

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
September 16, 2026 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

September 16, 2026 at 11:30AM

320 S Ohio

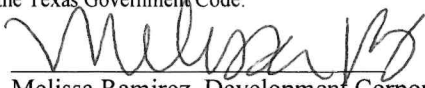
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, September 16, 2026 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: August 19, 2026 & August 27, 2026 Minutes
3. Discussion and Action: August 2026 Financials
4. Discussion and Action: TXCLASS Quarterly Report
5. Discussion and Action: Revised Budget Amendment #2
6. Discussion and Action: Murals
7. Discussion and Action: Inventory
8. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform
9. Executive Session: Section 551.087: Economic development negotiations with Project A. Rosas, Project A. Gonzalez, Project OG, Project Supply, Project C. A. Hinojosa, Project Blue, Project J. Martinez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project Travel Center, Project Anchor, Project American Legion, 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 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 of Real Estate and 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 Merced7es, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 10th day of September 2026 at 10:00AM 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: August 19, 2026 & August 27, 2026 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, August 19, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

Peggy Marie Chavez- Treasurer

EDC Staff Present:

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

City Staff Present:

Jonas Gonzalez-Assistant City Manager

Others Present:

Marc Salinas-SAS CPA

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:36AM

2. Discussion and Action: July 15, 2026 Minutes

Joe Flores moved to approve the July 15, 2026 minutes as presented. Seconded by Lou Huerta.
All voted aye.

3. Discussion and Action: July 2026 Financials

Lou Huerta moved to approve the July 2026 Financials as presented. Seconded by Roel Villanueva. All voted aye.

4. Discussion and Action: DCM Investment Policy

Joe Flores moved to approve the DCM Investment Policy. Seconded by Roel Villanueva. All voted aye.

5. Discussion and Action: DCM Goals and Vision

Fred Gonzalez moved to approve the DCM Goals and Vision document with revisions as discussed. Seconded by Joe Flores. All voted aye.

6. Discussion and Action: FY26-27 IRP Budget

Fred Gonzalez moved to approve the IRP USDA Budget as presented. Seconded by Tony Garza. All voted aye.

7. Discussion and Action: DCM Lease

Roel Villanueva moved to approve the DCM Lease with the Mercedes Area Chamber of Commerce. Seconded by Lou Huerta. Fred Gonzalez abstained from voting, Marcos Garcia, Joe Flores, and Tony Garza voted aye. Motion Passes.

8. Discussion and Action: FY25-26 Budget Amendment #2

Roel Villanueva moved to approve FY24-25 Budget Amendment #2. Seconded by Fred Gonzalez. All voted aye.

9. Discussion and Action: FY26-27 Commercial Signage RFP

Roel Villanueva moved to approve the Commercial Signage RFP as presented. Seconded by Lou Huerta. All voted aye.

Jonas Gonzalez, Assistant City Manager exited Open Session at 12:01PM

Jonas Gonzalez, Assistant City Manager entered Open Session at 12:03PM

10. Discussion and Action: Retail Live! South Central 2026

Joe Flores moved to approve Peggy Chavez and Roel Villanueva attending Retail Live! South Central 2026 in Austin on September 2, 2026. Seconded by Lou Huerta. All voted aye.

11. Discussion and Action: FY25-26 Texas Street Festival Influencer Contract

Tony Garza moved to approve hiring Ivanna Mendoza as the FY25-26 Texas Street Festival Influencer for a total cost of \$2,200. Seconded by Joe Flores. Fred Gonzalez abstained from voting. Marcos Garcia, Lou Huerta, and Roel Villanueva voted aye. Motion Passes.

12. Discussion and Action: Texas Class Transfer

Tony Garza moved to approve the Texas Class Transfer of \$800,000.00 from the general fund to

the TXCLASS investment account. Seconded by Roel Villanueva. All voted aye.

13. Discussion and Action: Murals

No Action.

14. Discussion and Action: FY26-27 RGVLS Gala Sponsorship

Roel Villanueva moved to approve the FY26-27 RGVLS Gala Sponsorship of 1 table and a side bar for a total cost of \$3,000. Seconded by Joe Flores. All voted aye.

15. Discussion and Action: Mercedes Knights of Columbus Sponsorship

Fred Gonzalez moved to approve the Mercedes Knights of Columbus 3 Man Team & Hole Sponsorship for a total cost of \$500.00. Seconded by Lou Huerta. All voted aye.

16. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform

No Action

17. Executive Session: Section 551.087: Economic development negotiations with Project OG, Project Supply, Project J. Sun, Project C. Hinojosa, Project Blue, Project J. Martinez, Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project A. Rosas, Project Travel Center, Project Anchor, Project American Legion, 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 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 551.074: Personnel Issues 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 12:22PM

The Board went into Open Session at 1:20PM

18. Discussion and Action: Item #17

Joe Flores moved to approve the modification of up to a 12-month extension for the De La Garza loan. Seconded by Tony Garza. All voted aye.

Fred Gonzalez moved to approve an incentive of \$250,000.000 for Project Supply to be paid at receipt of Certificate of Occupancy. Seconded by Roel Villanueva. All voted aye.

19. Adjournment: 1:21PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

Roel Villanueva, Member

Tony Garza, Member

**Development Corporation of Mercedes, Inc.
& City of Mercedes
Special Called Joint Meeting
Thursday, August 27, 2026 6:00PM**

Board Members Present:

Marcos Garcia – President
Joe Flores- Vice-President
Lou Huerta – Secretary
Peggy Marie Chavez- Treasurer

Board Member Absent:

Fred Gonzalez- Member
Tony Garza- Member
Roel Villanueva – Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

EDC Staff Absent:

Zefra Mascorro – Administrative Coordinator

City Staff Present:

Javier Campos- Interim City Manager
Joselynn Castillo- City Secretary

City Members Present:

Oscar D. Montoya Sr.- Mayor
Dr. Ruben J. Saldana- Mayor Pro-Tem
Joe Martinez- Commissioner
Armando Garcia- Commissioner
Rolando Garcia- Commissioner

1. Call Meeting to order

Marcos Garcia, DCM Board President called the meeting to order at 6:02 PM.

Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting to order at 6:02 PM.

2. Establish Quorum

Joe Martinez, City of Mercedes Commissioner Martinez entered Open Session at 6:28 PM.

5 members of the City Commission and 4 members of the Development Corporation of Mercedes were present, which constitutes a quorum.

3. Invocation

Ruben Saldana, Mayor Pro-Tem said the invocation.

4. Pledge of Allegiance

Marcos Garcia, DCM Board President led the pledge of allegiance.

5. Discussion and Action: Open Forum

- No one signed up for open forum

6. Discussion and Action: HSA

Joe Flores, Vice President moved to table the item regarding HSA.

Seconded by Lou Huerta, Secretary. All voted aye.

Armando Garcia, City of Mercedes Commissioner moved to table the item regarding HSA.

Seconded by City of Mercedes Mayor Pro-Tem Ruben Saldana. All voted aye.

7. Discussion and Action: Austin Film Crew

Joe Flores, Vice President moved to deny the Austin Film Crew's proposal for a promotional film. Seconded by Peggy Marie Chavez, Treasurer. All voted aye.

Rolando Garcia, City of Mercedes Commissioner moved to decline the Austin Film Crew's proposal for a promotional film. Seconded by Armando Garcia, City of Mercedes Commissioner. All voted aye.

8. Discussion and Action: FY26-27 Budget

Joe Martinez, City of Mercedes Commissioner moved to approve the DCM Budget for FY 26-27

Seconded by Armando Garcia, City of Mercedes Commissioner. All voted aye.

9. Discussion: Signage for the Expressway

No Action

10. Discussion: Historic City Hall

No Action

Ruben Saldana, City of Mercedes Mayor Pro-Tem exited Open Session at 7:16PM

11. Executive Session: Section 551.087: Economic development negotiations with Project OG, Project J. Sun, Project C.A. Hinojosa, Project Blue, Project J. Martinez, Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project A. Rosas, Project Travel Center, Project Anchor, Project America 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 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, 551.071:pending legal issues, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

Armando Garcia, City of Mercedes Commissioner motioned to go into Executive Session. Seconded by Commissioner Rolando Garcia, City of Mercedes Commissioner. All voted aye.

Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting into Executive Session at 7:16 PM

Marcos Garcia, DCM Board President called the meeting into Executive Session at 7:17 PM.

The DCM Board and City Commission went into Open Session at 7:40 PM.

12. Discussion and Action: Item #11

Armando Garcia, City of Mercedes Commissioner moved to approve honoring the agreement for the TIRZ incentive with the new owner. Seconded by Joe Martinez, City of Mercedes Commissioner. All voted aye.

Armando Garcia, City of Mercedes Commissioner moved to approve the \$250,000 incentive for Project Supply. Seconded by Rolando Garcia, City of Mercedes Commissioner. All voted aye.

13. Adjournment: 7:42PM

Joe Martinez, City of Mercedes Commissioner motioned to adjourn. Seconded by Armando Garica, City of Mercedes Commissioner. All voted aye.

Marcos Garcia, DCM Board President adjourned the meeting at 7:42 PM.

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

Roel Villanueva, Member

Oscar D. Montoya, Mayor

Dr. Ruben Saldana, Mayor Pro-Tem

Joe Martinez, Commissioner

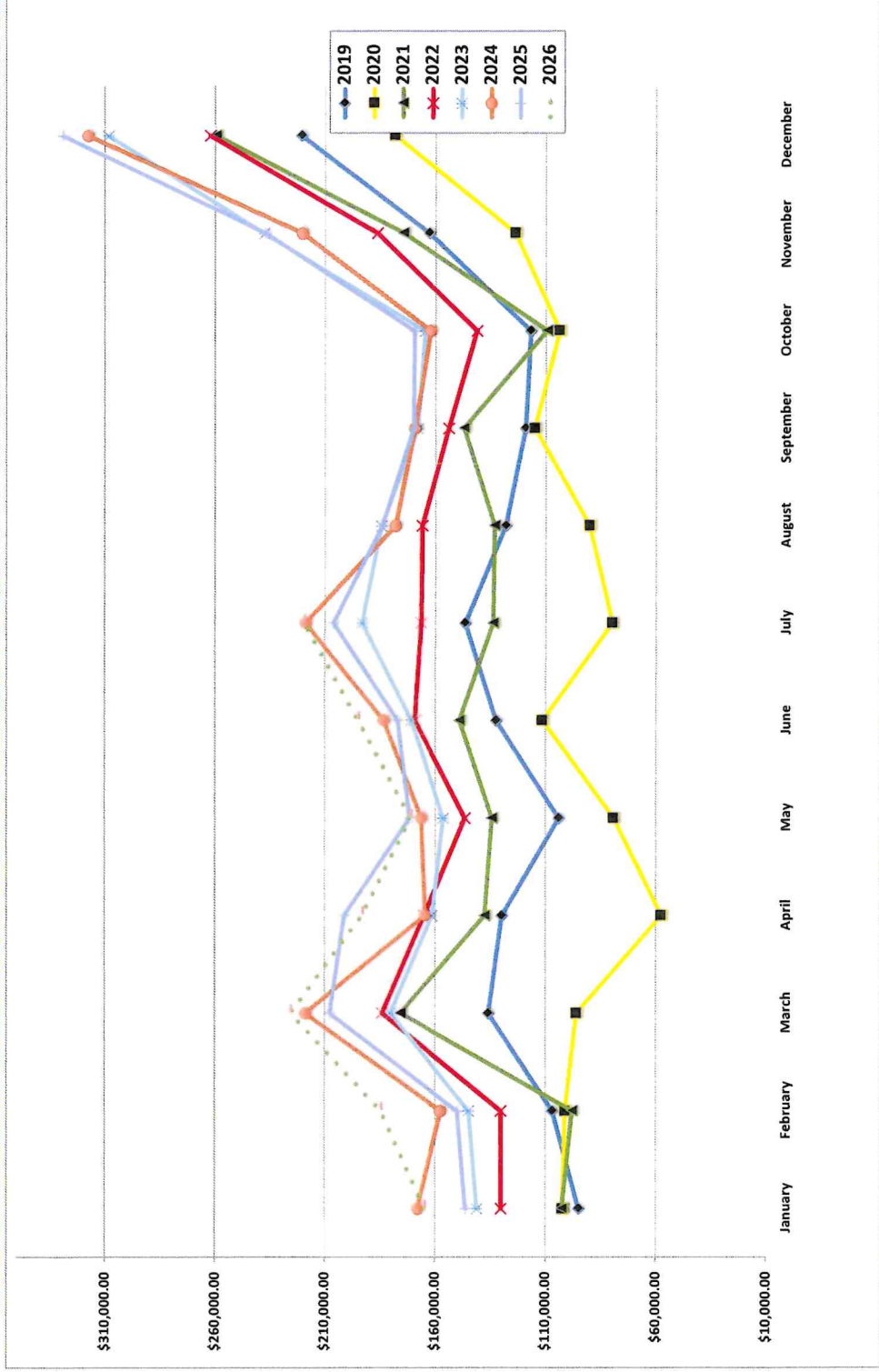
Armando Garcia, Commissioner

Rolando Garcia, Commissioner

3. Discussion and Action: August 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	\$184,523.97	\$225,605.54	\$193,097.57	\$171,194.31	\$194,866.66	\$219,352.41						\$1,353,471.68



July Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	McAllen	2.00%	\$8,646,783.48	\$7,978,565.44	8.37%	\$81,419,238.95	\$75,539,924.84	7.78%
Hidalgo	Edinburg	2.00%	\$3,688,637.05	\$3,338,024.55	10.50%	\$32,019,337.75	\$32,870,396.67	-2.58%
Hidalgo	Pharr	2.00%	\$2,917,651.24	\$2,609,850.92	11.79%	\$25,057,985.24	\$23,434,912.13	6.92%
Hidalgo	Mission	2.00%	\$2,545,726.88	\$2,373,411.39	7.26%	\$22,957,575.56	\$22,049,233.96	4.11%
Hidalgo	Weslaco	2.00%	\$1,781,709.80	\$1,721,667.35	3.48%	\$16,770,316.94	\$16,103,809.14	4.13%
Hidalgo	Mercedes	2.00%	\$877,409.62	\$824,508.80	6.41%	\$7,677,148.57	\$7,193,449.17	6.72%
Hidalgo	Donna	2.00%	\$699,474.74	\$674,182.52	3.75%	\$6,531,058.21	\$5,896,078.06	10.76%
Hidalgo	San Juan	2.00%	\$696,248.20	\$605,440.42	14.99%	\$6,144,968.23	\$5,581,124.95	10.10%
Hidalgo	Hidalgo	2.00%	\$526,056.61	\$470,098.35	11.90%	\$4,745,601.72	\$4,316,398.02	9.94%
Hidalgo	Alamo	2.00%	\$505,505.02	\$485,578.36	4.10%	\$4,883,500.92	\$4,645,278.39	5.12%
Hidalgo	Palmhurst	1.50%	\$236,957.62	\$229,875.08	3.08%	\$2,316,230.43	\$2,206,518.79	4.97%
Hidalgo	Alton	2.00%	\$204,201.62	\$195,819.70	4.28%	\$1,796,671.53	\$1,666,208.02	7.82%
Hidalgo	Palmview	1.50%	\$201,500.75	\$193,574.02	4.09%	\$1,931,160.77	\$1,804,387.98	7.02%
Hidalgo	Penitas	1.50%	\$172,467.16	\$135,893.49	26.91%	\$1,353,141.49	\$1,260,818.75	7.32%
Hidalgo	Elsa	1.50%	\$151,800.81	\$156,150.41	-2.78%	\$1,406,110.60	\$1,353,091.56	3.91%
Hidalgo	La Joya	2.00%	\$94,461.08	\$58,162.95	62.40%	\$637,377.08	\$584,432.67	9.05%
Hidalgo	Edcouch	2.00%	\$44,572.67	\$38,419.91	16.01%	\$392,053.96	\$358,591.43	9.33%
Hidalgo	Progreso	2.00%	\$24,516.94	\$28,676.41	-14.50%	\$248,609.33	\$250,360.10	-0.69%
Hidalgo	Sullivan City	1.00%	\$23,994.76	\$19,092.13	25.67%	\$236,462.06	\$183,529.29	28.84%
Hidalgo	La Villa	2.00%	\$15,116.15	\$12,834.79	17.77%	\$135,929.12	\$122,901.39	10.60%
Hidalgo	Progreso Lakes	1.50%	\$10,113.83	\$7,548.11	33.99%	\$82,315.93	\$71,833.34	14.59%
Hidalgo	Granjeno	1.00%	\$3,862.35	\$3,575.57	8.02%	\$42,334.28	\$42,056.48	0.66%
City								
				\$877,409.62				
				75%				
				\$658,057.22				
EDC								
				\$877,409.62				
				25%				
				\$219,352.41				

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of August 31, 2026

	Aug 31, 26	Jul 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	711,827.34	968,302.85	-256,475.51
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	1,002,538.19	200,871.42	801,666.77
Total 10001 · Cash & Cash Equivalents	1,714,565.53	1,169,374.27	545,191.26
Total Checking/Savings	1,714,565.53	1,169,374.27	545,191.26
Accounts Receivable			
13019 · Sales Tax Receivable	404,333.79	575,528.09	-171,194.30
Total Accounts Receivable	404,333.79	575,528.09	-171,194.30
Total Current Assets	2,118,899.32	1,744,902.36	373,996.96
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13026 · Other Receivables EDC	2,385.90	1,135.56	1,250.34
13078 · Loan Rec - MD Int'l(Orb-Galvan)	68,476.04	69,507.40	-1,031.36
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	126,435.29	127,551.65	-1,116.36
13999 · Note Receivable - City	191,323.56	241,323.56	-50,000.00
Total Other Assets	413,134.71	464,032.09	-50,897.38
TOTAL ASSETS	6,090,134.28	5,767,034.70	323,099.58
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	6,970.00	1,700.00	5,270.00
Total Accounts Payable	6,970.00	1,700.00	5,270.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	30.73	217.59	-186.86
22210 · Pension Plan Payable	18,586.98	20,548.67	-1,961.69
24000 · Payroll Liabilities	1,973.46	1,986.14	-12.68
Total Other Current Liabilities	20,272.70	22,433.93	-2,161.23
Total Current Liabilities	27,242.70	24,133.93	3,108.77
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	106,048.15	102,939.38	3,108.77
Equity			
32000 · Unassigned Fund Balance	1,423,992.31	1,425,659.08	-1,666.77
37000 · Restricted Fund Balance	257,293.90	255,627.13	1,666.77
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	744,699.67	424,708.86	319,990.81
Total Equity	5,984,086.13	5,664,095.32	319,990.81
TOTAL LIABILITIES & EQUITY	6,090,134.28	5,767,034.70	323,099.58

1:18 PM

Economic Development Corporation of Mercedes, Texas (EDC)

09/09/26

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through August 2026

	Oct '25 - Aug 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	2,394,457.38	2,429,390.28	-34,932.90	98.6%
Total Taxes	2,394,457.38	2,429,390.28	-34,932.90	98.6%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	8,670.29	0.00	8,670.29	100.0%
44005 · Texas Class Transfer	0.00	189,873.20	-189,873.20	0.0%
44006 · Other Income-City Pmt VTX	93,750.03	93,749.00	1.03	100.0%
44011 · Texas Class - Reserve	0.00	280,075.54	-280,075.54	0.0%
44020 · Interest - TX Class	15,970.34	14,500.00	1,470.34	110.1%
44027 · Interest - MD Int'l(Orb Galvan)	1,994.73	0.00	1,994.73	100.0%
44097 · Other Financing Sources-Reserve	0.00	260,665.39	-260,665.39	0.0%
44104 · Interest - Mercedes Columbus CI	4,124.61	0.00	4,124.61	100.0%
Total 44000 · Miscellaneous	124,510.00	838,863.13	-714,353.13	14.8%
Total Income	2,518,967.38	3,268,253.41	-749,286.03	77.1%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	217,400.60	226,800.00	-9,399.40	95.9%
5101100 · TMRS Contribution	38,709.81	42,000.00	-3,290.19	92.2%
5101120 · Social Security	16,556.73	16,300.00	256.73	101.6%
5101127 · Cell Phone Allowance	550.00	600.00	-50.00	91.7%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	18,750.42	21,460.00	-2,709.58	87.4%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	291,967.56	309,790.00	-17,822.44	94.2%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	24,503.03	48,750.00	-24,246.97	50.3%
5102011 · Contract Labor - Writer	4,400.00	6,000.00	-1,600.00	73.3%
5102012 · Automobile Mileage	519.41	2,000.00	-1,480.59	26.0%
5102020 · Audit	7,000.00	7,000.00	0.00	100.0%
5102021 · Loan Fees - EDC	1,286.90	1,425.00	-138.10	90.3%
5102023 · Leadership Empowerment Gr...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	4,293.31	5,400.00	-1,106.69	79.5%
5102074 · Downtown Development	53,750.00	70,000.00	-16,250.00	76.8%
5102080 · Office Equipment - Lease	3,503.67	4,500.00	-996.33	77.9%
5102095 · Meetings	2,862.84	3,500.00	-637.16	81.8%
5102102 · Liability Insurance	571.00	571.00	0.00	100.0%
5102125 · Legal	56,200.00	62,260.00	-6,060.00	90.3%
5102130 · Membership/Subs	1,325.11	2,000.00	-674.89	66.3%
5102131 · Web-Site	8,565.00	9,230.00	-665.00	92.8%
5102133 · Miscellaneous	71.97	1,500.00	-1,428.03	4.8%
5102134 · Bldg Lease	24,000.00	24,000.00	0.00	100.0%
5102142 · Janitorial	11,400.00	13,200.00	-1,800.00	86.4%
5102144 · Receptionist	19,748.52	33,000.00	-13,251.48	59.8%
5102145 · Civic Serve	9,975.00	12,000.00	-2,025.00	83.1%
5102150 · Travel & Training	41,638.68	61,140.00	-19,501.32	68.1%
5102160 · Water Bill	1,901.03	2,100.00	-198.97	90.5%
5102165 · Electricity	3,703.99	6,200.00	-2,496.01	59.7%
5102310 · Sponsorships	59,350.00	58,850.00	500.00	100.8%
5102320 · Professional Fees - Accounting	19,250.00	21,000.00	-1,750.00	91.7%
5102335 · Projects	91,438.51	1,429,300.93	-1,337,862.42	6.4%
5102340 · Chamber	38,000.00	53,500.00	-15,500.00	71.0%

1:18 PM

Economic Development Corporation of Mercedes, Texas (EDC)

09/09/26

2025-2026 Profit & Loss Budget vs. Actual

Accrual Basis

October 2025 through August 2026

	Oct '25 - Aug 26	Budget	\$ Over Budget	% of Budget
5102344 · Project Travel Center	100,000.00	100,000.00	0.00	100.0%
5102355 · Series 2007 - Interest	20,702.50	20,702.50	0.00	100.0%
5102356 · Series 2007 - Principal	520,000.00	520,000.00	0.00	100.0%
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	187,500.06	187,500.06	0.00	100.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	16,633.92	16,633.92	0.00	100.0%
Total 5102000 · Other Services & Charges	1,437,494.45	2,886,663.41	-1,449,168.96	49.8%
5102500 · Maintenance				
5102520 · Office Equipment	732.87	10,000.00	-9,267.13	7.3%
5102540 · Maintenance	41,683.04	57,200.00	-15,516.96	72.9%
Total 5102500 · Maintenance	42,415.91	67,200.00	-24,784.09	63.1%
5103000 · Supplies				
5103050 · Office Supplies	2,229.80	3,000.00	-770.20	74.3%
Total 5103000 · Supplies	2,229.80	3,000.00	-770.20	74.3%
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	1,774,267.71	3,268,253.41	-1,493,985.70	54.3%
Net Ordinary Income	744,699.67	0.00	744,699.67	100.0%
Net Income	744,699.67	0.00	744,699.67	100.0%

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

	Aug 31, 26	Jul 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	355,536.56	332,938.81	22,597.75
Total 11111.1 · Restricted Cash & Cash Eq.	355,536.56	332,938.81	22,597.75
Total Checking/Savings	355,536.56	332,938.81	22,597.75
Accounts Receivable			
13026.1 · Oth. Receivables	840.75	400.15	440.60
Total Accounts Receivable	840.75	400.15	440.60
Total Current Assets	356,377.31	333,338.96	23,038.35
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	0.00	17,692.34	-17,692.34
13078.1 · Loan Rec - MD International	31,077.02	31,440.45	-363.43
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	20,952.30	21,332.80	-380.50
13089.1 · Loan Rec - Martha Carrillo	56,480.99	57,450.91	-969.92
13097.1 · Loan Rec - Ashley R Gonzalez	33,143.61	33,143.61	0.00
13098.1 · N/R - Valor Fitness LLC	23,967.94	24,488.00	-520.06
13098.3 · N/R - NTM Ventures LLC	46,330.52	47,455.22	-1,124.70
13103.1 · N/R Ledesma (Proj Valdemar)	31,417.95	32,122.26	-704.31
13104.1 · Loan Rec - Project R. Garza	31,981.31	32,489.50	-508.19
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	482,647.40	504,910.85	-22,263.45
TOTAL ASSETS	839,024.71	838,249.81	774.90
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	10,433.63	9,658.73	774.90
Total Equity	839,024.71	838,249.81	774.90
TOTAL LIABILITIES & EQUITY	839,024.71	838,249.81	774.90

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

	Aug 26	Oct '25 - Aug 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	91.90	1,264.24
44027.1 · Interest - MD Int'l(ORBIT)	79.83	702.89
44031.1 · Interest - The Grind (JOM Inves	74.81	876.33
44089.1 · Interest - Martha Carrillo	181.80	2,000.87
44097.1 · Interest - Ashley R Gonzalez	0.00	947.44
44098.1 · Interest - Valor Fitness	66.42	745.43
44101.1 · Int. - Ledesma (Proj Valdemar)	93.69	1,127.79
44102.1 · Interest - Project R. Garza	102.81	1,125.18
44296.2 · Interest - NTM Ventures	273.30	3,468.11
Total 44000 · Miscellaneous	964.56	12,258.28
Total Income	964.56	12,258.28
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	189.66	1,882.30
52350.1 · The Grind (JOM Investments)	0.00	-57.65
Total 5102000 · Other Services & Charges	189.66	1,824.65
Total Expense	189.66	1,824.65
Net Ordinary Income	774.90	10,433.63
Net Income	774.90	10,433.63

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of August 31, 2026

	Aug 31, 26	Jul 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	217,034.95	211,973.69	5,061.26
Total Checking/Savings	217,034.95	211,973.69	5,061.26
Total Current Assets	217,034.95	211,973.69	5,061.26
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	83,068.46	82,798.38	270.08
13078.2 · Loan Rec - MD Int'l (Galvan)	66,183.29	67,244.12	-1,060.83
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	24,324.07	26,265.58	-1,941.51
Total Other Assets	188,502.36	191,234.62	-2,732.26
TOTAL ASSETS	405,537.31	403,208.31	2,329.00
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	840.75	400.15	440.60
22248.2 · Due to EDC	2,385.90	1,135.56	1,250.34
Total Other Current Liabilities	3,226.65	1,535.71	1,690.94
Total Current Liabilities	3,226.65	1,535.71	1,690.94
Total Liabilities	3,226.65	1,535.71	1,690.94
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	-25,143.84	-25,781.90	638.06
Total Equity	402,310.66	401,672.60	638.06
TOTAL LIABILITIES & EQUITY	405,537.31	403,208.31	2,329.00

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending August 31, 2026

	<u>Aug 26</u>	<u>Oct '25 - Aug 26</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	270.08	2,906.95
44027.2 · Interest - MD Int'l (Galvan)	233.01	2,051.72
44090.2 · Interest - Castaneda Mario & M	178.75	1,023.71
Total 44000 · Miscellaneous	<u>681.84</u>	<u>5,982.38</u>
Total Income	681.84	5,982.38
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	43.78	278.22
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>43.78</u>	<u>31,126.22</u>
Total Expense	<u>43.78</u>	<u>31,126.22</u>
Net Ordinary Income	<u>638.06</u>	<u>-25,143.84</u>
Net Income	<u><u>638.06</u></u>	<u><u>-25,143.84</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of August 31, 2026

Debt Description	August 31, 2026	July 31, 2026	\$ Change
USDA - IRP Note Payable	425,026.38	425,026.38	-
Bonds Payable 2007	-	-	-
Bonds Payable 2016 - VTX	-	-	-
Estimated Mall Rebate Liability	-	-	-
Texas Leverage Fund Payable	-	-	-

Economic Development Corporation of Mercedes, Texas (EDC)
Accounts Payable
As of August 31, 2026

Vendor Description	August 31, 2026	July 31, 2026
Noe & Gloria Duenas	\$ 1,700.00	\$ 1,700.00
Trans Union	50.00	-
City of Mercedes		-
Troiani & Sossi	3,940.00	-
Elizabeth Rodriguez	1,080.00	-
ValleyWood Publication	200.00	-
	\$ 6,970.00	\$ 1,700.00

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 08/17/26 Next Closing Date 09/16/26

Account Ending 5-32007

p. 1/5

Customer Care: 1-800-521-6121

TTY: Use Relay 711

Website: americanexpress.com

New Balance	\$786.04
Minimum Payment Due	\$35.00
Payment Due Date	09/11/26

Membership Rewards[®] Points

Available and Pending as of 07/31/26

154,368For up to date point balance and full program details, visit membershprewards.com**Account Summary**

Previous Balance	\$878.96
Payments/Credits	-\$878.96
New Charges	+\$786.04
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 09/11/26, 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	2 years	\$950

New Balance	\$786.04
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$12,213.96

Days in Billing Period: 31

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

See page 2 for important information about your account.

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

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

**Payment Coupon**

Do not staple or use paper clips

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

1-800-472-9297

Account Ending 5-32007Enter 15 digit account # on all payments.
Make check payable to American Express.

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

Payment Due Date	09/11/26
New Balance	\$786.04
Minimum Payment Due	\$35.00

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

\$ 786.04
Amount Enclosed

000034992503945648 000078604000003500 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 08/17/26

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

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	-\$878.96
Credits	\$0.00
Total Payments and Credits	-\$878.96

Detail

*Indicates posting date

Payments	Amount
07/27/26* PAYMENT RECEIVED - THANK YOU	-\$878.96

New Charges

Summary

	Total
Total New Charges	\$786.04

Detail



MELISSA RAMIREZ
 Card Ending 5-32007

				Amount
07/21/26	TARGET.COM 800-591-3869	800-591-3869	MN	\$69.17
07/22/26	STAPLES.COM 9938772027 785703 ORD 9938772027 ;REQ MELISSA RAMIREZ IT1 HAMMERMILL ;UPI 83.1900;QTY1 IT2 ;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1	800-333-3330	MA	\$44.99
07/28/26	TEXAS SECRETARY OF STA 161123428 78570 BUSINESS SERVICES	AUSTIN	TX	\$15.00
07/28/26	TEXAS S.O.S. SVC 512-463-5601	HAGERSTOWN	MD	\$0.41
07/29/26	LOS COMALES RESTAURANT 068880023081940 MIREYARAMIREZ0414@GMAIL.C	MERCEDES	TX	\$189.74
07/31/26	FACEBK *Y73MWXZEV2 ADVERTISING	650-543-7818	CA	\$222.62
08/04/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
08/07/26	SPO*THEBLUEONION-WESLACO 000008732 9564470067	WESLACO	TX	\$15.16

Office Supplies

Office Supplies

Projects

Projects

Meetings

Marketing

Office Supplies

Meetings

Continued on reverse

Detail Continued

					Amount
08/07/26	SPO*THEBLUEONION-WESLACO 000008732 9564470067	WESLACO	TX		\$99.05
08/15/26	AMAZON.COM BOOK STORES	AMZN.COM/BILL	WA	Meetings Office Supplies	\$15.91
08/16/26	LOOPNET +18008944720	ARLINGTON	VA	Marketing	\$79.00

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

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

XXXXXX3057
08/31/2026
08/31/2026
18
1



00005205 TT212S09012608513500 01 000000000 0005205 005

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

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 08/01/2026	\$994,685.84
+ Deposits and Credits (5)	\$588,720.55
- Withdrawals and Debits (23)	\$843,653.75
Ending Balance as of 08/31/2026	\$739,752.64
Service Charges for Period	\$0.00
Average Balance for Period	\$1,004,125.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Aug 07	ORIG:CITY OF MERCEDES TRN:P202608070124005	
Aug 10	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	171,194.30
Aug 14	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	50,000.00
Aug 21	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	171,194.30
Aug 28	INVESTOR LOAN SE/ACH PAYMEN 985 001 DEV CORP OF MERCEDES	194,866.66
		1,465.29

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Aug 05	IRS/USATAXPYMT 270661705125613 DEVELOPMENT CORPORATIO	1,986.14
Aug 14	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,766.71
Aug 19	IRS/USATAXPYMT 270663115155746 DEVELOPMENT CORPORATIO	1,973.45
Aug 20	BENE:TEXAS COOPERATIVE LIQUID ASSETS SEC TRN:P202608200052665	800,000.00
Aug 28	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,716.71



Account Number XXXXXX3057
Statement Date 08/31/2026
Statement Thru Date 08/31/2026
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Aug 11	Leo's Mural 5399	6,490.00	Aug 18	Accounting 5410	1,750.00	Aug 26	AMEX 5417	786.04
Aug 06	*5402	392.99	Aug 11	THRS - Tug 5411	5,885.14	Aug 27	*5420	56.96
Aug 07	*5406	200.79	Aug 24	5412	226.19	Aug 28	5421	149.94
Aug 11	5407	665.00	Aug 14	Employee Ins. 5413	5,414.52	Aug 31	*5423	149.94
Aug 07	Clean-up 5408	1,700.00	Aug 20	*5415	50.00	Aug 21	Clean-up 5424	1,700.00
Aug 10	5409	400.00	Aug 13	5416	43.29	Aug 31	*5429	149.94

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Aug 05	992,699.70	Aug 14	1,357,129.86	Aug 24	746,296.88
Aug 06	992,306.71	Aug 18	1,355,379.86	Aug 26	745,510.84
Aug 07	1,161,600.22	Aug 19	1,353,406.41	Aug 27	745,453.88
Aug 10	1,211,200.22	Aug 20	553,356.41	Aug 28	740,052.52
Aug 11	1,198,160.08	Aug 21	746,523.07	Aug 31	739,752.64
Aug 13	1,198,116.79				

00005205 0020290 0002-0004



Account Number XXXXXX3057
Statement Date 08/31/2026
Statement Thru Date 08/31/2026
Page 3

CHECK IMAGES

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/11/2026
Check #5399
Pay to the order of: Lee M. Smith
\$6,490.00
Six Thousand Four Hundred Ninety and 00/100
Lee M. Smith
384 W. Camp Ave. Apt 2
Willingboro, NJ 08094
Comma Mural Plan Custom mural at De La Garza Bldg
#0000005399# 6114920128C 1001033057#

08/11/2026 Check 5399 \$6,490.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/6/2026
Check #5402
Pay to the order of: Austin Energy Services, LLC
\$392.99
Three Hundred Ninety Two and 99/100
Austin Energy Services, LLC
P.O. Box 731157
Dallas, TX 75273-1157
Account#30087187
#0000005402# 6114920128C 1001033057#

08/06/2026 Check 5402 \$392.99

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/7/2026
Check #5406
Pay to the order of: Marie Salinas
\$200.79
Two Hundred and 79/100
Marie Salinas
100 E. Monroe St
Edinburg, TX 78541
Remittance for light cost from Planting to Art
#0000005406# 6114920128C 1001033057#

08/07/2026 Check 5406 \$200.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/11/2026
Check #5407
Pay to the order of: APC Studios, Inc.
\$665.00
Six Hundred Sixty Five and 00/100
APC Studios, Inc.
P.O. Box 122823
Houston, TX 77262
ECC Website
#0000005407# 6114920128C 1001033057#

08/11/2026 Check 5407 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/7/2026
Check #5408
Pay to the order of: Ron & Gloria Dumas
\$1,700.00
One Thousand Seven Hundred and 00/100
Ron & Gloria Dumas
1205 S. Monroe
Mercedes, TX 78757
Central Business District Cleanup & Bait Cleanup
#0000005408# 6114920128C 1001033057#

08/07/2026 Check 5408 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/10/2026
Check #5409
Pay to the order of: Ricardo D. Cisneros
\$400.00
Four Hundred and 00/100
Ricardo D. Cisneros
3225 Taylor Rd
Harlingen, TX 78552
Combined Labor - Water
#0000005409# 6114920128C 1001033057#

08/10/2026 Check 5409 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/18/2026
Check #5410
Pay to the order of: SAS CPA LLC
\$1,750.00
One Thousand Seven Hundred Fifty and 00/100
SAS CPA LLC
P.O. Box 1528
Mercedes, TX 78757
Accounting Services for the month of July 2026
#0000005410# 6114920128C 1001033057#

08/18/2026 Check 5410 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/11/2026
Check #5411
Pay to the order of: City of Mercedes
\$5,885.14
Five Thousand Eight Hundred Eighty Five and 14/100
City of Mercedes
P.O. Box 827
Mercedes, TX 78757
Toll 5 July 2026
#0000005411# 6114920128C 1001033057#

08/11/2026 Check 5411 \$5,885.14

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/24/2026
Check #5412
Pay to the order of: Chaser Communications
\$226.19
Two Hundred Twenty Six and 19/100
Chaser Communications
PO Box 66574
City of Houston, CA 91786-0074
Telephones
#0000005412# 6114920128C 1001033057#

08/24/2026 Check 5412 \$226.19

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/14/2026
Check #5413
Pay to the order of: City of Mercedes
\$5,414.52
Five Thousand Four Hundred Fourteen and 52/100
City of Mercedes
400 S. Ohio St
Mercedes, TX 78757
Employee Insurance - May July 2026
#0000005413# 6114920128C 1001033057#

08/14/2026 Check 5413 \$5,414.52

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/20/2026
Check #5415
Pay to the order of: Trans Union LLC
\$50.00
Fifty and 00/100
Trans Union LLC
P.O. Box 99950
Chicago, IL 60689-9995
Invoice #781983
#0000005415# 6114920128C 1001033057#

08/20/2026 Check 5415 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. Ohio
Mercedes, TX 78757
Check date: 8/13/2026
Check #5416
Pay to the order of: Zula Marquis
\$43.29
Forty Three and 29/100
Zula Marquis
P.O. Box 1439
Edinburg, TX 78541
Automotive Mileage
#0000005416# 6114920128C 1001033057#

08/13/2026 Check 5416 \$43.29

00005205 0020291 0003-0004

00005205 0020292 0004-0004

Account Number XXXXXX3057
Statement Date 08/31/2026
Statement Thru Date 08/31/2026
Page 4

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/19/2026
Check number: 5417
Pay to the order of: American Express
\$ 786.04
Seven Hundred Eighty Six and 04/100
American Express
PO Box 1031
Cedar Bluff, TX 78001
Account: 8760-2186-1000
MICR: ⑆0000005417⑆ ⑆11119101180⑆ ⑆001013057⑆

08/26/2026 Check 5417 \$786.04

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/18/2026
Check number: 5420
Pay to the order of: Lantier
\$ 56.96
Fifty Six and 96/100
Lantier
P. O. Box 814
Mercedes, Texas 78070-0814
Office Equipment Asset #0221-A
MICR: ⑆0000005420⑆ ⑆11119101180⑆ ⑆001013057⑆

08/27/2026 Check 5420 \$56.96

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/18/2026
Check number: 5421
Pay to the order of: Marissa Joaquin Garcia IV
\$ 149.94
One Hundred Forty Nine and 94/100
Marissa Joaquin Garcia IV
312 S. Main 2 1/2 E
Mercedes, TX 78070
Per Com & Mingo
MICR: ⑆0000005421⑆ ⑆11119101180⑆ ⑆001013057⑆

08/28/2026 Check 5421 \$149.94

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/18/2026
Check number: 5423
Pay to the order of: Marissa Ramirez
\$ 149.94
One Hundred Forty Nine and 94/100
Marissa Ramirez
304 Grogg Ave
Edinburg, TX 78541
Per Com & Mingo
MICR: ⑆0000005423⑆ ⑆11119101180⑆ ⑆001013057⑆

08/31/2026 Check 5423 \$149.94

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/18/2026
Check number: 5424
Pay to the order of: Nita & Gloria Duenas
\$ 1,700.00
One Thousand Seven Hundred and 00/100
Nita & Gloria Duenas
1235 S. Mainway
Mercedes, TX 78070
Central Business District Cleanup & Bond Cleanup
MICR: ⑆0000005424⑆ ⑆11119101180⑆ ⑆001013057⑆

08/21/2026 Check 5424 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. 320 S. CHASE, MERCEDES, TX 78070
Check date: 8/20/2026
Check number: 5429
Pay to the order of: Peggy Marie Chuang
\$ 149.94
One Hundred Forty Nine and 94/100
Peggy Marie Chuang
301 S. Mainway
Mercedes, Texas 78070
Per Com & Mingo
MICR: ⑆0000005429⑆ ⑆11119101180⑆ ⑆001013057⑆

08/31/2026 Check 5429 \$149.94





Summary Statement

August 31, 2026

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Investor ID: TX-01-0607

0000476-0008717 PDF 221680

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

Texas CLASS

Texas CLASS		Average Monthly Yield: 3.8344%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	200,871.23	800,000.00	0.00	1,666.77	6,035.20	511,121.86	1,002,538.00
TX-01-0607-0002	EDC 2006 RESERVE	0.00	0.00	0.00	0.00	5,067.61	0.00	0.00
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	82,798.38	0.00	0.00	270.08	2,070.80	82,940.62	83,068.46
TOTAL		283,669.61	800,000.00	0.00	1,936.85	13,173.61	594,062.48	1,085,606.46

Tel: (800) 707-6242

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

Delinquency Report

As Of September 09, 2026

Data Date: 09/09/2026
Data Time: 3:27:31 pm
Print Date: 09/09/2026
Print Time: 3:27:31 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-001</u>										
Investor Name: <u>Development Corporation of Mercedes</u>										
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98578068	25,000.00	24,513.92	559.00	50.00		13,957.00	11/01/2024	10/22/2024	677	23
Moreno , Rene										

Investor Number: 01-985-003										
Investor Name: Development Corporation of Mercedes										
Loan No	Loan Amt	Prin Bal	Total Pmt	Unpaid Lt Chrg	Int Pd to Dt	Total Due	Due Date	Dt Last Pmt	Days Late	#PmtDue
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	33,584.40	11/06/2022	11/25/2024	1403	47
Gomez , Roy										
334 South Texas Blvd.										
98569300	315,629.17	165,807.95	2938.50	826.02	08/14/2026	12,138.29	05/18/2026	08/14/2026	114	4
MD Internati,										
311 D. Vogel Drive										
98560836	107,362.25	24,324.07	1060.13	53.01	08/11/2026	2,173.27	08/01/2026	08/11/2026	39	2
Castaneda , Mario										
1201 S. Rio Rico Rd.										

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/ Other Sub Bal
98577068	Mercedes Columbus	98577068	09/01/26	01	985	001	3.50000	1,483.29	126,435.29	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	.00	.00	.00
Group Totals:									2,042.29	150,949.21	.00	.00	.00
									150,949.21	150,949.21	.00	.00	.00
									.00				Item Count = 2
98554876	Jom Investments, LLC	98554876	09/15/26	01	985	002	4.00000	455.31	20,952.30	.00	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	09/01/26	01	985	002	3.00000	320.94	32,956.15	20,952.30	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	10/01/26	01	985	002	3.00000	586.48	23,438.59	32,956.15	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	10/01/26	01	985	002	3.00000	588.79	52,666.70	23,438.59	.00	.00	.00
98576108	Carrillo, Martha	98576108	10/01/26	01	985	002	3.50000	1,151.72	55,486.33	52,666.70	.00	.00	.00
98576708	Ledesma, Renata	98576708	09/01/26	01	985	002	3.50000	671.99	31,417.95	55,486.33	.00	.00	.00
98577236	Garza Funerals Family	98577236	10/01/26	01	985	002	3.50000	611.00	31,459.24	31,417.95	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	10/01/26	01	985	002	3.50000	650.60	58,359.12	31,459.24	.00	.00	.00
Group Totals:									5,036.83	306,736.38	.00	.00	.00
									306,736.38	306,736.38	.00	.00	.00
									.00				Item Count = 8
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	08/01/26	01	985	003	3.50000	1,060.13	24,324.07	38,939.59	.00	.00	.00
									.00	24,324.07	.00	.00	.00

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

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal/ Other Sub Bal
98569300	MD International, LLC	98569300	05/18/26	01	985	003	3.00000	2,938.50	165,807.95	.00	.00	.00	.00
Group Totals:									4,689.21	165,807.95		.00	.00
									229,071.61	229,071.61		.00	.00
									.00			.00	.00
Investor Totals:									11,768.33	.00		.00	Item Count = 3
									686,757.20	686,757.20		.00	.00
									.00			.00	.00
Bank Totals:									11,768.33	.00		.00	Item Count = 13
									686,757.20	686,757.20		.00	.00
									.00			.00	.00
Grand Totals:									11,768.33	0.00		0.00	Item Count = 13
									686,757.20	686,757.20		0.00	0.00
									0.00			0.00	0.00
													Item Count = 13

**Security Holder
Remittance Report for
9/9/2026**

Start Date:	8/26/2026 12:00:00A
End Date:	9/9/2026 11:59:00PM
Print Date:	09/09/2026
Print Time:	3:28:16 pm

Security Holder Development Corporation of Mercedes

Investor Number <u>01-985-002</u>		Investor Name <u>Development Corp of Mercedes RBEG</u>								Rcvr'd	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>
98572140	Gonzalez	Regular Pymnt	08/26/2026	320.94	187.46	133.48	18.00	0.00	0.00	0.00	302.94
98573148	Valor Fitness,	Regular Pymnt	09/01/2026	586.48	529.35	57.13	18.00	0.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	09/01/2026	1,151.72	994.66	157.06	18.00	0.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	09/01/2026	611.00	522.07	88.93	18.00	0.00	0.00	0.00	593.00
98575284	NTM Ventures	Regular Pymnt	09/03/2026	588.79	457.53	131.26	18.00	0.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	09/03/2026	110.21	110.21	0.00	0.00	0.00	0.00	0.00	110.21
98593249	NTM Ventures	Regular Pymnt	09/03/2026	650.60	481.19	169.41	18.00	0.00	0.00	0.00	632.60
98593249	NTM Ventures	Prin Reduction	09/03/2026	48.40	48.40	0.00	0.00	0.00	0.00	0.00	48.40
Investor/Bank/Group Total				4,068.14	3,330.87	737.27	108.00	0.00	0.00	0.00	3,960.14
Total Security Holder				4,068.14	3,330.87	737.27	108.00	0.00	0.00	0.00	3,960.14