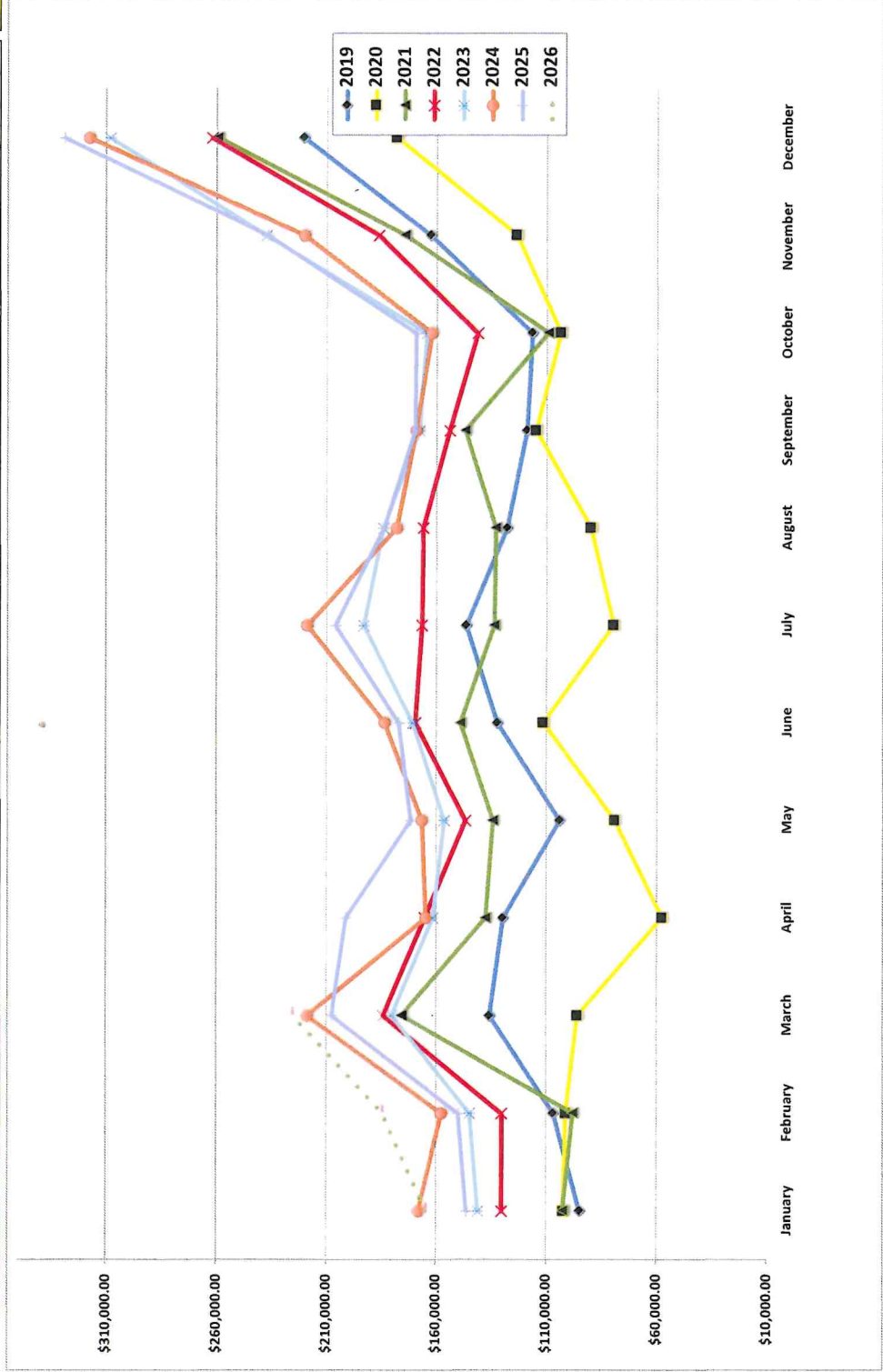
Accounts Payable

As of March 31, 2026

Vendor Description	April 30, 2026	March 31, 2026
Noe & Gloria Duenas	\$ -	\$ 1,700.00
Trans Union	50.00	50.00
Mercedes Chamber	-	-
Troiani & Sossi	-	4,780.00
Elizabeth Rodriguez	960.00	-
United Fire Service	50.00	-
	\$ 1,060.00	\$ 6,530.00

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	\$184,523.97	\$225,605.54										\$574,960.73



March 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%	\$9,771,023.41	\$8,995,423.49	8.62%	\$46,180,844.61	\$43,061,613.62	7.24%
Hidalgo	Edinburg	2.00%	\$3,967,007.86	\$3,653,600.12	8.57%	\$17,686,560.00	\$16,793,790.18	5.31%
Hidalgo	Pharr	2.00%	\$2,892,481.54	\$2,670,398.78	8.31%	\$13,754,183.62	\$13,052,994.16	5.37%
Hidalgo	Mission	2.00%	\$2,829,474.51	\$2,557,120.08	10.65%	\$12,847,264.81	\$12,594,993.32	2.00%
Hidalgo	Weslaco	2.00%	\$2,115,233.68	\$1,921,169.54	10.10%	\$9,363,337.17	\$9,112,129.47	2.75%
Hidalgo	Mercedes	2.00%	\$902,422.17	\$831,357.60	8.54%	\$4,563,104.80	\$4,168,406.99	9.46%
Hidalgo	Donna	2.00%	\$828,041.35	\$706,354.88	17.22%	\$3,721,535.20	\$3,291,045.95	13.08%
Hidalgo	San Juan	2.00%	\$735,601.24	\$651,594.33	12.89%	\$3,369,919.05	\$3,070,741.61	9.74%
Hidalgo	Alamo	2.00%	\$623,032.51	\$582,540.00	6.95%	\$2,794,671.22	\$2,663,869.92	4.91%
Hidalgo	Hidalgo	2.00%	\$573,982.53	\$489,947.06	17.15%	\$2,642,425.78	\$2,418,399.03	9.26%
Hidalgo	Palmhurst	1.50%	\$296,979.98	\$270,177.47	9.92%	\$1,339,390.93	\$1,261,722.61	6.15%
Hidalgo	Palmview	1.50%	\$248,514.69	\$226,326.81	9.80%	\$1,106,032.37	\$1,015,241.91	8.94%
Hidalgo	Altton	2.00%	\$217,553.24	\$211,553.54	2.83%	\$999,391.17	\$895,016.94	11.66%
Hidalgo	Elsa	1.50%	\$177,149.36	\$181,957.25	-2.64%	\$790,678.35	\$751,208.35	5.25%
Hidalgo	Penitas	1.50%	\$159,910.54	\$151,775.56	5.35%	\$750,456.91	\$724,643.62	3.56%
Hidalgo	La Joya	2.00%	\$86,539.99	\$83,266.46	3.93%	\$333,054.67	\$338,737.21	-1.67%
Hidalgo	Edcouch	2.00%	\$57,728.45	\$41,994.45	37.46%	\$215,776.58	\$198,765.42	8.55%
Hidalgo	Sullivan City	1.00%	\$30,911.58	\$21,096.31	46.52%	\$120,861.30	\$104,134.36	16.06%
Hidalgo	Progreso	2.00%	\$30,640.81	\$30,629.17	0.03%	\$141,402.70	\$136,339.60	3.71%
Hidalgo	La Villa	2.00%	\$15,789.77	\$13,994.73	12.82%	\$76,099.17	\$67,646.65	12.49%
Hidalgo	Progreso Lakes	1.50%	\$9,124.06	\$8,318.32	9.68%	\$45,723.88	\$39,609.00	15.43%
Hidalgo	Granjeno	1.00%	\$4,855.88	\$4,520.66	7.41%	\$26,977.19	\$26,891.26	0.31%
	City			\$902,422.17				
				75%				
				\$676,816.63				
	EDC			\$902,422.17				
				25%				
				\$225,605.54				



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 04/16/26 Next Closing Date 05/17/26
 Account Ending 5-32007

p. 1/7

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

New Balance	\$8,132.05
Minimum Payment Due	\$81.00
Payment Due Date	05/11/26

Membership Rewards[®] Points
 Available and Pending as of 03/31/26
129,950
 For up to date point balance and full program details, visit membershprewards.com

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 05/11/26, 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	20 years	\$18,409
\$289	3 years	\$10,412 (Savings = \$7,997)

Account Summary

Previous Balance	\$2,613.84
Payments/Credits	-\$2,613.84
New Charges	+\$8,132.05
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance	\$8,132.05
Minimum Payment Due	\$81.00
Credit Limit	\$13,000.00
Available Credit	\$4,867.95
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	05/11/26
New Balance	\$8,132.05
Minimum Payment Due	\$81.00

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

\$ 8,132.05
Amount Enclosed

0000349992503945648 000813205000008100 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 04/16/26

p. 3/7

Account Ending 5-32007



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

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

Hearing Impaired

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



Website: americanexpress.com

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

Payments
 PO BOX 6031
 CAROL STREAM IL
 60197-6031

Payments and Credits

Summary

	Total
Payments	-\$2,613.84
Credits	\$0.00
Total Payments and Credits	-\$2,613.84

Detail

*Indicates posting date

	Amount
03/29/26* PAYMENT RECEIVED - THANK YOU	-\$2,613.84

New Charges

Summary

	Total
Total New Charges	\$8,132.05

Detail



MELISSA RAMIREZ
 Card Ending 5-32007

	Amount
03/17/26 LOOPNET COMMERCIAL P 888-567-7442 DC	\$79.00 <i>Marketing</i>
03/17/26 ICSC-NY +16467283800 NEW YORK NY	\$175.00 <i>Membership / dues</i>
03/19/26 GLOBAL EXP SPEC 800-475-2098 NV	\$387.06 <i>Travel & Training</i>
03/25/26 H-E-B 9999999999 MERCEDES TX	\$28.15 <i>Office supplies</i>
03/25/26 LOS COMALES RESTAURANT 068880023081940 MIREYARAMIREZ0414@GMAIL.C MERCEDES TX	\$187.68 <i>Meetings</i>
03/26/26 STAPLES.COM 9936716264 785703 ORD 9936716264 ;REQ MELISSA RAMIREZ IT1 HAMMERMILL ;UPI 81.9900;QTY1 IT2 ;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1 MA	\$41.99 <i>Office supplies</i>
03/26/26 LOS COMALES RESTAURANT 068880023081940 MIREYARAMIREZ0414@GMAIL.C MERCEDES TX	\$24.74 <i>Meetings</i>
03/31/26 FACEBK *4RTGDK9FV2 3052154008 / payment-prov MENLO PARK <i>Little Neshanic Chamber Reimbursement</i> MA	\$123.77 <i>Marketing</i>

Continued on reverse

Detail Continued

				Amount
04/02/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN Ticket Number: RCBCM Passenger Name: SALDANA LUIS H Document Type: PASSENGER TICKET	702-5058888	NV	\$216.00
				<i>Travel & Training</i>
04/02/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN Ticket Number: VCH3XA Passenger Name: GARCIA MARCOS Document Type: PASSENGER TICKET	702-5058888	NV	\$216.00
				<i>Travel & Training</i>
04/02/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN Ticket Number: F8YB3G Passenger Name: SALINAS MARIO Document Type: PASSENGER TICKET	702-5058888	NV	\$216.00
				<i>Travel & Training</i>
04/02/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN Ticket Number: IBD4QA Passenger Name: RAMIREZ MELISSA Document Type: PASSENGER TICKET	702-5058888	NV	\$225.00
				<i>Travel & Training</i>
04/02/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN MCALLEN Ticket Number: RECRMH Passenger Name: CHAVEZ PEGGY M Document Type: PASSENGER TICKET	702-5058888	NV	\$408.00
				<i>Travel & Training</i>
04/02/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$149.99
				<i>Office Supplies</i>
04/02/26	AMAZON MARKETPLACE NA PA MERCHANDISE <i>Office chair for Donna - Chamber Reimbursed</i>	AMZN.COM/BILL	WA	\$199.99
				<i>Furniture & Fixtures</i>
04/02/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$159.99
				<i>Furniture & Fixtures</i>
04/03/26	SPO*THEBLUEONION-WESLACO 000008732 9564470067	WESLACO	TX	\$72.66
				<i>Meetings</i>
04/04/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
				<i>Office Supplies</i>
04/07/26	ALLEGNT AIR, LLC Allegiant Airlines From: MCALLEN To: LAS VEGAS MCCARRAN Ticket Number: F8YB3G Passenger Name: SALINAS MARIO Document Type: ADDITIONAL COLLECTION	702-5058888	NV	\$49.00
				<i>Travel & Training</i>
04/07/26	OFFICE DEPOT #2668 000002668 8004633768 INDEX WHITE 110# 8.5 X 11 <i>Cardstock paper Chamber Reimbursed</i>	WESLACO	TX	\$29.87
				<i>Office Supplies</i>
04/07/26	DRI*NEXTDAYFLYERS 855-898-9870	855-898-9870	CA	\$121.27
				<i>Marketing</i>



Detail Continued

					Amount
04/08/26	DELTA AIR LINES DELTA AIR LINES From: LAS VEGAS MCCARRAN	To: AUSTIN ROBERT MUEL MCALLEN	Carrier: DL DL	Class: V V	\$193.20
Ticket Number: 00624206914531 Passenger Name: RAMIREZ/MELISSA Document Type: PASSENGER TICKET					<i>Travel & Training</i>
04/08/26	DELTA AIR LINES DELTA AIR LINES From: LAS VEGAS MCCARRAN	To: AUSTIN ROBERT MUEL MCALLEN	Carrier: DL DL	Class: V V	\$193.20
Ticket Number: 00624206814556 Passenger Name: SALINAS/MARIO Document Type: PASSENGER TICKET					<i>Travel & Training</i>
04/08/26	DELTA AIR LINES DELTA AIR LINES From: LAS VEGAS MCCARRAN	To: AUSTIN ROBERT MUEL MCALLEN	Carrier: DL DL	Class: V V	\$193.20
Ticket Number: 00624206994644 Passenger Name: SALDANA/LUIS Document Type: PASSENGER TICKET					<i>Travel & Training</i>
04/08/26	DELTA AIR LINES DELTA AIR LINES From: LAS VEGAS MCCARRAN	To: AUSTIN ROBERT MUEL MCALLEN	Carrier: DL DL	Class: V V	\$193.20
Ticket Number: 00624200301336 Passenger Name: GARCIA/MARCOS Document Type: PASSENGER TICKET					<i>Travel & Training</i>
04/08/26	EXPEDIA 73415568884422	Departure Date 05/18/26	EXPEDIA.COM	WA	\$316.10
Arrival Date 05/18/26 00000000 LODGING					<i>Travel & Training</i>
04/08/26	EXPEDIA 73415559111610 8777877186 / frdss@expedi		EXPEDIA.COM	WA	\$316.10
					<i>Travel & Training</i>
04/08/26	EXPEDIA 73415573467616 8777877186 / frdss@expedi		EXPEDIA.COM	WA	\$330.56
					<i>Travel & Training</i>
04/08/26	EXPEDIA 73415576971638 8777877186 / frdss@expedi		EXPEDIA.COM	WA	\$330.56
					<i>Travel & Training</i>
04/08/26	EXPEDIA 73415577880216 8777877186 / frdss@expedi		EXPEDIA.COM	WA	\$330.56
					<i>Travel & Training</i>
04/09/26	GLOBAL EXP SPEC 800-475-2098		800-475-2098	NV	\$1,792.24
					<i>Travel & Training</i>
04/10/26	USPS PO 4858200081 001372731 8002758777		MERCEDES	TX	\$62.40
					<i>Office Supplies</i>
04/10/26	TARGET PLUS 0 800-591-3869		BROOKLYN PARK	MN	\$38.95
					<i>Office Supplies</i>
04/13/26	4 IMPRINT 31273050 54901		(877)446-7746	WI	\$338.50
					<i>Marketing</i>
04/14/26	ENVATO *71933698 8015318900	<i>Chamber Website</i>	SALT LAKE CITY	UT	\$77.95
					<i>Marketing</i>
04/14/26	AMAZON MARKETPLACE NA PA MERCHANDISE		AMZN.COM/BILL	WA	\$5.94
					<i>Miscellaneous</i>

Check # 118209

Chamber Reimbursement

Detail Continued

				Amount
04/14/26	DNH*GODADDY#4063546140 4805058855	Tempe	AZ	\$140.58
<i>Check # 11809</i>	Deluxe Managed Hosting for WordPress <i>Chamber Website Chamber Reimbursement Marketing</i>			
04/15/26	CHICK-FIL-A #05151 000000000303875 9569034700	MERCEDES	TX	\$132.66
				<i>Meetings</i>

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

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

00000395 TT212S05012611451800 02 000000000 0042704 003



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

00000395 0016124 00010005

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 04/01/2026	\$1,066,710.06
+ Deposits and Credits (7)	\$186,661.42
- Withdrawals and Debits (33)	\$128,385.60
Ending Balance as of 04/30/2026	\$1,124,985.88
Service Charges for Period	\$0.00
Average Balance for Period	\$1,113,536.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Apr 10	DEPOSIT	199.99
Apr 14	INVESTOR LOAN SE/ACH PAYMEN 985 001 DEV CORP OF MERCEDES	1,465.29
Apr 16	DEPOSIT	29.87
Apr 16	DEPOSIT	100.00
Apr 17	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO <i>Sales Tax Deposit from City</i>	184,523.97
Apr 20	DEPOSIT	218.53
Apr 23	DEPOSIT	123.77

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Apr 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Apr 01	IRS/USATAXPYMT 270649152550116 DEVELOPMENT CORPORATIO	1,973.40
Apr 10	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,766.71
Apr 15	IRS/USATAXPYMT 270650570487817 DEVELOPMENT CORPORATIO	1,973.45
Apr 23	REF 5GO9JQ4 TO *0691 TRANSFER FOR BOND P	10,416.67
Apr 24	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,716.74
Apr 29	IRS/USATAXPYMT 270651922601803 DEVELOPMENT CORPORATIO	1,973.40



CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Apr 06	5297	254.11	Apr 23	REGULS-Parking 5306	25,000.00	Apr 30	AMEX 5315	8,132.05
Apr 20	EZ-Signs 5298	4,500.00	Apr 17	Accounting 5307	1,750.00	Apr 24	Employee Ins. 5316	1,804.84
Apr 20	5299	197.79	Apr 14	5308	50.00	Apr 28	5317	167.57
Apr 10	5300	201.00	Apr 10	Legal Fees 5309	4,780.00	Apr 24	5318	74.27
Apr 16	Chamber 5301	10,125.00	Apr 20	EZ-Signs 5310	4,500.00	Apr 28	5319	500.00
Apr 14	5302	665.00	Apr 28	5311	226.19	Apr 23	5320	30.89
Apr 09	Clean-up 5303	1,700.00	Apr 17	Munlist 5312	6,490.00	Apr 30	Clean-up *5323	1,700.00
Apr 15	5304	286.52	Apr 17	Clean-up 5313	1,700.00	Apr 30	Chamber *5325	22,000.00
Apr 13	5305	400.00	Apr 27	5314	250.00			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Apr 01	1,063,656.66	Apr 15	1,048,245.15	Apr 24	1,159,935.09
Apr 06	1,063,402.55	Apr 16	1,038,250.02	Apr 27	1,159,685.09
Apr 09	1,061,702.55	Apr 17	1,212,833.99	Apr 28	1,158,791.33
Apr 10	1,050,154.83	Apr 20	1,203,854.73	Apr 29	1,156,817.93
Apr 13	1,049,754.83	Apr 23	1,168,530.94	Apr 30	1,124,985.88
Apr 14	1,050,505.12				

00000005 0016185 0002-0005



CHECK IMAGES

00000395 0016185 0003-0005



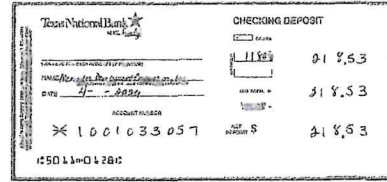
04/10/2026 Check 0 \$199.99



04/16/2026 Check 0 \$29.87



04/16/2026 Check 0 \$100.00



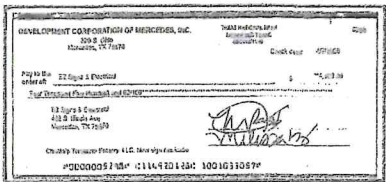
04/20/2026 Check 0 \$218.53



04/23/2026 Check 0 \$123.77



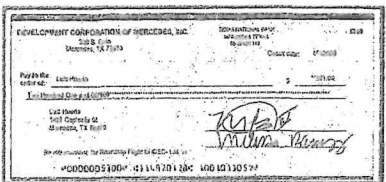
04/06/2026 Check 5297 \$254.11



04/20/2026 Check 5298 \$4,500.00



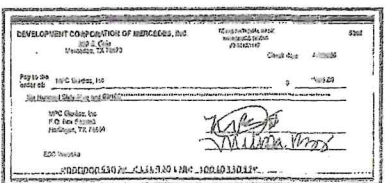
04/20/2026 Check 5299 \$197.79



04/10/2026 Check 5300 \$201.00



04/16/2026 Check 5301 \$10,125.00

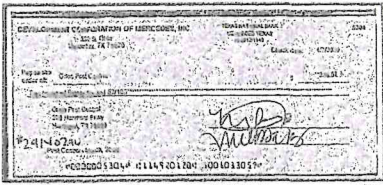


04/14/2026 Check 5302 \$665.00



04/09/2026 Check 5303 \$1,700.00

CHECK IMAGES (Continued)



04/15/2026 Check 5304 \$286.52



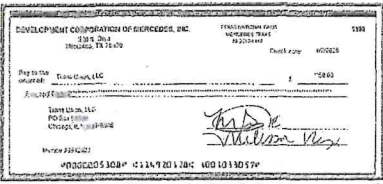
04/13/2026 Check 5305 \$400.00



04/23/2026 Check 5306 \$25,000.00



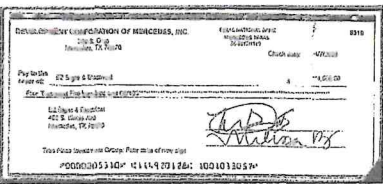
04/17/2026 Check 5307 \$1,750.00



04/14/2026 Check 5308 \$50.00



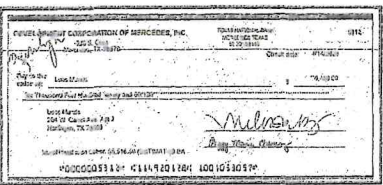
04/10/2026 Check 5309 \$4,780.00



04/20/2026 Check 5310 \$4,500.00



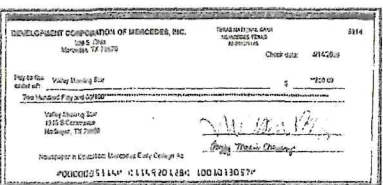
04/28/2026 Check 5311 \$226.19



04/17/2026 Check 5312 \$6,490.00



04/17/2026 Check 5313 \$1,700.00



04/27/2026 Check 5314 \$250.00



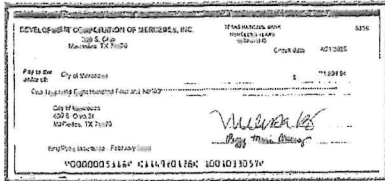
04/30/2026 Check 5315 \$8,132.05

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CHECK IMAGES (Continued)

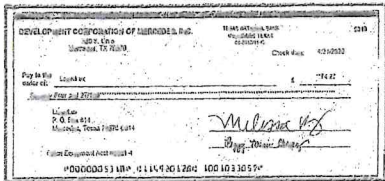
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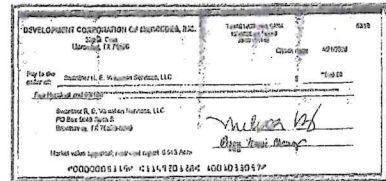
04/24/2026 Check 5316 \$1,804.84



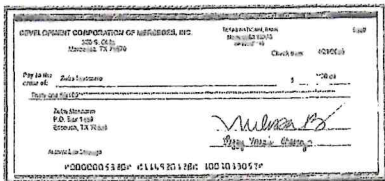
04/28/2026 Check 5317 \$167.57



04/24/2026 Check 5318 \$74.27



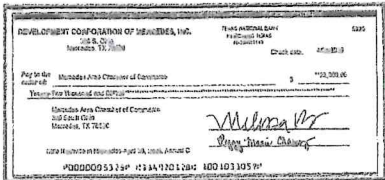
04/28/2026 Check 5319 \$500.00



04/23/2026 Check 5320 \$30.89



04/30/2026 Check 5323 \$1,700.00



04/30/2026 Check 5325 \$22,000.00



Summary Statement

April 30, 2026

Page 1 of 5

Investor ID: TX-01-0607

0000474-0006532 PDF 944634

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

Texas CLASS

Texas CLASS

											Average Monthly Yield: 3.7747%
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance			
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	198,357.79	0.00	0.00	616.29	2,471.28	198,686.13	198,974.08			
TX-01-0607-0002	EDC 2006 RESERVE	277,604.12	0.00	0.00	862.52	3,458.71	278,063.63	278,466.64			
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	81,762.33	0.00	0.00	254.04	1,018.71	81,897.67	82,016.37			
TOTAL		557,724.24	0.00	0.00	1,732.85	6,948.70	558,647.43	559,457.09			

Tel: (800) 707-6242

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

**Security Holder
Remittance Report for
5/8/2026**

Start Date: 4/24/2026 12:00:00A
End Date: 5/8/2026 11:59:00PM
Print Date: 05/08/2026
Print Time: 3:14:07 pm

Security Holder Development Corporation of Mercedes

Investor Number <u>01-985-001</u>		Investor Name <u>Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>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>
98577068	Mercedes Coli	Regular Pymnt	05/01/2026	1,483.29	1,094.82	388.47	18.00	0.00	0.00	1,465.29
Investor/Bank/Group Total				1,483.29	1,094.82	388.47	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>								
<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>
98573148	Valor Fitness,	Regular Pymnt	05/01/2026	586.48	522.23	64.25	18.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	05/01/2026	1,151.75	978.03	173.72	18.00	0.00	0.00	1,133.75
98576108	Carrillo	Regular Pymnt	05/01/2026	(1,151.75)	(978.03)	(173.72)	-18.00	0.00	0.00	(1,133.75)
98576108	Carrillo	Regular Pymnt	05/01/2026	1,151.72	978.00	173.72	18.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	05/01/2026	611.00	513.11	97.89	18.00	0.00	0.00	593.00
Investor/Bank/Group Total				2,349.20	2,013.34	335.86	54.00	0.00	0.00	2,295.20

Total Security Holder	3,832.49	3,108.16	724.33	72.00	0.00	0.00	3,760.49
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Delinquency Report As Of May 08, 2026

Data Date:	05/08/2026
Data Time:	3:13:18 pm
Print Date:	05/08/2026
Print Time:	3:13:18 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		11,521.00	11/01/2024	10/22/2024	553	19
Moreno , Rene										

Investor Number: 01-985-002		Investor Name: Development Corp of Mercedes RBEG								
<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	34,114.62	320.94	0.00	03/18/2026	641.76	04/01/2026	03/18/2026	37	2
Gonzalez , Ashley										
98575284	85,260.00	56,353.11	588.79	29.44	03/26/2026	1,267.02	04/01/2026	04/13/2026	37	2
NTM Ventur,										
98593249	65,792.63	61,936.69	650.60	0.00	03/26/2026	1,312.56	04/01/2026	04/13/2026	37	2
NTM Ventur, 520 West 3rd Street										

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	30,683.96	11/06/2022	11/25/2024	1279	43
Gomez , Roy 334 South Texas Blvd.										
98569300	315,629.17	169,771.32	2938.50	809.44	04/10/2026	5,807.15	03/18/2026	04/10/2026	51	2
MD Internati, 311 D. Vogel Drive										
98560836	107,362.25	28,174.92	1060.13	53.01	03/17/2026	2,173.27	04/01/2026	03/17/2026	37	2
Castaneda , Mario 1201 S. Rio Rico Rd.										

**Delinquency Report
As Of May 08, 2026**

Data Date:	05/08/2026
Data Time:	3:13:18 pm
Print Date:	05/08/2026
Print Time:	3:13:18 pm

Security Holder Development Corporation of Mercedes

7

\$ 53,406.72

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	06/01/26	01	985 001	3.50000	1,483.29	129,589.56	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985 001	3.50000	559.00	24,513.92	129,589.56	.00	.00	.00
Group Totals:							2,042.29	.00	24,513.92	.00	.00	.00
								154,103.48	154,103.48	.00	.00	.00
								.00				Item Count = 2
98550030	De La Garza, Albaro d	98550030	05/01/26	01	985 002	5.00000	1,976.98	23,347.11	.00	.00	.00	.00
98554876	Jom Investments, LLC.	98554876	05/15/26	01	985 002	4.00000	455.31	22,475.68	23,347.11	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	04/01/26	01	985 002	3.00000	320.94	34,114.62	22,475.68	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	06/01/26	01	985 002	3.00000	586.48	25,534.22	34,114.62	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	04/01/26	01	985 002	3.00000	588.79	56,353.11	25,534.22	.00	.00	.00
98576108	Carrillo, Martha	98576108	06/01/26	01	985 002	3.50000	1,151.72	59,409.65	56,353.11	.00	.00	.00
98576708	Ledesma, Renata	98576708	05/01/26	01	985 002	3.50000	671.99	33,973.99	59,409.65	.00	.00	.00
98577236	Garza Funerals Family	98577236	06/01/26	01	985 002	3.50000	611.00	33,516.92	33,973.99	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	04/01/26	01	985 002	3.50000	650.60	61,936.69	33,516.92	.00	.00	.00
Group Totals:							7,013.81	.00	61,936.69	.00	.00	.00
								350,661.99	350,661.99	.00	.00	.00
								.00				Item Count = 9
98550182	Gomez, Roy G.	98550182	11/06/22	01	985 003	3.00000	690.58	38,939.59	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	04/01/26	01	985 003	3.50000	1,060.13	28,174.92	38,939.59	.00	.00	.00
								.00	.00	.00	.00	.00
								28,174.92	28,174.92	.00	.00	.00

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Inv Grp	Bk	Due Date	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	985	003	3.00000	2,938.50	169,771.32	.00	.00	.00	.00
Group Totals:								4,689.21	169,771.32		.00	
								236,885.83	236,885.83	.00		.00
Investor Totals:								13,745.31	.00			Item Count = 3
								741,651.30	741,651.30	.00		.00
Bank Totals:								13,745.31	.00			Item Count = 14
								741,651.30	741,651.30	.00		.00
Grand Totals:								13,745.31	0.00			Item Count = 14
								741,651.30	741,651.30	0.00		0.00
								0.00		0.00		Item Count = 14