

**Development Corporation of Mercedes, Inc.
& City of Mercedes
JOINT CALLED MEETING
October 21, 2026 at 11:30AM
320 S. Ohio**

**Development Corporation of Mercedes, Inc.
& City of Mercedes
Agenda
October 21, 2026 at 11:30AM
320 S Ohio**

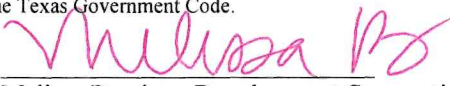
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Joint Called Meeting** on **Wednesday, October 21, 2026 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: September 16, 2026 Minutes
3. Discussion and Action: September 2026 Financials
4. Discussion and Action: Marketing Committee
5. Discussion and Action: Historic City Hall
6. Discussion and Action: 956 Music Fest
7. Discussion and Action: Streets
8. Discussion and Action: RFP Mercedes Expressway Signage
9. Discussion and Action: FY26-27 DCM Signage Improvement Program Bids
10. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform
11. Executive Session: Section 551.087: Economic development negotiations with Project R. Morales, 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, 551.071: pending legal issues (a.) Consultation with legal counsel pursuant to Texas Government Code 551.071 pending litigation (*City of Mercedes and DCM v. Texas Valley Communities Foundation, Arriola, et al.; Cause No. C-1604-20-G; 370th District Court, Hidalgo County, Texas*), 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.
12. Discussion and Action: Pending litigation: *City of Mercedes and DCM v. Texas Valley Communities Foundation, Arriola, et al.; Cause No. C-1604-20-G; 370th District Court, Hidalgo County, Texas*. Including approving, rejecting or modifying a proposed settlement agreement with all defendants. It may also include authoring the City Manager and/ or legal counsel to negotiate, execute, and deliver a settlement agreement and all related documents, including deeds, releases, closing documents, and agreements with the United States Department of Agriculture, and to take all other action necessary to carry out the settlement.
13. Discussion and Action: Item #11
14. Adjournment

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

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 15th day of October 2026 at 12:00PM 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: September 16, 2026 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, September 16, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

Fred Gonzalez- Member
Roel Villanueva – Member

EDC Staff Present:

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

Others Present:

Rudy Salinas-SAS CPA
Julien Juarez-The Mercedes Enterprise

1. Call Meeting to order

Marcos Garcia called the meeting to order at 11:32AM

2. Discussion and Action: August 19, 2026 Minutes & August 27, 2026 Minutes

Joe Flores moved to approve the August 19, 2026 minutes & August 27, 2026 Minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: August 2026 Financials

Lou Huerta moved to approve the August 2026 Financials as presented. Seconded by Joe Flores. All voted aye.

4. Discussion and Action: TXCLASS Quarterly Report

Joe Flores moved to approve the TXCLASS Quarterly Report. Seconded by Lou Huerta. All

voted aye.

5. Discussion and Action: Revised Budget Amendment #2

Lou Huerta moved to approve Revised Budget Amendment #2. Seconded by Peggy Marie Chavez. All voted aye.

6. Discussion and Action: Murals

Tony Garza, board member entered Open Session at 11:43AM

Joe Flores moved to go forward with Project Murals by contacting Mercedes ISD to get student activity for stadium project. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Inventory

Joe Flores moved to deem a Trade Show Display, Two Trade Show Display Wheeled Cases, and a Glass Top Wooden Credenza unsalvageable. Seconded by Lou Huerta. All voted aye.

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

No Action

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 Section 551.071: pending legal issues, delinquent loans: MD International, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

The Board went into Executive Session at 11:57AM

The Board went into Open Session at 12:29PM

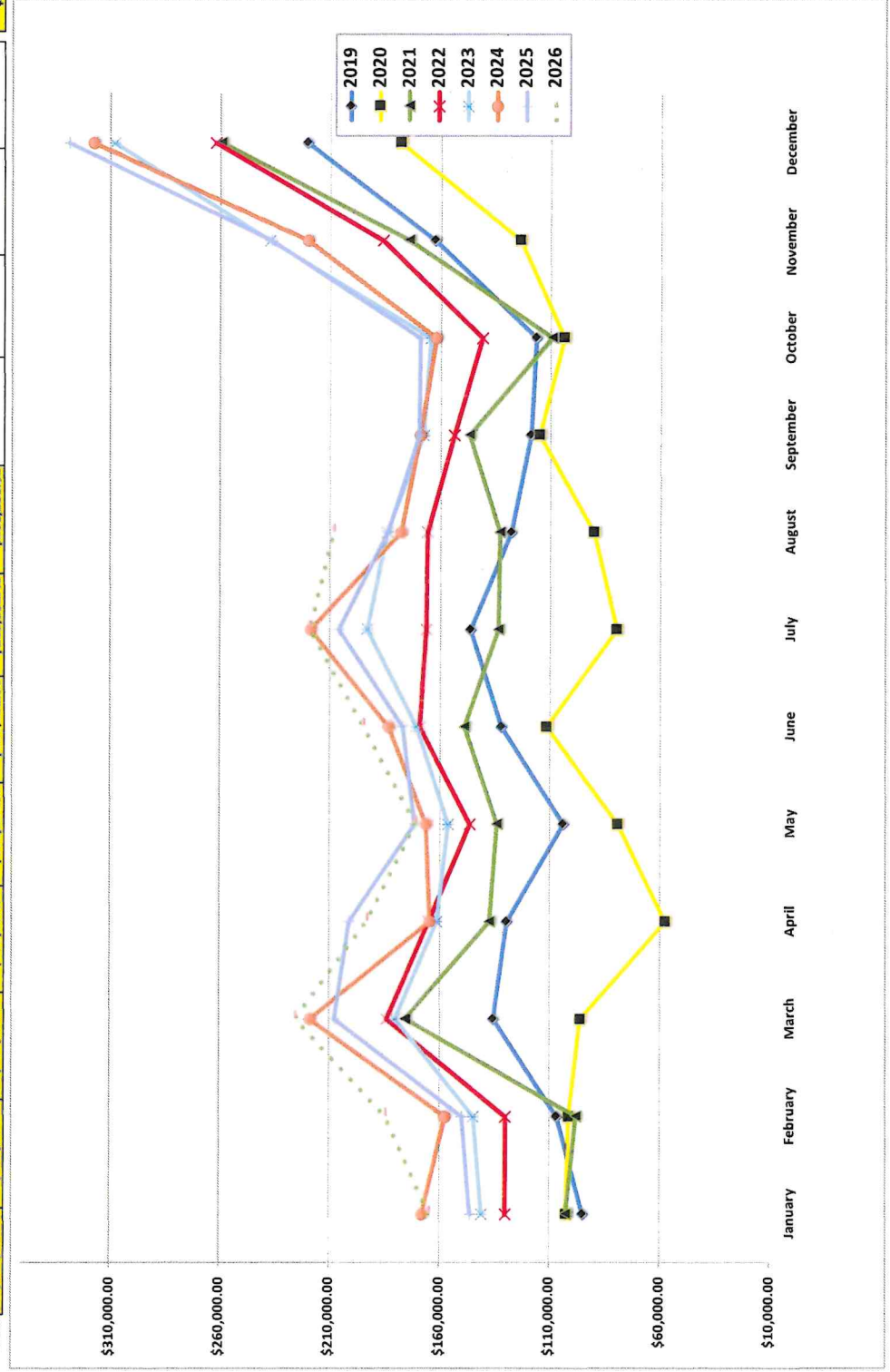
10. Discussion and Action: Item #9

Joe Flores moved to extend the purchase sales agreement for Project A. Rosas for 60 days. Seconded by Tony Garza. All voted aye.

3. Discussion and Action: September 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	\$208,268.02					\$1,561,739.70



August 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%	\$8,458,372.46	\$7,630,481.33	10.84%	\$89,877,611.41	\$83,170,406.17	8.06%
Hidalgo	Edinburg	2.00%	\$3,335,341.99	\$3,251,864.69	2.56%	\$35,354,679.74	\$36,122,261.36	-2.12%
Hidalgo	Pharr	2.00%	\$2,619,194.03	\$2,478,990.34	5.65%	\$27,677,179.27	\$25,913,902.47	6.80%
Hidalgo	Mission	2.00%	\$2,473,272.20	\$2,205,262.74	12.15%	\$25,430,847.76	\$24,254,496.70	4.85%
Hidalgo	Weslaco	2.00%	\$1,782,204.09	\$1,629,248.96	9.38%	\$18,552,521.03	\$17,733,058.10	4.62%
Hidalgo	Mercedes	2.00%	\$833,072.07	\$736,184.23	13.16%	\$8,510,220.64	\$7,929,633.40	7.32%
Hidalgo	Donna	2.00%	\$687,938.63	\$614,835.18	11.88%	\$7,218,996.84	\$6,510,913.24	10.87%
Hidalgo	San Juan	2.00%	\$663,186.86	\$592,908.30	11.85%	\$6,808,155.09	\$6,174,033.25	10.27%
Hidalgo	Hidalgo	2.00%	\$485,858.94	\$416,286.81	16.71%	\$5,231,460.66	\$4,732,684.83	10.53%
Hidalgo	Alamo	2.00%	\$485,689.48	\$474,369.47	2.38%	\$5,369,190.40	\$5,119,647.86	4.87%
Hidalgo	Palmhurst	1.50%	\$232,704.83	\$222,305.49	4.67%	\$2,548,935.26	\$2,428,824.28	4.94%
Hidalgo	Altton	2.00%	\$204,477.58	\$171,155.40	19.46%	\$2,001,149.11	\$1,837,363.42	8.91%
Hidalgo	Palmview	1.50%	\$194,787.10	\$168,889.36	15.33%	\$2,125,947.87	\$1,973,277.34	7.73%
Hidalgo	Penitas	1.50%	\$146,641.48	\$168,836.48	-13.14%	\$1,499,782.97	\$1,429,655.23	4.90%
Hidalgo	Elsa	1.50%	\$145,387.55	\$146,985.38	-1.08%	\$1,551,498.15	\$1,500,076.94	3.42%
Hidalgo	La Joya	2.00%	\$64,611.34	\$53,128.11	21.61%	\$701,988.42	\$637,560.78	10.10%
Hidalgo	Edcouch	2.00%	\$49,816.31	\$38,136.29	30.62%	\$441,870.27	\$396,727.72	11.37%
Hidalgo	Progreso	2.00%	\$26,190.05	\$22,422.88	16.80%	\$274,799.38	\$272,782.98	0.73%
Hidalgo	Sullivan City	1.00%	\$24,381.60	\$17,602.50	38.51%	\$260,843.66	\$201,131.79	29.68%
Hidalgo	La Villa	2.00%	\$14,252.85	\$8,921.20	59.76%	\$150,181.97	\$131,822.59	13.92%
Hidalgo	Progreso Lakes	1.50%	\$7,755.73	\$8,975.94	-13.59%	\$90,071.66	\$80,809.28	11.46%
Hidalgo	Granjeno	1.00%	\$2,890.73	\$8,347.07	-65.36%	\$45,225.01	\$50,403.55	-10.27%

City
\$833,072.07
75%

\$624,804.05

EDC
\$833,072.07
25%

\$208,268.02

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

	Sep 30, 26	Aug 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	621,501.95	711,827.34	-90,325.39
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	1,005,763.10	1,002,538.19	3,224.91
Total 10001 · Cash & Cash Equivalents	1,627,465.05	1,714,565.53	-87,100.48
Total Checking/Savings	1,627,465.05	1,714,565.53	-87,100.48
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	2,031,798.84	2,118,899.32	-87,100.48
Fixed Assets			
11020 · Redevelopment Asset	3,558,100.25	3,558,100.25	0.00
Total Fixed Assets	3,558,100.25	3,558,100.25	0.00
Other Assets			
13026 · Other Receivables EDC	0.00	2,385.90	-2,385.90
13078 · Loan Rec - MD Int'l(Orb-Galvan)	68,476.04	68,476.04	0.00
13105 · Loan Rec - Rene Moreno	24,513.92	24,513.92	0.00
13106 · Loan Rec - Mercedes Columbus CI	125,279.35	126,435.29	-1,155.94
13999 · Note Receivable - City	191,323.56	191,323.56	0.00
Total Other Assets	409,592.87	413,134.71	-3,541.84
TOTAL ASSETS	5,999,491.96	6,090,134.28	-90,642.32
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	0.00	6,970.00	-6,970.00
Total Accounts Payable	0.00	6,970.00	-6,970.00
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	-62.70	30.73	-93.43
22210 · Pension Plan Payable	20,011.49	18,586.98	1,424.51
24000 · Payroll Liabilities	1,517.67	1,973.46	-455.79
Total Other Current Liabilities	21,147.99	20,272.70	875.29
Total Current Liabilities	21,147.99	27,242.70	-6,094.71
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	99,953.44	106,048.15	-6,094.71
Equity			
32000 · Unassigned Fund Balance	1,420,767.40	1,423,992.31	-3,224.91
37000 · Restricted Fund Balance	260,518.81	257,293.90	3,224.91
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	660,152.06	744,699.67	-84,547.61
Total Equity	5,899,538.52	5,984,086.13	-84,547.61
TOTAL LIABILITIES & EQUITY	5,999,491.96	6,090,134.28	-90,642.32

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10/13/26
Accrual Basis

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

	Oct '25 - Sep 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	2,442,615.48	2,429,390.28	13,225.20	100.5%
Total Taxes	2,442,615.48	2,429,390.28	13,225.20	100.5%
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	19,195.25	14,500.00	4,695.25	132.4%
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	4,451.96	0.00	4,451.96	100.0%
Total 44000 · Miscellaneous	128,062.26	838,863.13	-710,800.87	15.3%
Total Income	2,570,677.74	3,268,253.41	-697,575.67	78.7%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	241,074.52	226,800.00	14,274.52	106.3%
5101100 · TMRS Contribution	42,400.56	42,000.00	400.56	101.0%
5101120 · Social Security	18,360.61	16,300.00	2,060.61	112.6%
5101127 · Cell Phone Allowance	600.00	600.00	0.00	100.0%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	22,173.24	21,460.00	713.24	103.3%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	324,608.93	309,790.00	14,818.93	104.8%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	25,744.25	48,750.00	-23,005.75	52.8%
5102011 · Contract Labor - Writer	4,800.00	6,000.00	-1,200.00	80.0%
5102012 · Automobile Mileage	804.84	2,000.00	-1,195.16	40.2%
5102020 · Audit	7,000.00	7,000.00	0.00	100.0%
5102021 · Loan Fees - EDC	1,304.90	1,425.00	-120.10	91.6%
5102023 · Leadership Empowerment Gr...	12,000.00	12,000.00	0.00	100.0%
5102025 · Telephones	4,687.63	5,400.00	-712.37	86.8%
5102074 · Downtown Development	67,250.00	70,000.00	-2,750.00	96.1%
5102080 · Office Equipment - Lease	3,760.02	4,500.00	-739.98	83.6%
5102095 · Meetings	3,354.25	3,500.00	-145.75	95.8%
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	1,375.11	2,000.00	-624.89	68.8%
5102131 · Web-Site	9,230.00	9,230.00	0.00	100.0%
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	42,671.22	61,140.00	-18,468.78	69.8%
5102160 · Water Bill	2,075.69	2,100.00	-24.31	98.8%
5102165 · Electricity	4,100.19	6,200.00	-2,099.81	66.1%
5102310 · Sponsorships	59,350.00	58,850.00	500.00	100.8%
5102320 · Professional Fees - Accounting	21,000.00	21,000.00	0.00	100.0%
5102335 · Projects	170,003.35	1,429,300.93	-1,259,297.58	11.9%
5102340 · Chamber	38,500.00	53,500.00	-15,000.00	72.0%

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10/13/26

Accrual Basis

Economic Development Corporation of Mercedes, Texas (EDC)

2025-2026 Profit & Loss Budget vs. Actual

October 2025 through September 2026

	Oct '25 - Sep 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	1,537,214.42	2,886,663.41	-1,349,448.99	53.3%
5102500 · Maintenance				
5102520 · Office Equipment	732.87	10,000.00	-9,267.13	7.3%
5102540 · Maintenance	45,369.56	57,200.00	-11,830.44	79.3%
Total 5102500 · Maintenance	46,102.43	67,200.00	-21,097.57	68.6%
5103000 · Supplies				
5103050 · Office Supplies	2,439.91	3,000.00	-560.09	81.3%
Total 5103000 · Supplies	2,439.91	3,000.00	-560.09	81.3%
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	1,910,525.68	3,268,253.41	-1,357,727.73	58.5%
Net Ordinary Income	660,152.06	0.00	660,152.06	100.0%
Net Income	660,152.06	0.00	660,152.06	100.0%

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

	Sep 30, 26	Aug 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	360,337.45	355,536.56	4,800.89
Total 11111.1 · Restricted Cash & Cash Eq.	360,337.45	355,536.56	4,800.89
Total Checking/Savings	360,337.45	355,536.56	4,800.89
Accounts Receivable			
13026.1 · Oth. Receivables	0.00	840.75	-840.75
Total Accounts Receivable	0.00	840.75	-840.75
Total Current Assets	360,337.45	356,377.31	3,960.14
Other Assets			
13078.1 · Loan Rec - MD International	31,077.02	31,077.02	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	24,013.04	24,013.04	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	20,952.30	20,952.30	0.00
13089.1 · Loan Rec - Martha Carrillo	55,486.33	56,480.99	-994.66
13097.1 · Loan Rec - Ashley R Gonzalez	32,956.15	33,143.61	-187.46
13098.1 · N/R - Valor Fitness LLC	23,438.59	23,967.94	-529.35
13098.3 · N/R - NTM Ventures LLC	45,233.19	46,330.52	-1,097.33
13103.1 · N/R Ledesma (Proj Valdemar)	31,417.95	31,417.95	0.00
13104.1 · Loan Rec - Project R. Garza	31,459.24	31,981.31	-522.07
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	479,316.53	482,647.40	-3,330.87
TOTAL ASSETS	839,653.98	839,024.71	629.27
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	11,062.90	10,433.63	629.27
Total Equity	839,653.98	839,024.71	629.27
TOTAL LIABILITIES & EQUITY	839,653.98	839,024.71	629.27

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

	Sep 26	Oct '25 - Sep 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44026.1 · Interest - DeLaGarza Bakery	0.00	1,264.24
44027.1 · Interest - MD Int'l(ORBIT)	0.00	702.89
44031.1 · Interest - The Grind (JOM Inves	0.00	876.33
44089.1 · Interest - Martha Carrillo	157.06	2,157.93
44097.1 · Interest - Ashley R Gonzalez	133.48	1,080.92
44098.1 · Interest - Valor Fitness	57.13	802.56
44101.1 · Int. - Ledesma (Proj Valdemar)	0.00	1,127.79
44102.1 · Interest - Project R. Garza	88.93	1,214.11
44296.2 · Interest - NTM Ventures	300.67	3,768.78
Total 44000 · Miscellaneous	737.27	12,995.55
Total Income	737.27	12,995.55
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	108.00	1,990.30
52350.1 · The Grind (JOM Investments)	0.00	-57.65
Total 5102000 · Other Services & Charges	108.00	1,932.65
Total Expense	108.00	1,932.65
Net Ordinary Income	629.27	11,062.90
Net Income	629.27	11,062.90

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

	Sep 30, 26	Aug 31, 26	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	213,808.30	217,034.95	-3,226.65
Total Checking/Savings	213,808.30	217,034.95	-3,226.65
Total Current Assets	213,808.30	217,034.95	-3,226.65
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	83,335.69	83,068.46	267.23
13078.2 · Loan Rec - MD Int'l (Galvan)	66,183.29	66,183.29	0.00
13079.2 · Loan Rec - First Nat'l (Gomez)	14,926.54	14,926.54	0.00
13090.2 · Loan Rec - Castaneda Mario & M	24,324.07	24,324.07	0.00
Total Other Assets	188,769.59	188,502.36	267.23
TOTAL ASSETS	402,577.89	405,537.31	-2,959.42
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	0.00	840.75	-840.75
22248.2 · Due to EDC	0.00	2,385.90	-2,385.90
Total Other Current Liabilities	0.00	3,226.65	-3,226.65
Total Current Liabilities	0.00	3,226.65	-3,226.65
Total Liabilities	0.00	3,226.65	-3,226.65
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	-24,876.61	-25,143.84	267.23
Total Equity	402,577.89	402,310.66	267.23
TOTAL LIABILITIES & EQUITY	402,577.89	405,537.31	-2,959.42

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

	Sep 26	Oct '25 - Sep 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	267.23	3,174.18
44027.2 · Interest - MD Int'l (Galvan)	0.00	2,051.72
44090.2 · Interest - Castaneda Mario & M	0.00	1,023.71
Total 44000 · Miscellaneous	267.23	6,249.61
Total Income	267.23	6,249.61
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	0.00	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	0.00	31,126.22
Total Expense	0.00	31,126.22
Net Ordinary Income	267.23	-24,876.61
Net Income	267.23	-24,876.61

Economic Development Corporation of Mercedes, Texas (EDC)			
Debt Summary			
As of September 30, 2026			
Debt Description	September 30, 2026	August 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 September 30, 2026			
Vendor Description	September 30, 2026	August 31, 2026	
Noe & Gloria Duenas		\$ 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	

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 09/16/26 Next Closing Date 10/16/26

Account Ending 5-32007

p. 1/7

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

New Balance	\$4,239.97
Minimum Payment Due	\$42.00
Payment Due Date	10/11/26

Membership Rewards[®] Points

Available and Pending as of 08/31/26

155,940For up to date point balance and full program details, visit membershipewards.com

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 10/11/26, 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	14 years	\$8,980
\$151	3 years	\$5,429 (Savings = \$3,551)

Account Summary

Previous Balance	\$786.04
Payments/Credits	-\$786.04
New Charges	+\$4,239.97
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance	\$4,239.97
Minimum Payment Due	\$42.00

Credit Limit	\$13,000.00
Available Credit	\$8,760.03

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

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

Payment Due Date	10/11/26
------------------	-----------------

New Balance	\$4,239.97
-------------	-------------------

Minimum Payment Due	\$42.00
---------------------	----------------

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

\$4,239.97
Amount Enclosed

0000349992503945648 000423997000004200 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 09/16/26

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	-\$786.04
Credits	\$0.00
Total Payments and Credits	-\$786.04

Detail

*Indicates posting date

Payments	Amount
08/24/26* PAYMENT RECEIVED - THANK YOU	-\$786.04

New Charges

Summary

	Total
Total New Charges	\$4,239.97

Detail



MELISSA RAMIREZ
 Card Ending 5-32007

				Amount
08/18/26	FACEBK *JMTGEZDFV2 ADVERTISING	650-543-7818	CA	\$500.00
08/20/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$47.98
08/20/26	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$49.20
08/21/26	Southwest Airlines SOUTHWEST AIRLINES (MASTE From: HARLINGEN To: AUSTIN ROBERT MUEL HARLINGEN Ticket Number: 5262193452807 Passenger Name: CHAVEZ/PEGGY Document Type: PASSENGER TICKET	DALLAS	TX	\$308.80
08/21/26	RETAIL LIVE USA LLC 512-516-0867	LAKEWOOD RANC	FL	\$359.10
08/24/26	BATH AND BODY WORKS BATH AND BODY W CUSTOMERCARE@BATHANDBODYW	NEW ALBANY	OH	\$77.94
08/27/26	DD *DOORDASH LOSCOMALE +16506819470	SAN FRANCISCO	CA	\$232.65
08/27/26	DD *DOORDASH THEBLUEON +16506819470	SAN FRANCISCO	CA	\$120.44

Continued on reverse

Detail Continued

				Amount
08/27/26	TEXAS SECRETARY OF STA 162337476 78570 BUSINESS SERVICES	AUSTIN	TX	\$1.00
08/31/26	FACEBK *BS9F64SEV4 ADVERTISING	650-543-7818	CA	\$453.42
09/01/26	ALLEGRA PRINT 956-421-3669	HARLINGEN	TX	\$44.39
09/02/26	1093-JW MARRIOTT AUSTIN 1093 610-708-2500	AUSTIN	TX	\$74.94
09/02/26	CIRCLEK #2704675/CIRCLE K CONVENIENCE	DEL VALLE	TX	\$8.83
09/02/26	FEDEX OFFICE 0072026090232502078701 DP MeterBoard WWW SS	AUSTIN	TX	\$324.75
09/02/26	RPS HARLINGEN RPS HARLINGEN 956-430-8694	HARLINGEN	TX	\$16.00
09/04/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
09/09/26	DRI*NEXTDAYFLYERS 855-898-9870	855-898-9870	CA	\$122.43
09/09/26	WWW.BANNERBUZZ.COM +18005804489	SUWANEE	GA	\$315.01
09/11/26	MOD DISPLAYS 877-663-3976	HARRISONBURG	VA	\$930.78
09/14/26	TAQUERIA LA ESTACION 9562941157	MERCEDES	TX	\$138.32
09/16/26	LOOPNET +18008944720	ARLINGTON	VA	\$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



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

Account Number XXXXXX3057
Statement Date 09/30/2026
Statement Thru Date 09/30/2026
Check/Items Enclosed 40
Page 1



00004987 TT212S10012602342400 01 000000000 0004987 007

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 09/01/2026	\$739,752.64
+ Deposits and Credits (5)	\$52,169.63
- Withdrawals and Debits (45)	\$147,586.09
Ending Balance as of 09/30/2026	\$644,336.18
Service Charges for Period	\$0.00
Average Balance for Period	\$712,819.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Sep 10	DEPOSIT	44.39
Sep 24	DEPOSIT	115.95
Sep 25	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	48,158.10
Sep 29	INVESTOR LOAN SE/ACH PAYMEN 985 001 DEV CORP OF MERCEDES	1,465.29
Sep 29	REF BS6337X FROM *1899 EDC SHARE OF MD I	2,385.90

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Sep 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Sep 03	IRS/USATAXPYMT 270664624597710 DEVELOPMENT CORPORATIO	1,973.46
Sep 11	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,766.75
Sep 16	IRS/USATAXPYMT 270665925934555 DEVELOPMENT CORPORATIO	1,973.37
Sep 25	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,716.72
Sep 30	IRS/USATAXPYMT 270667375873352 DEVELOPMENT CORPORATIO	1,973.44
Sep 30	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	4,829.23



CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Sep 28	EZ-Signs 5391	4,500.00	Sep 11	Accounting 5435	1,750.00	Sep 16	5448	10.00
Sep 01	*5414	197.79	Sep 14	5436	50.00	Sep 17	5449	98.23
Sep 08	Costar *5418	800.00	Sep 15	Legal Fees 5437	3,940.00	Sep 29	5450	228.87
Sep 01	5419	168.12	Sep 04	5438	200.00	Sep 28	EZ-Signs 5451	4,500.00
Sep 01	*5422	149.94	Sep 08	TNKS - August 5439	3,923.43	Sep 25	*5454	174.66
Sep 01	*5425	173.68	Sep 16	Costar 5440	800.00	Sep 28	Project Blue 5455	75,000.00
Sep 08	5426	377.72	Sep 11	5441	16.00	Sep 25	Employee Ins. 5456	3,609.68
Sep 01	Influencer 5427	2,200.00	Sep 10	5442	10.00	Sep 30	EZ-Signs 5457	4,500.00
Sep 08	Project Blue *5430	3,429.31	Sep 10	5443	57.96	Sep 25	*5460	103.48
Sep 03	5431	428.74	Sep 24	5444	226.19	Sep 28	5461	500.00
Sep 10	Website 5432	665.00	Sep 28	EZ-signs 5445	4,500.00	Sep 25	Clean-up 5462	1,700.00
Sep 04	Clean-up 5433	1,700.00	Sep 17	Guzman & MUNDZ 5446	1,100.00	Sep 24	5463	25.76
Sep 08	5434	400.00	Sep 22	5447	58.56			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Sep 01	735,783.11	Sep 14	713,279.13	Sep 24	705,162.97
Sep 03	733,380.91	Sep 15	709,339.13	Sep 25	741,016.53
Sep 04	731,480.91	Sep 16	706,555.76	Sep 28	652,016.53
Sep 08	722,550.45	Sep 17	705,357.53	Sep 29	655,638.85
Sep 10	721,861.88	Sep 22	705,298.97	Sep 30	644,336.18
Sep 11	713,329.13				



Account Number XXXXXX3057
Statement Date 09/30/2026
Statement Thru Date 09/30/2026
Page 3

CHECK IMAGES

TEAMS NATIONAL BANK
CHECKING DEPOSIT
NAME: The Development Corporation of Mercedes, Inc.
DATE: 09-10-2026
ACCOUNT NUMBER: 1001033057
NET DEPOSIT: \$ 44.39

09/10/2026 Check 0 \$44.39

TEAMS NATIONAL BANK
CHECKING DEPOSIT
NAME: The Development Corporation of Mercedes, Inc.
DATE: 09-24-2026
ACCOUNT NUMBER: 1001033057
NET DEPOSIT: \$ 115.95

09/24/2026 Check 0 \$115.95

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/28/2026
Pay to the order of: C2 Signs & Electronics
Amount: \$ 4,500.00
MICR: @00000054127 @114920128C 1001033057

09/28/2026 Check 5391 \$4,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/1/2026
Pay to the order of: Laser Las Leasing A Program of Ds Laps
Amount: \$ 197.79
MICR: @00000054127 @114920128C 1001033057

09/01/2026 Check 5414 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/8/2026
Pay to the order of: Cedar Realty Information, INC.
Amount: \$ 800.00
MICR: @00000054127 @114920128C 1001033057

09/08/2026 Check 5418 \$800.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/1/2026
Pay to the order of: Lander Telecom
Amount: \$ 168.12
MICR: @00000054127 @114920128C 1001033057

09/01/2026 Check 5419 \$168.12

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/1/2026
Pay to the order of: Maria Salinas
Amount: \$ 149.94
MICR: @00000054127 @114920128C 1001033057

09/01/2026 Check 5422 \$149.94

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/1/2026
Pay to the order of: City of Mercedes
Amount: \$ 173.68
MICR: @00000054127 @114920128C 1001033057

09/01/2026 Check 5425 \$173.68

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/8/2026
Pay to the order of: Houston Energy Services, LLC
Amount: \$ 377.72
MICR: @00000054127 @114920128C 1001033057

09/08/2026 Check 5426 \$377.72

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/1/2026
Pay to the order of: Inanna Mercedes
Amount: \$ 2,200.00
MICR: @00000054127 @114920128C 1001033057

09/01/2026 Check 5427 \$2,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/8/2026
Pay to the order of: Real Garcia
Amount: \$ 3,429.31
MICR: @00000054127 @114920128C 1001033057

09/08/2026 Check 5430 \$3,429.31

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHIEF
MERCERSBURG, TX 75070
Check date: 9/3/2026
Pay to the order of: Real Valenzuela
Amount: \$ 428.74
MICR: @00000054127 @114920128C 1001033057

09/03/2026 Check 5431 \$428.74

00004987 0019721 0003-0006



Account Number XXXXXX3057
Statement Date 09/30/2026
Statement Thru Date 09/30/2026
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CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: WPC Books and
P.O. Box 52283
Houston, TX 78252

Amount: \$665.00

Check date: 09/10/2026

Check number: 5432

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/10/2026 Check 5432 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: JSC & JSC
1205 S. Houston
Houston, TX 77052

Amount: \$1,700.00

Check date: 09/04/2026

Check number: 5433

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/04/2026 Check 5433 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Ricardo D. Chavez
2002 Taylor Rd
Houston, TX 78002

Amount: \$400.00

Check date: 09/08/2026

Check number: 5434

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/08/2026 Check 5434 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: SAS CPALLC
P.O. Box 1028
Mercedes, TX 78570

Amount: \$1,750.00

Check date: 09/11/2026

Check number: 5435

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/11/2026 Check 5435 \$1,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Travis Smith LLC
P.O. Box 1028
Mercedes, TX 78570

Amount: \$50.00

Check date: 09/14/2026

Check number: 5436

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/14/2026 Check 5436 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Trish & John P. LLC
P.O. Box 1028
Mercedes, TX 78570

Amount: \$3,940.00

Check date: 09/15/2026

Check number: 5437

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/15/2026 Check 5437 \$3,940.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Valleywood Publications
P.O. Box 682
Houston, TX 78252

Amount: \$200.00

Check date: 09/04/2026

Check number: 5438

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/04/2026 Check 5438 \$200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: City of Mercedes
P.O. Box 1028
Mercedes, TX 78570

Amount: \$3,923.43

Check date: 09/08/2026

Check number: 5439

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/08/2026 Check 5439 \$3,923.43

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: County of Brazoria
P.O. Box 1028
Mercedes, TX 78570

Amount: \$800.00

Check date: 09/16/2026

Check number: 5440

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/16/2026 Check 5440 \$800.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: State of Texas
P.O. Box 1028
Mercedes, TX 78570

Amount: \$16.00

Check date: 09/11/2026

Check number: 5441

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/11/2026 Check 5441 \$16.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Pappas Marie Chavez
P.O. Box 1028
Mercedes, TX 78570

Amount: \$10.00

Check date: 09/10/2026

Check number: 5442

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/10/2026 Check 5442 \$10.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
300 S. Ohio
Mercedes, TX 78570

Pay to the order of: Zella Mendoza
P.O. Box 1028
Mercedes, TX 78570

Amount: \$57.96

Check date: 09/10/2026

Check number: 5443

Signature: Melissa B. [Signature]

Endorsement: [Signature]

09/10/2026 Check 5443 \$57.96

Account Number XXXXXX3057
Statement Date 09/30/2026
Statement Thru Date 09/30/2026
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CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/24/2026
Check no: 5444
Pay to the order of: Chong Communications
\$ 226.19
First Number Twenty Six and 19/100
Chong Communications
PO Box 6047
City of Industry CA 91715-0047
Telephone:
⑈0000005444⑈ ⑆1111920128C⑆ 1001013057⑈

09/24/2026 Check 5444 \$226.19

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/28/2026
Check no: 5445
Pay to the order of: EZ Signs & Electrical
\$ 4,500.00
Pay: Thousand Five Hundred and 00/100
EZ Signs & Electrical
422 S. Shreve Ave
Mercedes, TX 75002
Alcoa Restaurant: Fabrication for Alcoa's Restaurant
⑈0000005445⑈ ⑆1111920128C⑆ 1001013057⑈

09/28/2026 Check 5445 \$4,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/17/2026
Check no: 5446
Pay to the order of: Gubner & Muns Engineering & Surveying
\$ 1,100.00
Pay: Thousand One Hundred and 00/100
Gubner & Muns Engineering & Surveying
2028 E. Commerce St. Suite 3
Mercedes, TX 75002
Boundary and Improvement Survey of Lot 5, Block 1
⑈0000005446⑈ ⑆1111920128C⑆ 1001013057⑈

09/17/2026 Check 5446 \$1,100.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/22/2026
Check no: 5447
Pay to the order of: Loxley
\$ 58.56
Pay: Fifty Eight and 56/100
Loxley
P.O. Box 114
Mercedes, Texas 75002-0114
Office Equipment Acct #52214
⑈0000005447⑈ ⑆1111920128C⑆ 1001013057⑈

09/22/2026 Check 5447 \$58.56

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/16/2026
Check no: 5448
Pay to the order of: Marion Jeanne Garcia
\$ 10.00
Pay: Ten and 00/100
Marion Jeanne Garcia
342 S. Wm 21st E.
Mercedes, TX 75002
Procurement for Pumping Utility International Acct
⑈0000005448⑈ ⑆1111920128C⑆ 1001013057⑈

09/16/2026 Check 5448 \$10.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/17/2026
Check no: 5449
Pay to the order of: Melissa Ruppert
\$ 98.23
Pay: Ninety Eight and 23/100
Melissa Ruppert
3424 Greer Avenue
Edinburg, TX 78541
Automobile Storage
⑈0000005449⑈ ⑆1111920128C⑆ 1001013057⑈

09/17/2026 Check 5449 \$98.23

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/29/2026
Check no: 5450
Pay to the order of: Root Valencia
\$ 228.87
Pay: Two Hundred Twenty Eight and 87/100
Root Valencia
2020 West Ave
Mercedes, TX 75002
Rebuildment, Enterprise Car Rental for Rental Car
⑈0000005450⑈ ⑆1111920128C⑆ 1001013057⑈

09/29/2026 Check 5450 \$228.87

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/28/2026
Check no: 5451
Pay to the order of: EZ Signs & Electrical
\$ 4,500.00
Pay: Four Thousand Five Hundred and 00/100
EZ Signs & Electrical
422 S. Shreve Ave
Mercedes, TX 75002
Mercedes Wireless Center (transmission and install)
⑈0000005451⑈ ⑆1111920128C⑆ 1001013057⑈

09/28/2026 Check 5451 \$4,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/25/2026
Check no: 5454
Pay to the order of: City of Mercedes
\$ 174.66
Pay: One Hundred Seventy Four and 66/100
City of Mercedes
PO Box 637
Mercedes, TX 75002
Water
⑈0000005454⑈ ⑆1111920128C⑆ 1001013057⑈

09/25/2026 Check 5454 \$174.66

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/28/2026
Check no: 5455
Pay to the order of: Blue Building Lamps LLC
\$ 75,000.00
Pay: Seventy Five Thousand and 00/100
Blue Building Lamps LLC
2415 N. 5th St
Mercedes, Texas 75002
Indemnity for Performance Agreement between the D
⑈0000005455⑈ ⑆1111920128C⑆ 1001013057⑈

09/28/2026 Check 5455 \$75,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/25/2026
Check no: 5456
Pay to the order of: City of Mercedes
\$ 3,609.68
Pay: Three Thousand Six Hundred Nine and 68/100
City of Mercedes
320 S. China St
Mercedes, TX 75002
Employee Insurance - August-September 2026
⑈0000005456⑈ ⑆1111920128C⑆ 1001013057⑈

09/25/2026 Check 5456 \$3,609.68

DEVELOPMENT CORPORATION OF MERCEDES, INC.
320 S. CHINA
MERCEDES, TX 75002
Check date: 9/30/2026
Check no: 5457
Pay to the order of: EZ Signs & Electrical
\$ 4,500.00
Pay: Four Thousand Five Hundred and 00/100
EZ Signs & Electrical
422 S. Shreve Ave
Mercedes, TX 75002
Enter's Bonafide Fabrication and installation of sign
⑈0000005457⑈ ⑆1111920128C⑆ 1001013057⑈

09/30/2026 Check 5457 \$4,500.00

00004987 0019723 0005-0006



Account Number XXXXXX3057
Statement Date 09/30/2026
Statement Thru Date 09/30/2026
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CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

TEAMS NATIONAL BANK
MERCEDES TEXAS
9/25/2026

Check date: 9/25/2026

Pay to the order of: Murre Bailey
One Hundred Three and 49/100

Amount: \$103.48

Signature: [Signature]

Automobile Usage

0000005460 <11A9 RD 1 88C 100 10 3 10 5 1*

09/25/2026 Check 5460 \$103.48

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

TEAMS NATIONAL BANK
MERCEDES TEXAS
9/28/2026

Check date: 9/28/2026

Pay to the order of: Mercedes Area Chamber of Commerce
Five Hundred and 00/100

Amount: \$500.00

Signature: [Signature]

Contribution for September 23, 2025 Chamber Mixer

0000005461 <11A9 RD 1 88C 100 10 3 10 5 1*

09/28/2026 Check 5461 \$500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

TEAMS NATIONAL BANK
MERCEDES TEXAS
9/25/2026

Check date: 9/25/2026

Pay to the order of: Hon & Gloria Duenas
One Thousand Seven Hundred and 00/100

Amount: \$1,700.00

Signature: [Signature]

Central Business District Cleanup & Boat Cleanup

0000005462 <11A9 RD 1 88C 100 10 3 10 5 1*

09/25/2026 Check 5462 \$1,700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
322 S. Ohio
Mercedes, TX 78570

TEAMS NATIONAL BANK
MERCEDES TEXAS
9/24/2026

Check date: 9/24/2026

Pay to the order of: Zaha Masoomi
Twenty Five and 36/100

Amount: \$25.76

Signature: [Signature]

Automobile Usage

0000005463 <11A9 RD 1 88C 100 10 3 10 5 1*

09/24/2026 Check 5463 \$25.76

00004987 0019724 0006-0006





0000475-0003333 PDF 239842

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

Summary Statement

September 30, 2026

Page 1 of 4

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 3.9078%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	1,002,538.00	0.00	0.00	3,224.91	9,260.11	1,004,243.60	1,005,762.91
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	83,068.46	0.00	0.00	267.23	2,338.03	83,209.79	83,335.69
TOTAL		1,085,606.46	0.00	0.00	3,492.14	16,665.75	1,087,453.39	1,089,098.60

Tel: (800) 707-6242

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

Security Holder Remittance Report for 10/7/2026

Start Date:	9/25/2026 12:00:00A
End Date:	10/7/2026 11:59:00PI
Print Date:	10/07/2026
Print Time:	3:42:20 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-001</u>		Investor Name <u>Development Corporation of Mercedes</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98577068	Mercedes Coli	Regular Pymnt	09/29/2026	1,483.29	1,255.04	228.25	18.00	0.00	0.00		1,465.29
Investor/Bank/Group Total				1,483.29	1,255.04	228.25	18.00	0.00	0.00		1,465.29

Investor Number <u>01-985-002</u>		Investor Name <u>Development Corp of Mercedes RBEG</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98554876	Jom Investmer	Regular Pymnt	09/23/2026	455.31	386.43	68.88	18.00	0.00	0.00		437.31
98554876	Jom Investmer	Prin Reduction	09/23/2026	4,544.69	4,544.69	0.00	0.00	0.00	0.00		4,544.69
98572140	Gonzalez	Regular Pymnt	10/01/2026	320.94	223.43	97.51	18.00	0.00	0.00		302.94
98573148	Valor Fitness,	Regular Pymnt	10/01/2026	586.48	528.69	57.79	18.00	0.00	0.00		568.48
98576108	Carrillo	Regular Pymnt	10/01/2026	1,151.72	992.10	159.62	18.00	0.00	0.00		1,133.72
98577236	Garza Funeral	Regular Pymnt	10/01/2026	611.00	520.50	90.50	18.00	0.00	0.00		593.00
98576708	Ledesma	Regular Pymnt	10/02/2026	671.99	580.35	91.64	18.00	0.00	0.00		653.99
98576708	Ledesma	Regular Pymnt	10/02/2026	671.99	582.05	89.94	18.00	0.00	0.00		653.99
98575284	NTM Ventures	Regular Pymnt	10/06/2026	588.79	445.94	142.85	18.00	0.00	0.00		570.79
98575284	NTM Ventures	Prin Reduction	10/06/2026	110.21	110.21	0.00	0.00	0.00	0.00		110.21
98593249	NTM Ventures	Regular Pymnt	10/06/2026	650.60	465.93	184.67	18.00	0.00	0.00		632.60
98593249	NTM Ventures	Prin Reduction	10/06/2026	48.40	48.40	0.00	0.00	0.00	0.00		48.40
Investor/Bank/Group Total				10,412.12	9,428.72	983.40	162.00	0.00	0.00		10,250.12

Investor Number <u>01-985-003</u>		Investor Name <u>Development Corporation of Mercedes</u>								Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98560836	Castaneda	Regular Pymnt	10/05/2026	1,113.14	930.06	130.07	18.00	0.00	0.00		1,042.13
98560836	Castaneda	Regular Pymnt	10/05/2026	1,113.14	1,060.13	0.00	18.00	0.00	0.00		1,042.13
Investor/Bank/Group Total				2,226.28	1,990.19	130.07	36.00	0.00	0.00		2,084.26

Total Security Holder	14,121.69	12,673.95	1,341.72	216.00	106.02	0.00	13,799.67
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Delinquency Report

As Of October 07, 2026

Data Date: 10/07/2026
Data Time: 3:42:56 pm
Print Date: 10/07/2026
Print Time: 3:42:56 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		14,566.00	11/01/2024	10/22/2024	705	24
Moreno , Rene										

Investor Number: <u>01-985-003</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>
98550182	100,000.00	38,939.59	690.58	34.53	11/25/2024	34,309.51	11/06/2022	11/25/2024	1431	48
Gomez , Roy 334 South Texas Blvd.										
98569300	315,629.17	165,807.95	2938.50	826.02	08/14/2026	15,223.72	05/18/2026	08/14/2026	142	5
MD Internati; 311 D. Vogel Drive										

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

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal/ Other Sub Bal
98577068	Mercedes Columbus	98577068	11/01/26	01	985	001	3.50000	1,483.29	124,024.31	.00	.00	.00	.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	124,024.31	.00	.00	.00
Group Totals:									2,042.29	24,513.92		.00	.00
									148,538.23	148,538.23			
									.00	.00			.00
Item Count = 2													
98554876	Jom Investments, LLC	98554876	10/15/26	01	985	002	4.00000	455.31	16,021.18	.00	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	10/01/26	01	985	002	3.00000	320.94	32,732.72	16,021.18	.00	.00	.00
98573148	Valor Fitness, LLC	98573148	11/01/26	01	985	002	3.00000	586.48	22,909.90	32,732.72	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	11/01/26	01	985	002	3.00000	588.79	52,110.55	32,732.72	.00	.00	.00
98576108	Carrillo, Martha	98576108	11/01/26	01	985	002	3.50000	1,151.72	54,494.23	52,110.55	.00	.00	.00
98576708	Ledesma, Renata	98576708	11/01/26	01	985	002	3.50000	671.99	30,255.55	54,494.23	.00	.00	.00
98577236	Garza Funerals Family	98577236	11/01/26	01	985	002	3.50000	611.00	30,938.74	30,255.55	.00	.00	.00
98593249	NTM Ventures, LLC	98593249	11/01/26	01	985	002	3.50000	650.60	57,844.79	30,938.74	.00	.00	.00
Group Totals:									5,036.83	57,844.79		.00	.00
									297,307.66	297,307.66			
									.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	10/01/26	01	985	003	3.50000	1,060.13	22,333.88	38,939.59	.00	.00	.00
										.00	.00	.00	.00
										22,333.88			
										.00			.00

Investor Loan Services
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
									227,081.42	227,081.42			
									227,081.42		.00		.00
									.00				.00
Investor Totals:									11,768.33	.00			Item Count = 3
										672,927.31		.00	
									672,927.31		.00		.00
									.00				.00
Bank Totals:									11,768.33	.00		.00	Item Count = 13
										672,927.31		.00	
									672,927.31		.00		.00
									.00				.00
Grand Totals:									11,768.33	0.00		0.00	Item Count = 13
										672,927.31		0.00	0.00
									672,927.31		0.00		0.00
									0.00				0.00