Development Corporation of Mercedes, Inc.
SPECIAL CALLED MEETING
October 28, 2026 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.
Agenda
October 28, 2026 at 11:30AM
320 S Ohio

NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Special Called Meeting** on **Wednesday, October 28, 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:

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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, Section 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 authorizing the Executive Director 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 22nd day of October 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

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 Flroes 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.

Tony Garza moved to extend the interest buy down program for Mr. & Mrs. Gonzalez of Project A. Gonzalez for 45 days. Seconded by Lou Huerta. All voted aye.

Tony Garza moved to accept the one-time lump sum settlement payment of $16,000.00 from JOM Investments. Seconded by Peggy Marie Chavez. All voted aye.

11. Adjournment: 12:30PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

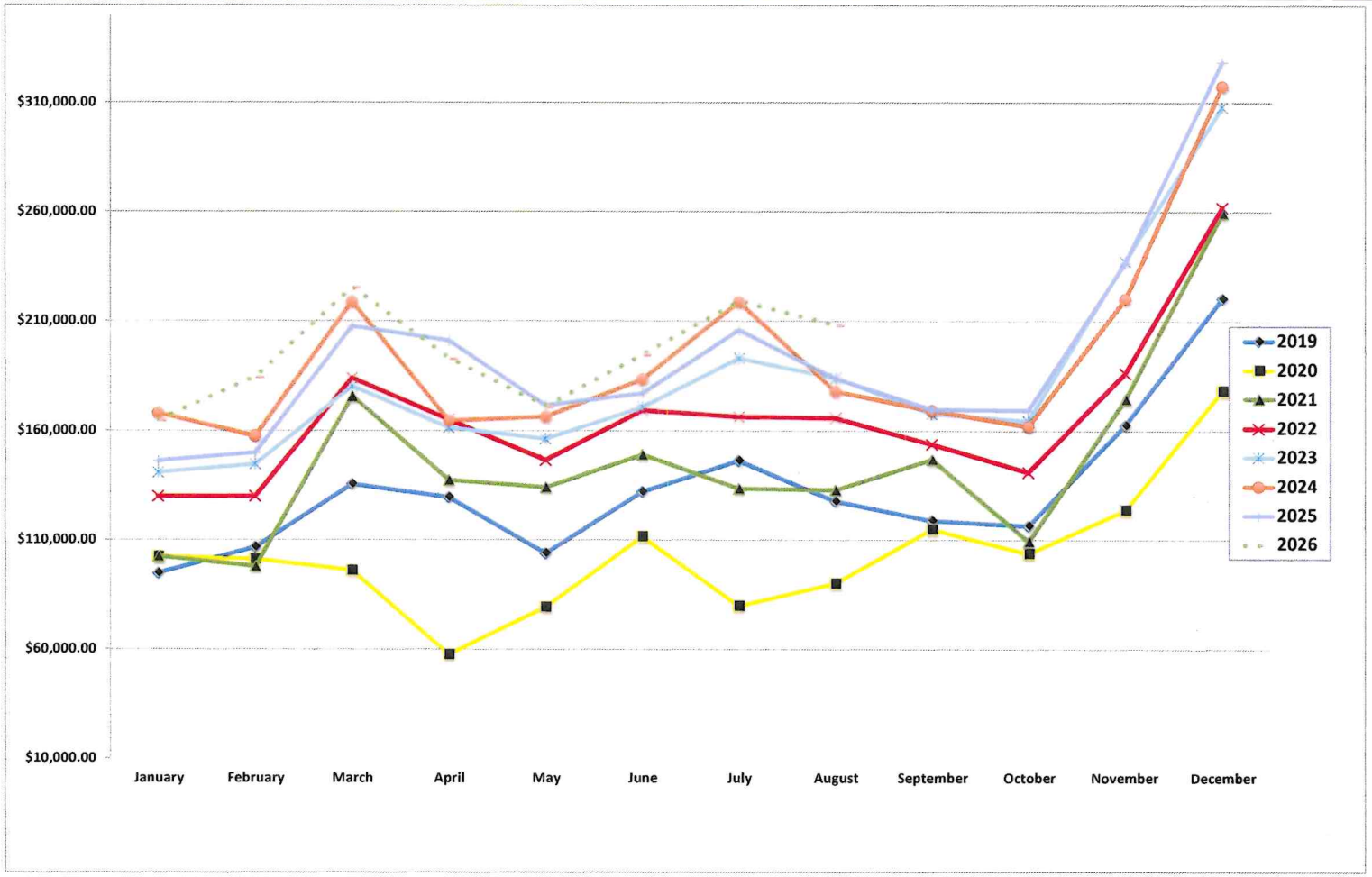
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: 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	Alton	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%

		$833,072.07
	City	75%
		$624,804.05
		$833,072.07
	EDC	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**

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%

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 Business℠ Plus Credit Card

DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 09/16/26 Next Closing Date 10/16/26
Account Ending 5-32007

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**

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)*

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.

Membership Rewards® Points

Available and Pending as of 08/31/26
155,940
For up to date point balance and full program details, visit **membershiprewards.com**

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

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

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/business

Pay by Phone
1-800-472-9297

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

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

Payment Due Date
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 0004239970000004200 13 #

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

Account Ending 5-32007

Customer Care & Billing Inquiries **1-800-521-6121**
International Collect 1-623-492-7719
Cash Advance at ATMs Inquiries 1-800-CASH-NOW
Large Print & Braille Statements **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	Marketing	$500.00
08/20/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	Office Supplies	$47.98
08/20/26	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	Office Supplies	$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 Carrier: WN WN Class: U U Date of Departure: 09/02	TX	Travel & Training	$308.80
08/21/26	RETAIL LIVE USA LLC 512-516-0867	LAKEWOOD RANC	FL	Travel & Training	$359.10
08/24/26	BATH AND BODY WORKS BATH AND BODY W CUSTOMERCARE@BATHANDBODYW	NEW ALBANY	OH	Office Supplies	$77.94
08/27/26	DD *DOORDASH LOSCOMALE +16506819470	SAN FRANCISCO	CA	Meetings	$232.65
08/27/26	DD *DOORDASH THEBLUEON +16506819470	SAN FRANCISCO	CA	Meetings	$120.44

Continued on reverse

Detail Continued

					Amount
08/27/26	TEXAS SECRETARY OF STA 162337476 78570 BUSINESS SERVICES	AUSTIN	TX	Projects.	$1.00
08/31/26	FACEBK *BS9F64SEV4 ADVERTISING	650-543-7818	CA	Marketing	$453.42
09/01/26	ALLEGRA PRINT 956-421-3669 Chamber reimbursement: TX St. Festival Stencil	HARLINGEN	TX	Marketing	$44.39
09/02/26	1093-JW MARRIOTT AUSTIN 1093 610-708-2500	AUSTIN	TX	Travel & Training	$74.94
09/02/26	CIRCLEK #2704675/CIRCLE K CONVENIENCE	DEL VALLE	TX	Travel & Training	$8.83
09/02/26	FEDEX OFFICE 007202609023250207870 1 DP MeterBoard WWW SS	AUSTIN	TX	Marketing	$324.75
09/02/26	RPS HARLINGEN RPS HARLINGEN 956-430-8694	HARLINGEN	TX	Travel & Training	$16.00
09/04/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	Office Supplies.	$34.99
09/09/26	DRI*NEXTDAYFLYERS 855-898-9870 Project Blue	855-898-9870	CA	Projects.	$122.43
09/09/26	WWW.BANNERBUZZ.COM +18005804489 Project Blue	SUWANEE	GA	Projects.	$315.01
09/11/26	MOD DISPLAYS 877-663-3976 Project Blue.	HARRISONBURG	VA	Projects.	$930.78
09/14/26	TAQUERIA LA ESTACION 9562941157	MERCEDES	TX	Meetings.	$138.32
09/16/26	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

Texas National Bank
WE ARE... Friendly!

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

00004987 TT212S10012602342400 01 000000000 0004987 007

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

00004987 0019718 0001-0006

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

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 City of Mercedes Sales Tax Deposit	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

Member FDIC

EQUAL HOUSING LENDER

00004987 0019720 0002-0006

CHECKS PAID

* Indicates a Skip in Check Number(s)

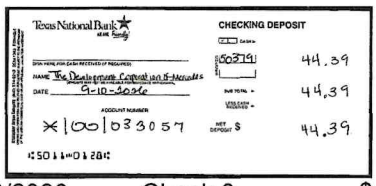
Date	Check No.	Amount
Sep 28 EZ-Signs	5391	4,500.00
Sep 01	*5414	197.79
Sep 08 CoStar	*5418	800.00
Sep 01	5419	168.12
Sep 01	*5422	149.94
Sep 01	*5425	173.68
Sep 08	5426	377.72
Sep 01 Influencer	5427	2,200.00
Sep 08 Project Blue	*5430	3,429.31
Sep 03	5431	428.74
Sep 10 Website	5432	665.00
Sep 04 Clean-up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

DAILY BALANCE SUMMARY

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

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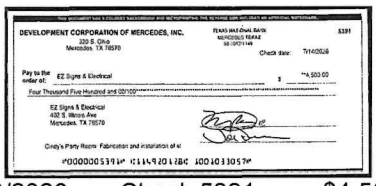
CHECK IMAGES



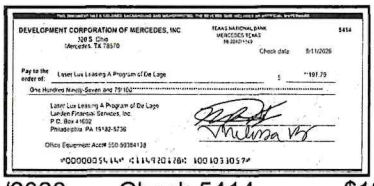
09/10/2026 Check 0 $44.39



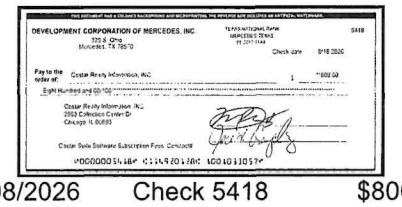
09/24/2026 Check 0 $115.95



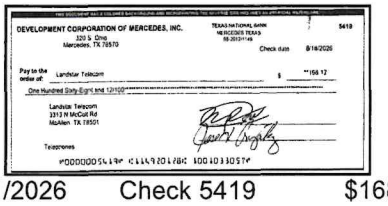
09/28/2026 Check 5391 $4,500.00



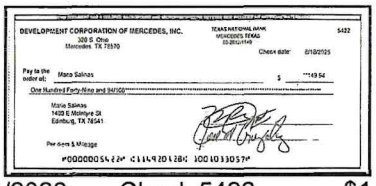
09/01/2026 Check 5414 $197.79



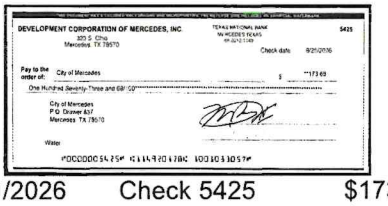
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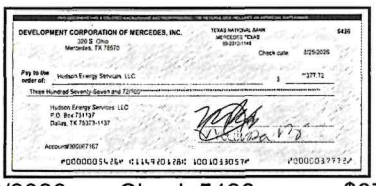
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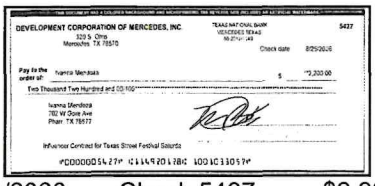
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09/01/2026 Check 5425 $173.68



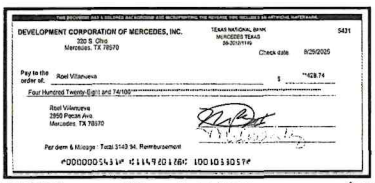
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09/01/2026 Check 5427 $2,200.00



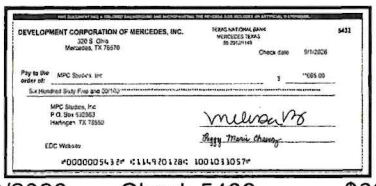
09/08/2026 Check 5430 $3,429.31

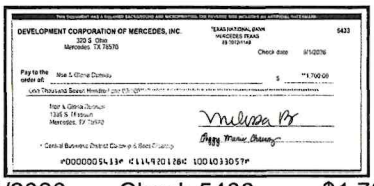


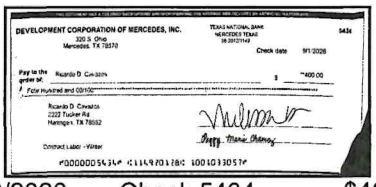
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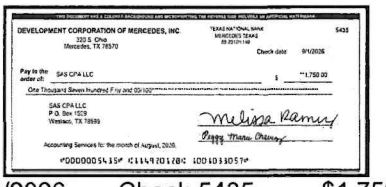
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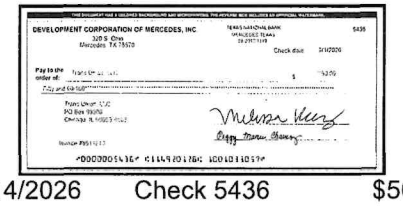
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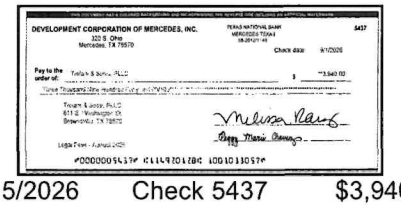

09/10/2026 Check 5432 $665.00

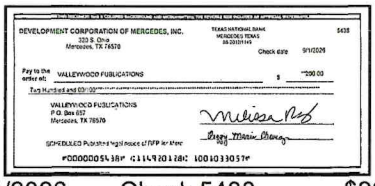

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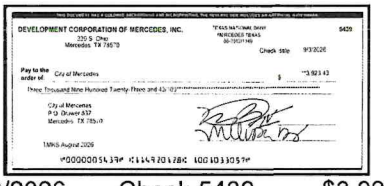

09/08/2026 Check 5434 $400.00

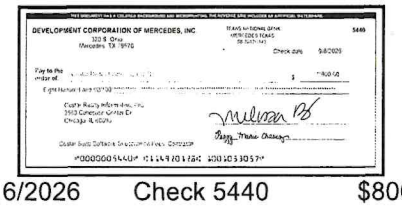

09/11/2026 Check 5435 $1,750.00

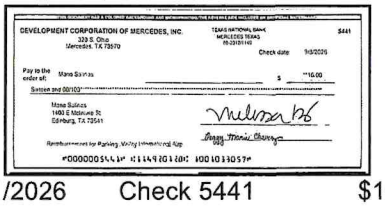

09/14/2026 Check 5436 $50.00

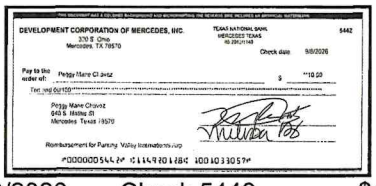

09/15/2026 Check 5437 $3,940.00

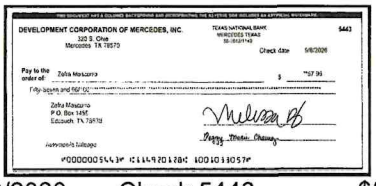

09/04/2026 Check 5438 $200.00


09/08/2026 Check 5439 $3,923.43


09/16/2026 Check 5440 $800.00


09/11/2026 Check 5441 $16.00

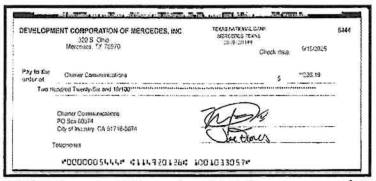

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09/10/2026 Check 5443 $57.96

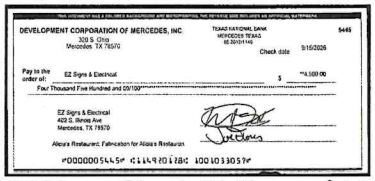
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00004987 0019723 0005-0006

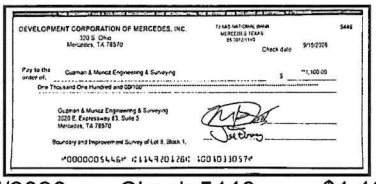
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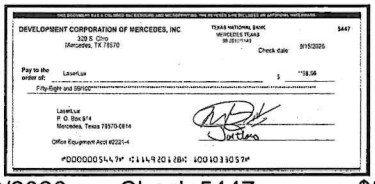
09/24/2026 Check 5444 $226.19



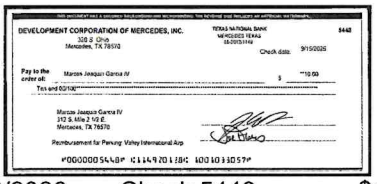
09/28/2026 Check 5445 $4,500.00



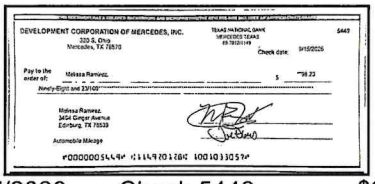
09/17/2026 Check 5446 $1,100.00



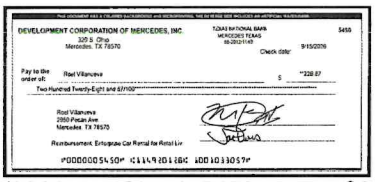
09/22/2026 Check 5447 $58.56



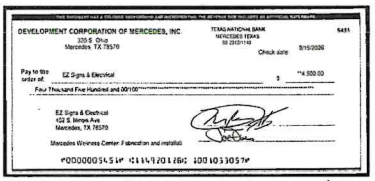
09/16/2026 Check 5448 $10.00



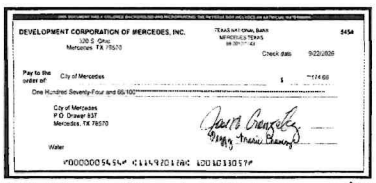
09/17/2026 Check 5449 $98.23



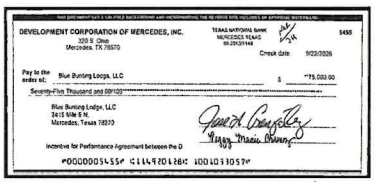
09/29/2026 Check 5450 $228.87



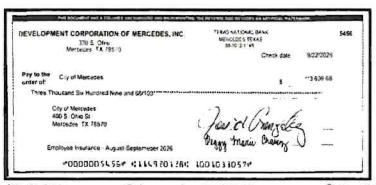
09/28/2026 Check 5451 $4,500.00



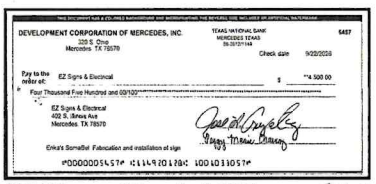
09/25/2026 Check 5454 $174.66



09/28/2026 Check 5455 $75,000.00



09/25/2026 Check 5456 $3,609.68

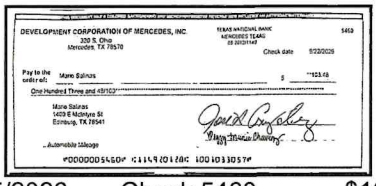


09/30/2026 Check 5457 $4,500.00

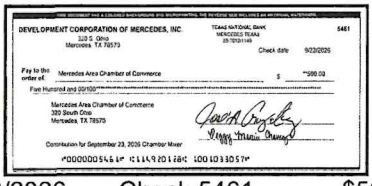
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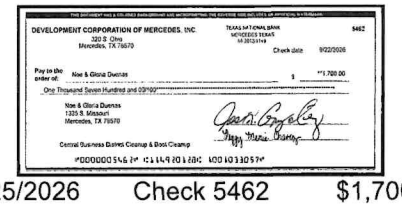
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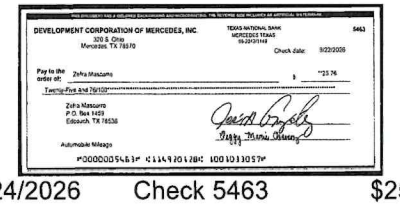
09/25/2026 Check 5460 $103.48



09/28/2026 Check 5461 $500.00



09/25/2026 Check 5462 $1,700.00



09/24/2026 Check 5463 $25.76

Texas CLASS®

Summary Statement

September 30, 2026

Investor ID: TX-01-0607

0000475-0003333 PDFT 239842

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

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**

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 01-985-001 **Investor Name** Development Corporation of Mercedes

Loan No	Borrower	Trans Desc	*Paid Dt	Pmt Amt	Principal	Interest	Ser Fee	Lt Chrg	Rcvr'd Fee	Net Remit Am
98577068	Mercedes Colt	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 01-985-002 **Investor Name** Development Corp of Mercedes RBEG

Loan No	Borrower	Trans Desc	*Paid Dt	Pmt Amt	Principal	Interest	Ser Fee	Lt Chrg	Rcvr'd Fee	Net Remit Am
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 01-985-003 **Investor Name** Development Corporation of Mercedes

Loan No	Borrower	Trans Desc	*Paid Dt	Pmt Amt	Principal	Interest	Ser Fee	Lt Chrg	Rcvr'd Fee	Net Remit Am
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**

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: 01-985-001 **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
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: 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	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								

3 **$ 64,099.23**

Investor Loan Services

October 07, 2026
15:39:54

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	11/01/26	01	985	001	3.50000	1,483.29	124,024.31	.00	.00	.00	.00
									.00	124,024.31			.00
98578068	Moreno, Rene	98578068	11/01/24	01	985	001	3.50000	559.00	24,513.92	.00	.00	.00	.00
									.00	24,513.92			.00
					Group Totals:			**2,042.29**		**.00**		**.00**	
										148,538.23			
									148,538.23		**.00**		**.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
									.00	16,021.18			.00
98572140	Gonzalez, Ashley R.	98572140	10/01/26	01	985	002	3.00000	320.94	32,732.72	.00	.00	.00	.00
									.00	32,732.72			.00
98573148	Valor Fitness, LLC.	98573148	11/01/26	01	985	002	3.00000	586.48	22,909.90	.00	.00	.00	.00
									.00	22,909.90			.00
98575284	NTM Ventures, LLC	98575284	11/01/26	01	985	002	3.00000	588.79	52,110.55	.00	.00	.00	.00
									.00	52,110.55			.00
98576108	Carrillo, Martha	98576108	11/01/26	01	985	002	3.50000	1,151.72	54,494.23	.00	.00	.00	.00
									.00	54,494.23			.00
98576708	Ledesma, Renata	98576708	11/01/26	01	985	002	3.50000	671.99	30,255.55	.00	.00	.00	.00
									.00	30,255.55			.00
98577236	Garza Funerals Family	98577236	11/01/26	01	985	002	3.50000	611.00	30,938.74	.00	.00	.00	.00
									.00	30,938.74			.00
98593249	NTM Ventures, LLC	98593249	11/01/26	01	985	002	3.50000	650.60	57,844.79	.00	.00	.00	.00
									.00	57,844.79			.00
					Group Totals:			**5,036.83**		**.00**		**.00**	
										297,307.66			
									297,307.66		**.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
									.00	38,939.59			.00
98560836	Castaneda, Mario	98560836	10/01/26	01	985	003	3.50000	1,060.13	22,333.88	.00	.00	.00	.00
									.00	22,333.88			.00

Investor Loan Services

October 07, 2026
15:39:54

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
									.00	165,807.95			.00
					Group Totals:			**4,689.21**		**.00**		**.00**	
										227,081.42			
									227,081.42		**.00**		**.00**
									.00				**.00**
													Item Count = 3
					Investor Totals:			**11,768.33**		**.00**		**.00**	
										672,927.31			
									672,927.31		**.00**		**.00**
									.00				**.00**
													Item Count = 13
					Bank Totals:			**11,768.33**		**.00**		**.00**	
										672,927.31			
									672,927.31		**.00**		**.00**
									.00				**.00**
													Item Count = 13
					Grand Totals:			**11,768.33**		**0.00**		**0.00**	
										672,927.31			
									672,927.31		**0.00**		**0.00**
									0.00				**0.00**
													Item Count = 13