Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
November 18, 2026 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.
Agenda
November 18, 2026 at 11:30AM
320 S Ohio

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

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1. Call meeting to order
2. Discussion and Action: October 28, 2026 Minutes
3. Discussion and Action: October 2026 Financials
4. Discussion and Action: FY25-26 Audit, Raul Herandez & Company, P.C. & Adrian Webb CPA
5. Discussion and Action: FY26-27 Travel & Trade Shows
6. Discussion and Action: Historic City Hall
7. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform, Streets
8. Executive Session: Section 551.087: Economic development negotiations with Project Clean, Project A. Gonzalez, Project A. Rosas, Project HCA, Project Reganti, Project R. Morales, Project OG, Project Supply, Project C. Hinojosa, Project Blue, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project Travel Center, 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 150, Project Cruz, Project RGVLS, Project G. Schwarz, Project Coffee, Project Rios and Project UT, Section 551.074: Personnel Issues and 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.
9. Discussion and Action: Item #8
10. Adjournment

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

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 12th day of November 2026 at 10:00AM and will remain so posted continuously for at least 3 business days proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST: _____
Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: October 28, 2026 Minutes

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, October 28, 2026 11:30AM

Board Members Present:
Marcos Garcia – President
Joe Flores- Vice-President
Peggy Marie Chavez- Treasurer
Fred Gonzalez- Member
Roel Villanueva – Member
Tony Garza- Member

Board Member Absent:
Lou Huerta – Secretary

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

City Staff Present:
Javier Campos- Interim City Manager

City Members Present:
Dr. Ruben J. Saldana- City Commissioner

Others Present:
Rudy Salinas-SAS CPA
Andres L. Mata- Negrete & Kolar Architects, LLP
Marisol Vidales- Hector P. Garcia Memorial Library Director

1. Call Meeting to order
Marcos Garcia called the meeting to order at 11:35AM

2. Discussion and Action: September 16, 2026 Minutes
Joe Flores moved to approve the September 16, 2026 minutes as presented. Seconded by Tony Garza. All voted aye.

3. Discussion and Action: September 2026 Financials
Roel Villanueva moved to approve the September 2026 Financials as presented. Seconded by Fred Gonzalez. All voted aye.

4. Discussion and Action: Marketing Committee
No Action

5. Discussion and Action: Historic City Hall
No Action

Dr. Ruben Saldana, City of Mercedes Mayor Pro-Tem Exited Open Session at 11:45 AM

Dr. Ruben Saldana, City of Mercedes Commissioner Entered Open Session at 11:48PM

Mark Sossi, DCM Attorney entered Open Session at 12:03PM

6. Discussion and Action: 956 Music Fest
Tony Garza moved to forgo sponsorship and direct DCM Attorney, Mark Sossi to create a Facility Use Agreement inclusive of liability insurance. Seconded by Joe Flores. All voted aye.

7. Discussion and Action: Streets
Joe Flores moved to Table Item #7 Streets. Seconded by Roel Villanueva. All voted aye.

8. Discussion and Action: RFP Mercedes Expressway Signage
Tony Garza moved to go out for RFP for Mercedes Expressway Signage with corrections to dates. Seconded by Joe Flores. All voted aye.

9. Discussion and Action: FY26-27 DCM Signage Improvement Program Bids
Tony Garza moved to Re-Bid for the FY26-27 DCM Signage Improvement Program. Seconded by Joe Flores. All voted aye.

10. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform
No Action

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.

The Board went into Executive Session at 12:28PM

Javier Campos, City of Mercedes Interim City Manager Exited Executive Session at 12:30PM

Javier Campos, City of Mercedes Interim City Manager Entered Executive Session at 12:32 PM

Marcos Garcia, DCM Board President Exited Executive Session at 12:35PM

Marcos Garcia, DCM Board President Entered Executive Session at 12:37PM

Peggy Marie Chavez, DCM Board Treasurer Exited Executive Session at 1:04P:M

Peggy Marie Chavez, DCM Board Treasurer Entered Executive Session at 1:06PM

The Board went into Open Session at 1:28PM

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.
No Action

13. Discussion and Action: Item #11
Fred Gonzalez moved to proceed as discussed in Executive Session with Project R. Morales. Seconded by Joe Flores. All voted aye.

14. Adjournment: 1:29PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

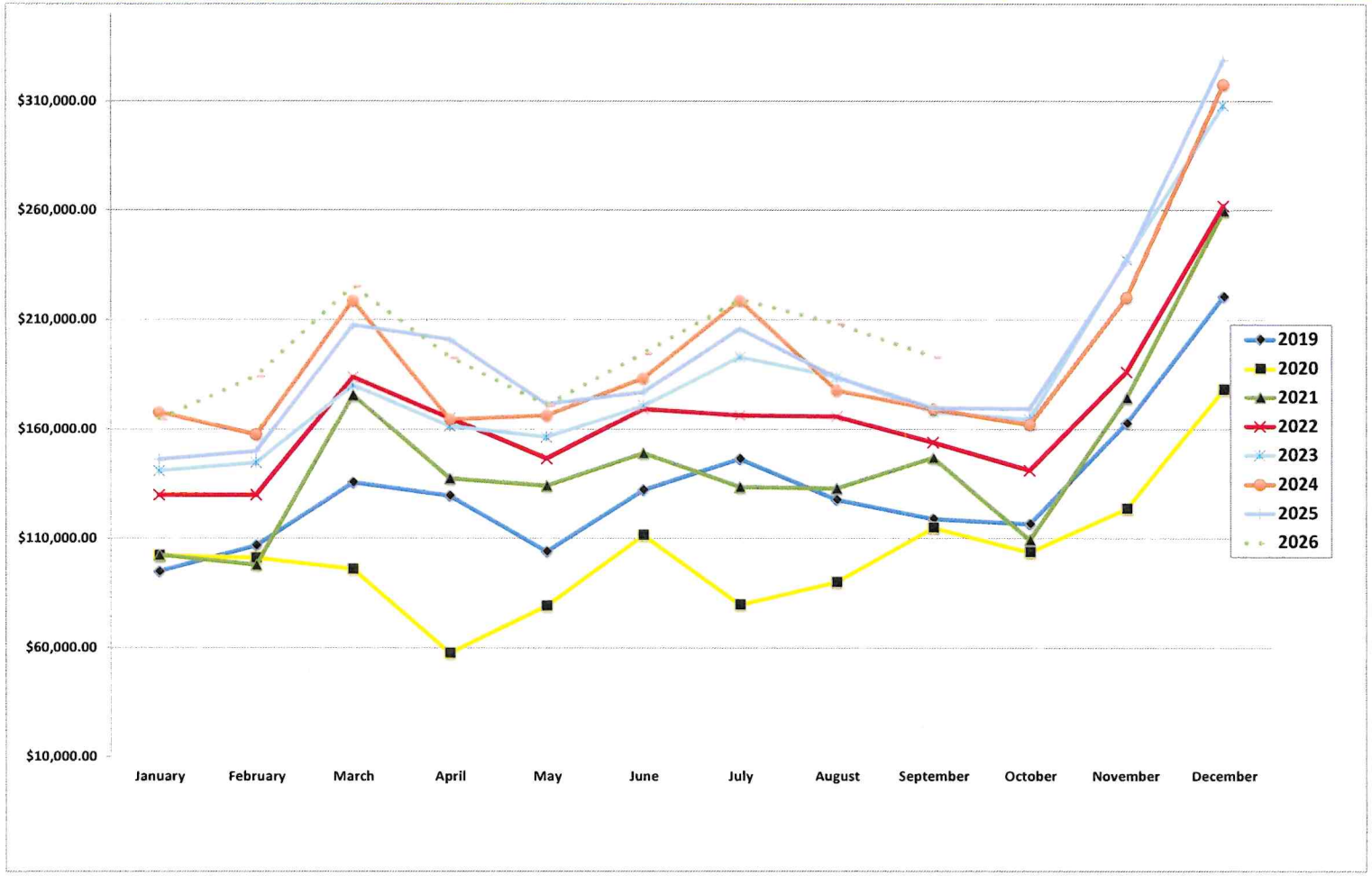
Roel Villanueva, Member

Tony Garza, Member

3. Discussion and Action: October 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	$193,349.80				$1,755,089.50



September Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	McAllen	2.00%	$9,192,544.31	$8,581,906.19	7.11%	$99,070,155.72	$91,752,312.36	7.97%
Hidalgo	Edinburg	2.00%	$3,812,309.87	$3,611,188.12	5.56%	$39,166,989.61	$39,733,449.48	-1.42%
Hidalgo	Pharr	2.00%	$2,928,343.30	$2,654,920.37	10.29%	$30,605,522.57	$28,568,822.84	7.12%
Hidalgo	Mission	2.00%	$2,747,244.00	$2,465,481.89	11.42%	$28,178,091.76	$26,719,978.59	5.45%
Hidalgo	Weslaco	2.00%	$2,000,935.07	$1,776,340.29	12.64%	$20,553,456.10	$19,509,398.39	5.35%
Hidalgo	San Juan	2.00%	$797,144.95	$664,758.83	19.91%	$7,605,300.04	$6,838,792.08	11.20%
Hidalgo	Mercedes	2.00%	$773,399.20	$679,547.05	13.81%	$9,283,619.84	$8,609,180.45	7.83%
Hidalgo	Donna	2.00%	$718,679.43	$674,102.68	6.61%	$7,937,676.27	$7,185,015.92	10.47%
Hidalgo	Hidalgo	2.00%	$621,436.83	$534,809.36	16.19%	$5,852,897.49	$5,267,494.19	11.11%
Hidalgo	Alamo	2.00%	$559,126.52	$519,430.10	7.64%	$5,928,316.92	$5,639,077.96	5.12%
Hidalgo	Palmhurst	1.50%	$268,335.77	$246,449.76	8.88%	$2,817,271.03	$2,675,274.04	5.30%
Hidalgo	Palmview	1.50%	$228,994.47	$223,821.18	2.31%	$2,354,942.34	$2,197,098.52	7.18%
Hidalgo	Alton	2.00%	$218,232.83	$185,373.88	17.72%	$2,219,381.94	$2,022,737.30	9.72%
Hidalgo	Elsa	1.50%	$162,154.55	$160,834.54	0.82%	$1,713,652.70	$1,660,911.48	3.17%
Hidalgo	Penitas	1.50%	$159,538.34	$133,405.96	19.58%	$1,659,321.31	$1,563,061.19	6.15%
Hidalgo	La Joya	2.00%	$83,860.88	$80,325.47	4.40%	$785,849.30	$717,886.25	9.46%
Hidalgo	Edcouch	2.00%	$47,813.37	$40,723.68	17.40%	$489,683.64	$437,451.40	11.94%
Hidalgo	Progreso	2.00%	$31,113.27	$27,207.78	14.35%	$305,912.65	$299,990.76	1.97%
Hidalgo	Sullivan City	1.00%	$23,759.62	$21,125.31	12.46%	$284,603.28	$222,257.10	28.05%
Hidalgo	La Villa	2.00%	$14,911.64	$18,445.32	-19.15%	$165,093.61	$150,267.91	9.86%
Hidalgo	Progreso Lakes	1.50%	$8,397.12	$7,904.06	6.23%	$98,468.78	$88,713.34	10.99%
Hidalgo	Granjeno	1.00%	$4,208.18	$3,702.66	13.65%	$49,433.19	$54,106.21	-8.63%

		$773,399.20
	City	75%
		$580,049.40
		$773,399.20
	EDC	25%
		$193,349.80

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

	Oct 31, 26	Sep 30, 26	$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	674,395.83	621,501.95	52,893.88
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	1,009,197.59	1,005,763.10	3,434.49
Total 10001 · Cash & Cash Equivalents	1,683,793.42	1,627,465.05	56,328.37
Total Checking/Savings	1,683,793.42	1,627,465.05	56,328.37
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	2,088,127.21	2,031,798.84	56,328.37
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			
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	124,024.31	125,279.35	-1,255.04
13999 · Note Receivable - City	191,323.56	191,323.56	0.00
Total Other Assets	408,337.83	409,592.87	-1,255.04
TOTAL ASSETS	**6,054,565.29**	**5,999,491.96**	**55,073.33**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	30.73	-62.70	93.43
22210 · Pension Plan Payable	18,717.56	20,011.49	-1,293.93
24000 · Payroll Liabilities	0.00	1,517.67	-1,517.67
Total Other Current Liabilities	18,429.82	21,147.99	-2,718.17
Total Current Liabilities	18,429.82	21,147.99	-2,718.17
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	97,235.27	99,953.44	-2,718.17
Equity			
32000 · Unassigned Fund Balance	2,077,484.97	1,420,767.40	656,717.57
37000 · Restricted Fund Balance	263,953.30	260,518.81	3,434.49
38000 · Nonspendable Fund Balance	3,558,100.25	3,558,100.25	0.00
Net Income	57,791.50	660,152.06	-602,360.56
Total Equity	5,957,330.02	5,899,538.52	57,791.50
TOTAL LIABILITIES & EQUITY	**6,054,565.29**	**5,999,491.96**	**55,073.33**

Economic Development Corporation of Mercedes, Texas (EDC)
2026-2027 Profit & Loss Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	208,268.01	2,491,463.43	-2,283,195.42	8.4%
Total Taxes	208,268.01	2,491,463.43	-2,283,195.42	8.4%
44000 · Miscellaneous				
44005 · Texas Class Transfer	0.00	198,686.13	-198,686.13	0.0%
44020 · Interest - TX Class	3,434.49	2,000.00	1,434.49	171.7%
44097 · Other Financing Sources-Reserve	0.00	1,397,746.70	-1,397,746.70	0.0%
44104 · Interest - Mercedes Columbus CI	228.25	0.00	228.25	100.0%
Total 44000 · Miscellaneous	3,662.74	1,598,432.83	-1,594,770.09	0.2%
Total Income	211,930.75	4,089,896.26	-3,877,965.51	5.2%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	17,946.05	240,308.00	-222,361.95	7.5%
5101100 · TMRS Contribution	2,797.78	43,427.36	-40,629.58	6.4%
5101120 · Social Security	1,365.73	14,713.10	-13,347.37	9.3%
5101127 · Cell Phone Allowance	50.00	600.00	-550.00	8.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	0.00	21,460.00	-21,460.00	0.0%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	22,159.56	323,138.46	-300,978.90	6.9%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	346.75	73,850.00	-73,503.25	0.5%
5102011 · Contract Labor - Writer	400.00	6,000.00	-5,600.00	6.7%
5102012 · Automobile Mileage	44.84	2,000.00	-1,955.16	2.2%
5102020 · Audit	0.00	8,000.00	-8,000.00	0.0%
5102021 · Loan Fees - EDC	18.00	825.00	-807.00	2.2%
5102023 · Leadership Empowerment Gr...	0.00	12,000.00	-12,000.00	0.0%
5102025 · Telephones	394.97	5,400.00	-5,005.03	7.3%
5102074 · Downtown Development	0.00	70,000.00	-70,000.00	0.0%
5102080 · Office Equipment - Lease	327.81	4,500.00	-4,172.19	7.3%
5102095 · Meetings	214.56	2,600.00	-2,385.44	8.3%
5102102 · Liability Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	5,005.20	45,000.00	-39,994.80	11.1%
5102130 · Membership/Subs	225.00	2,000.00	-1,775.00	11.3%
5102131 · Web-Site	665.00	7,980.00	-7,315.00	8.3%
5102133 · Miscellaneous	0.00	1,500.00	-1,500.00	0.0%
5102134 · Bldg Lease	6,000.00	24,000.00	-18,000.00	25.0%
5102142 · Janitorial	2,040.00	13,200.00	-11,160.00	15.5%
5102144 · Receptionist	4,795.56	35,683.00	-30,887.44	13.4%
5102145 · Civic Serve	0.00	12,000.00	-12,000.00	0.0%
5102150 · Travel & Training	3,650.00	52,540.00	-48,890.00	6.9%
5102160 · Water Bill	185.32	2,000.00	-1,814.68	9.3%
5102165 · Electricity	341.24	4,700.00	-4,358.76	7.3%
5102310 · Sponsorships	28,900.00	58,350.00	-29,450.00	49.5%
5102320 · Professional Fees - Accounting	1,750.00	21,000.00	-19,250.00	8.3%
5102335 · Projects	2,916.61	2,484,229.80	-2,481,313.19	0.1%
5102340 · Chamber	5,000.00	53,500.00	-48,500.00	9.3%
5102344 · Project Travel Center	0.00	100,000.00	-100,000.00	0.0%
5102346 · Project OG - Darden	0.00	500,000.00	-500,000.00	0.0%
5102362 · Project Rios of Mercedes	51,400.00	51,400.00	0.00	100.0%
5102365 · Project VIDA	15,000.00	15,000.00	0.00	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
2026-2027 Profit & Loss Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
5102379 · Project RGV Livestock Show ...	0.00	25,000.00	-25,000.00	0.0%
Total 5102000 · Other Services & Charges	129,620.86	3,694,957.80	-3,565,336.94	3.5%
5102500 · Maintenance				
5102520 · Office Equipment	0.00	10,000.00	-10,000.00	0.0%
5102540 · Maintenance	1,700.00	57,200.00	-55,500.00	3.0%
Total 5102500 · Maintenance	1,700.00	67,200.00	-65,500.00	2.5%
5103000 · Supplies				
5103050 · Office Supplies	359.61	3,000.00	-2,640.39	12.0%
Total 5103000 · Supplies	359.61	3,000.00	-2,640.39	12.0%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	299.22	1,600.00	-1,300.78	18.7%
Total 5104000 · Capital Outlay	299.22	1,600.00	-1,300.78	18.7%
Total Expense	154,139.25	4,089,896.26	-3,935,757.01	3.8%
Net Ordinary Income	57,791.50	0.00	57,791.50	100.0%
Net Income	**57,791.50**	**0.00**	**57,791.50**	**100.0%**

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

	Oct 31, 26	Sep 30, 26	$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	381,367.57	360,337.45	21,030.12
Total 11111.1 · Restricted Cash & Cash Eq.	381,367.57	360,337.45	21,030.12
Total Checking/Savings	381,367.57	360,337.45	21,030.12
Total Current Assets	381,367.57	360,337.45	21,030.12
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	5,241.18	20,952.30	-15,711.12
13089.1 · Loan Rec - Martha Carrillo	54,494.23	55,486.33	-992.10
13097.1 · Loan Rec - Ashley R Gonzalez	32,732.72	32,956.15	-223.43
13098.1 · N/R - Valor Fitness LLC	22,861.50	23,438.59	-577.09
13098.3 · N/R - NTM Ventures LLC	44,211.11	45,233.19	-1,022.08
13103.1 · N/R Ledesma (Proj Valdemar)	30,255.55	31,417.95	-1,162.40
13104.1 · Loan Rec - Project R. Garza	30,938.74	31,459.24	-520.50
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	459,107.81	479,316.53	-20,208.72
TOTAL ASSETS	**840,475.38**	**839,653.98**	**821.40**
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	42,667.00	31,604.10	11,062.90
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	821.40	11,062.90	-10,241.50
Total Equity	840,475.38	839,653.98	821.40
TOTAL LIABILITIES & EQUITY	**840,475.38**	**839,653.98**	**821.40**

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

	Oct 26	Oct 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	0.00
44031.1 · Interest - The Grind (JOM Inves	68.88	68.88
44089.1 · Interest - Martha Carrillo	159.62	159.62
44097.1 · Interest - Ashley R Gonzalez	97.51	97.51
44098.1 · Interest - Valor Fitness	57.79	57.79
44101.1 · Int. - Ledesma (Proj Valdemar)	181.58	181.58
44102.1 · Interest - Project R. Garza	90.50	90.50
44296.2 · Interest - NTM Ventures	327.52	327.52
Total 44000 · Miscellaneous	983.40	983.40
Total Income	983.40	983.40
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	162.00	162.00
Total 5102000 · Other Services & Charges	162.00	162.00
Total Expense	162.00	162.00
Net Ordinary Income	821.40	821.40
Net Income	**821.40**	**821.40**

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

	Oct 31, 26	Sep 30, 26	$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	215,892.56	213,808.30	2,084.26
Total Checking/Savings	215,892.56	213,808.30	2,084.26
Total Current Assets	215,892.56	213,808.30	2,084.26
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	83,620.26	83,335.69	284.57
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	22,333.88	24,324.07	-1,990.19
Total Other Assets	187,063.97	188,769.59	-1,705.62
TOTAL ASSETS	**402,956.53**	**402,577.89**	**378.64**
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	-93,487.71	-68,611.10	-24,876.61
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	378.64	-24,876.61	25,255.25
Total Equity	402,956.53	402,577.89	378.64
TOTAL LIABILITIES & EQUITY	**402,956.53**	**402,577.89**	**378.64**

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

	Oct 26	Oct 26
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	284.57	284.57
44090.2 · Interest - Castaneda Mario & M	130.07	130.07
Total 44000 · Miscellaneous	414.64	414.64
Total Income	414.64	414.64
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	36.00	36.00
Total 5102000 · Other Services & Charges	36.00	36.00
Total Expense	36.00	36.00
Net Ordinary Income	378.64	378.64
Net Income	**378.64**	**378.64**

Economic Development Corporation of Mercedes, Texas (EDC)			
Debt Summary			
As of October 31, 2026			
Debt Description	**October 31, 2026**	**September 30, 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 October 31, 2026			
Vendor Description	**October 31, 2026**	**September 30, 2026**	
Noe & Gloria Duenas		$ -	
Trans Union		-	
City of Mercedes		-	
Troiani & Sossi		-	
Elizabeth Rodriguez		-	
ValleyWood Publication		-	
	$ -	$ -	

Blue Business℠ Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 10/16/26 Next Closing Date 11/16/26
Account Ending 5-32007

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

New Balance	**$1,910.89**
Minimum Payment Due	**$35.00**
Payment Due Date	**11/11/26**

Membership Rewards® Points
Available and Pending as of 09/30/26
164,418
For up to date point balance and full program details, visit **membershiprewards.com**

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 11/11/26, 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	8 years	$3,336
$68	3 years	$2,454 *(Savings = $882)*

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

Account Summary

Previous Balance	$4,239.97
Payments/Credits	-$4,247.97
New Charges	+$1,918.89
Fees	+$0.00
Interest Charged	+$0.00
New Balance	**$1,910.89**
Minimum Payment Due	**$35.00**
Credit Limit	$13,000.00
Available Credit	$11,089.11

Days in Billing Period: 30

See page 2 for important information about your account.

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

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

Payment Coupon
Do not staple or use paper clips

Pay by Computer
americanexpress.com/business

Pay by Phone
1-800-472-9297

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

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

Payment Due Date
11/11/26
New Balance
$1,910.89
Minimum Payment Due
$35.00

See reverse side for instructions on how to update your address, phone number, or email.

AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031

$ 1,910.89
Amount Enclosed

0000349992503945648 000191089000003500 13 H

Blue Business℠ Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 10/16/26

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	-$4,239.97
Credits	-$8.00
Total Payments and Credits	**-$4,247.97**

Detail

*Indicates posting date

Payments		**Amount**
09/29/26*	PAYMENT RECEIVED - THANK YOU	-$4,239.97

Credits		**Amount**
10/11/26	AMAZON MARKETPLACE NA PA AMZN.COM/BILL WA MERCHANDISE	-$8.00

New Charges

Summary

	Total
Total New Charges	**$1,918.89**

Detail

MELISSA RAMIREZ
Card Ending 5-32007

				Amount	
09/16/26	GODADDY#7032261061 4805058855 COM Domain Name Renewal - 1 Year recur	Tempe	AZ	$115.95	Chamber reimbursed for website domain renewals — Marketing
09/25/26	TST* COSTA MESSA - WESLAC 000183335 9563515472	WESLACO	TX	$161.80	Meetings
09/30/26	FACEBK *ZCX9V86FV4 650-543-4800 / payment-pr	MENLO PARK		$151.80	Texas Street Festival Ads. — Marketing
10/02/26	THE HOME DEPOT 6577 HOME SUPPLY WAREHOUSE	WESLACO	TX	$484.77	Projects
10/05/26	THE HOME DEPOT 800-466-3337	WESLACO	TX	$164.27	Projects
10/05/26	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	$34.99	Office Supplies
10/05/26	TX SEC OF STATE 1130700 PO 278469647851 78570 Search Fee Business Filin Texasgov Fee	AUSTIN	TX	$1.28	Projects

Continued on reverse

Detail Continued

				Amount
10/07/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	$19.60 Office Supplies
10/07/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	$220.87 Office Supplies
10/07/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	$25.13 Office Supplies
10/08/26	STAPLES.COM 9940503393 785703 ORD 9940503393 ;REQ MELISSA RAMIREZ IT1 HAMMERMILL ;UPI 83.1900;QTY1 IT2 STAPLES HEA;UPI 319.9900;QTY1 FRT 0.00;HDL 0.00;ITM3	800-333-3330	MA	$338.73 Office Supplies - $39.51 Furniture & fixtures - $299.21
10/08/26	THE HOME DEPOT 800-466-3337	WESLACO	TX	$37.87 Projects
10/08/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	$6.39 Office Supplies
10/08/26	CITY OF MERCEDES 956-565-2371	MERCEDES	TX	$12.99 Meetings
10/08/26	DELA GARZA BAKERY 084870022200312 9568259911	MERCEDES	TX	$9.79 Meetings
10/10/26	AMAZON.COM BOOK STORES	AMZN.COM/BILL	WA	$21.12 Office Supplies
10/13/26	H-E-B #677 000000000047662 8009874438	ELSA	TX	$29.98 Meetings
10/13/26	TX SEC OF STATE 1130700 PO 286319550349 78570 Search Fee Business Filin Texasgov Fee	AUSTIN	TX	$1.28 Projects
10/14/26	TX SEC OF STATE 1130700 PO 287917636034 78570 Search Fee Business Filin Texasgov Fee	AUSTIN	TX	$1.28 Projects
10/16/26	LOOPNET +18008944720	ARLINGTON	VA	$79.00 Marketing

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.

Continued on next page

Texas National Bank
WE ARE... Friendly!

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

00004801 TT212S10312600524900 01 000000000 0004801 006

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

00004801 0025724 0001-0005

Account Number	XXXXXX3057
Statement Date	10/30/2026
Statement Thru Date	11/01/2026
Check/Items Enclosed	33
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 10/01/2026	**$644,336.18**
+ Deposits and Credits (2)	$209,733.30
- Withdrawals and Debits (40)	$178,208.97
Ending Balance as of 10/31/2026	**$675,860.51**
Service Charges for Period	$0.00
Average Balance for Period	$582,152.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Oct 13	INVESTOR LOAN SE/ACH PAYMEN 985 001 DEV CORP OF MERCEDES	1,465.29
Oct 26	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO Sales Tax Deposit from City	208,268.01

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Oct 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Oct 07	IRS/USATAXPYMT 270668021616938 DEVELOPMENT CORPORATIO	1,517.67
Oct 09	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,838.20
Oct 14	IRS/USATAXPYMT 270668774120692 DEVELOPMENT CORPORATIO	1,998.93
Oct 23	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	7,074.13
Oct 28	IRS/USATAXPYMT 270670120699315 DEVELOPMENT CORPORATIO	2,100.87
Oct 30	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00

Member FDIC

EQUAL HOUSING LENDER

00004801 0025726 0002-0005

CHECKS PAID

* Indicates a Skip in Check Number(s)

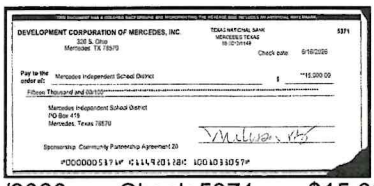
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Oct 01 NLSD - Scoreboard	5371	15,000.00	Oct 15 LCSC - Las Vegas	5471	3,650.00	Oct 21	5482	226.19
Oct 01 AMEX	*5453	4,239.97	Oct 15 Bldg Lease + Rec.	5472	10,795.56	Oct 26	5483	197.79
Oct 05	*5458	168.13	Oct 19	5473	665.00	Oct 19 Las Buckaroos	5484	900.00
Oct 05	5459	197.79	Oct 13	5474	400.00	Oct 23 Smokin' on the Rio	5485	12,500.00
Oct 07	*5464	396.20	Oct 13 RGV. Bus. Journal	5475	12,500.00	Oct 26 AMEX	5486	1,910.89
Oct 01 Clean-up	5465	1,700.00	Oct 21 Rgv s - Boot Run	5476	3,900.00	Oct 28	5487	168.78
Oct 07	5466	286.52	Oct 19 Accounting	5477	1,750.00	Oct 22	5488	32.44
Oct 05	5467	295.62	Oct 28	5478	225.00	Oct 30 Clean-up	5489	1,700.00
Oct 08	5468	50.00	Oct 16 Legal Fees	5479	5,005.20	Oct 30	*5491	185.32
Oct 02 Taxes - Sept	5469	5,347.93	Oct 13 VIDA	5480	15,000.00	Oct 30	*5494	44.84
Oct 19 Coster	5470	800.00	Oct 14 Rios of Merc.	5481	51,400.00	Oct 30 Little Nashville	5495	5,000.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Oct 01	622,316.21	Oct 13	580,783.44	Oct 22	499,660.12
Oct 02	616,968.28	Oct 14	527,384.51	Oct 23	480,085.99
Oct 05	616,306.74	Oct 15	512,938.95	Oct 26	686,245.32
Oct 07	614,106.35	Oct 16	507,933.75	Oct 28	683,750.67
Oct 08	614,056.35	Oct 19	503,818.75	Oct 30	675,860.51
Oct 09	607,218.15	Oct 21	499,692.56		

00004801 0025727 0003-0005

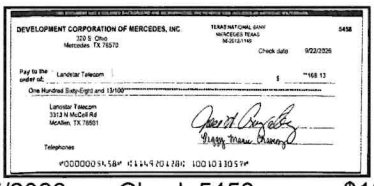
CHECK IMAGES



10/01/2026 Check 5371 $15,000.00



10/01/2026 Check 5453 $4,239.97



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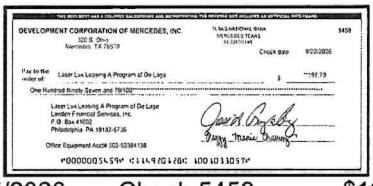

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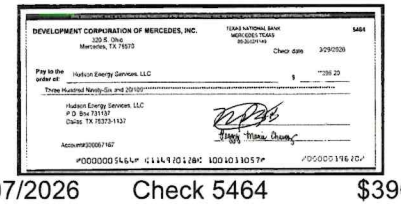

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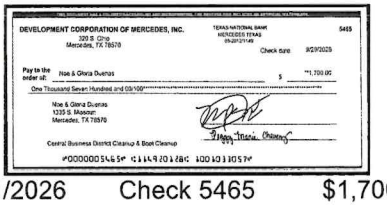

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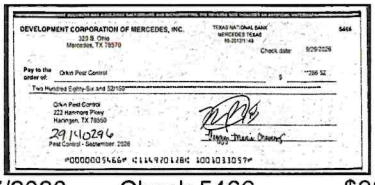

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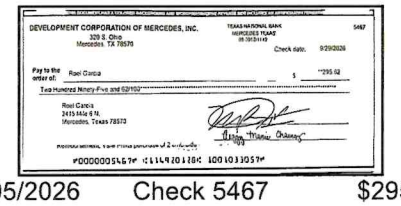

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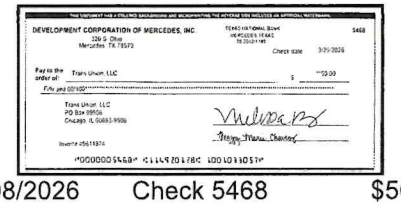
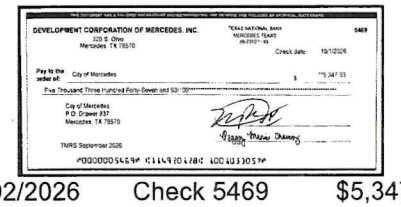


10/08/2026 Check 5468 $50.00



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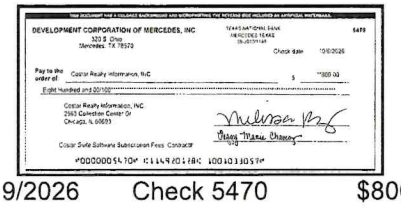

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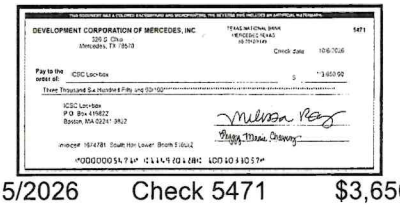

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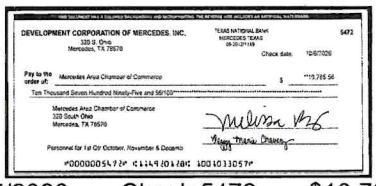

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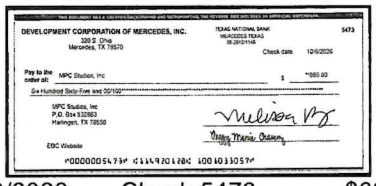

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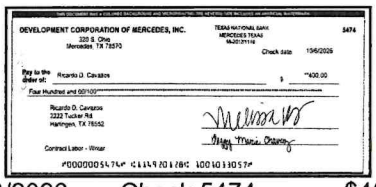

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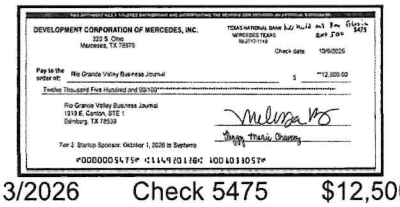

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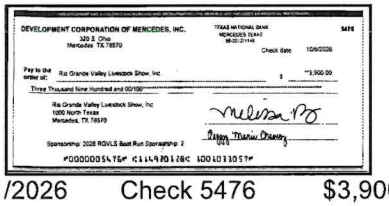
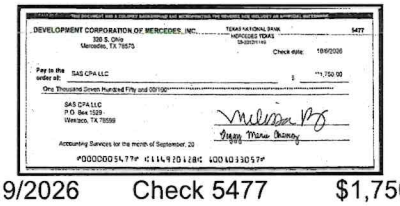


10/21/2026 Check 5476 $3,900.00



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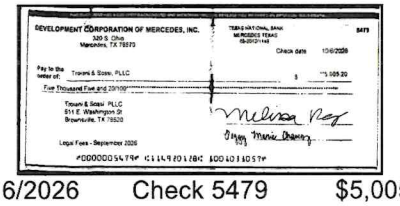
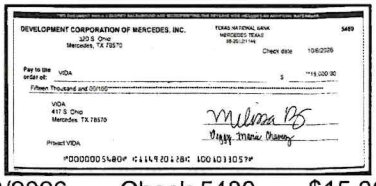
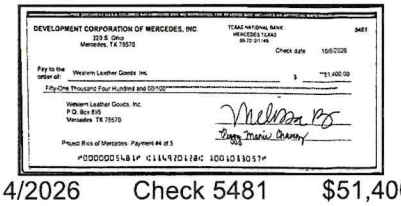
10/28/2026 Check 5478 $225.00



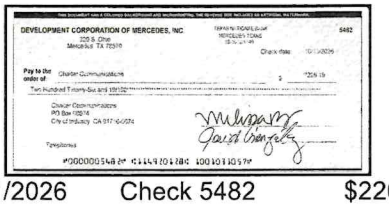
10/16/2026 Check 5479 $5,005.20



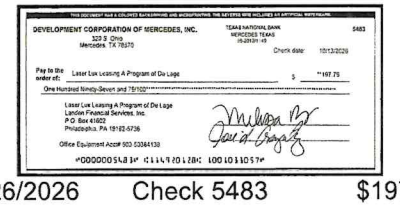
10/13/2026 Check 5480 $15,000.00



10/14/2026 Check 5481 $51,400.00



10/21/2026 Check 5482 $226.19



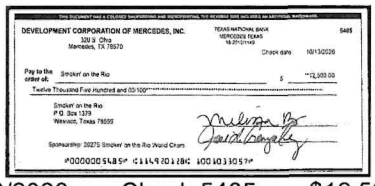
10/26/2026 Check 5483 $197.79

00004801 0025729 0005-0005

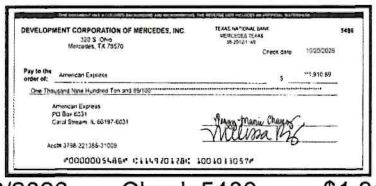
CHECK IMAGES (Continued)



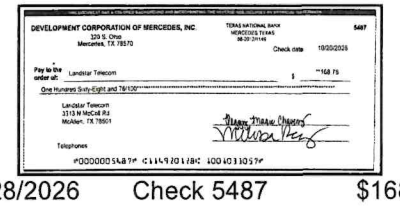
10/19/2026 Check 5484 $900.00



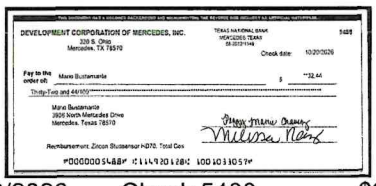
10/23/2026 Check 5485 $12,500.00



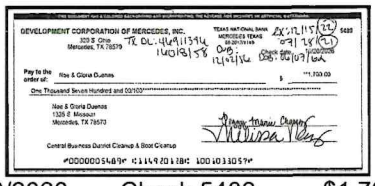
10/26/2026 Check 5486 $1,910.89



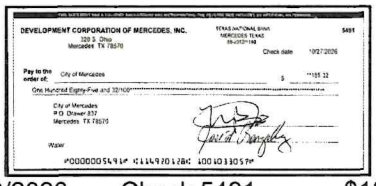
10/28/2026 Check 5487 $168.78



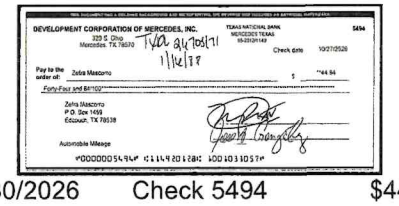
10/22/2026 Check 5488 $32.44



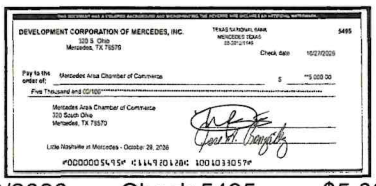
10/30/2026 Check 5489 $1,700.00



10/30/2026 Check 5491 $185.32



10/30/2026 Check 5494 $44.84



10/30/2026 Check 5495 $5,000.00

00004801 0025729 0005-0005 TT212S10312600524900 01 L 00004801

Texas CLASS®

Summary Statement

October 31, 2026

Investor ID: TX-01-0607

0000478-0008789 PDFT 255545

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

Texas CLASS

Texas CLASS

Average Monthly Yield: 4.0143%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	1,005,762.91	0.00	0.00	3,434.49	12,694.60	1,007,587.91	1,009,197.40
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	83,335.69	0.00	0.00	284.57	2,622.60	83,486.91	83,620.26
TOTAL		**1,089,098.60**	**0.00**	**0.00**	**3,719.06**	**20,384.81**	**1,091,074.82**	**1,092,817.66**

Security Holder
Remittance Report for
11/9/2026

Start Date:	10/26/2026 12:00:00/
End Date:	11/9/2026 11:59:00PI
Print Date:	11/09/2026
Print Time:	3:20:22 pm

Security Holder **Development Corporation of Mercedes**

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
98572140	Gonzalez	Regular Pymnt	11/02/2026	320.94	234.85	86.09	18.00	0.00	0.00	302.94
98573148	Valor Fitness,	Regular Pymnt	11/02/2026	586.48	526.22	60.26	18.00	0.00	0.00	568.48
98576108	Carrillo	Regular Pymnt	11/02/2026	1,151.72	984.50	167.22	18.00	0.00	0.00	1,133.72
98577236	Garza Funeral	Regular Pymnt	11/02/2026	611.00	516.06	94.94	18.00	0.00	0.00	593.00
98575284	NTM Ventures	Regular Pymnt	11/05/2026	588.79	460.30	128.49	18.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	11/05/2026	110.21	110.21	0.00	0.00	0.00	0.00	110.21
98593249	NTM Ventures	Regular Pymnt	11/05/2026	650.60	484.20	166.40	18.00	0.00	0.00	632.60
98593249	NTM Ventures	Regular Pymnt	11/05/2026	650.60	650.60	0.00	18.00	0.00	0.00	632.60
98593249	NTM Ventures	Prin Reduction	11/05/2026	97.80	97.80	0.00	0.00	0.00	0.00	97.80
98593249	NTM Ventures	Prin Reduction	11/05/2026	(97.80)	(97.80)	0.00	0.00	0.00	0.00	(97.80)
98593249	NTM Ventures	Regular Pymnt	11/05/2026	(650.60)	(650.60)	0.00	-18.00	0.00	0.00	(632.60)
98593249	NTM Ventures	Prin Reduction	11/05/2026	48.40	48.40	0.00	0.00	0.00	0.00	48.40
		Investor/Bank/Group Total		**4,068.14**	**3,364.74**	**703.40**	**108.00**	**0.00**	**0.00**	**3,960.14**
Total Security Holder				**4,068.14**	**3,364.74**	**703.40**	**108.00**	**0.00**	**0.00**	**3,960.14**

Delinquency Report
As Of November 09, 2026

Data Date:	11/09/2026
Data Time:	3:22:38 pm
Print Date:	11/09/2026
Print Time:	3:22:38 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		15,175.00	11/01/2024	10/22/2024	738	25
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	35,034.62	11/06/2022	11/25/2024	1464	49
Gomez , Roy		334 South Texas Blvd.								
98569300	315,629.17	165,807.95	2938.50	826.02	08/14/2026	18,309.15	05/18/2026	08/14/2026	175	6
MD Internati,		311 D. Vogel Drive								
98560836	107,362.25	22,333.88	1060.13	53.01	10/05/2026	2,173.27	10/01/2026	10/05/2026	39	2
Castaneda , Mario		1201 S. Rio Rico Rd.								

4 **$ 70,692.04**

Investor Loan Services

November 09, 2026
15:24:51

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
98572140	Gonzalez, Ashley R.	98572140	11/01/26	01	985	002	3.00000	320.94	32,497.87	.00	.00	.00	.00
									.00	32,497.87			.00
98573148	Valor Fitness, LLC.	98573148	12/01/26	01	985	002	3.00000	586.48	22,383.68	.00	.00	.00	.00
									.00	22,383.68			.00
98575284	NTM Ventures, LLC	98575284	12/01/26	01	985	002	3.00000	588.79	51,540.04	.00	.00	.00	.00
									.00	51,540.04			.00
98576108	Carrillo, Martha	98576108	12/01/26	01	985	002	3.50000	1,151.72	53,509.73	.00	.00	.00	.00
									.00	53,509.73			.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	12/01/26	01	985	002	3.50000	611.00	30,422.68	.00	.00	.00	.00
									.00	30,422.68			.00
98593249	NTM Ventures, LLC	98593249	12/01/26	01	985	002	3.50000	650.60	57,312.19	.00	.00	.00	.00
									.00	57,312.19			.00
					Group Totals:			**4,581.52**		**.00**		**.00**	
										277,921.74			
									277,921.74		**.00**		**.00**
									.00				**.00**
													Item Count = 7
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
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

Investor Loan Services

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

November 09, 2026
15:24:51

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
					Group Totals:		4,689.21		.00		.00	
									227,081.42			
								227,081.42		.00		.00
								.00				.00
												Item Count = 3
					Investor Totals:		11,313.02		.00		.00	
									653,541.39			
								653,541.39		.00		.00
								.00				.00
												Item Count = 12
					Bank Totals:		11,313.02		.00		.00	
									653,541.39			
								653,541.39		.00		.00
								.00				.00
												Item Count = 12
					Grand Totals:		11,313.02		0.00		0.00	
									653,541.39			
								653,541.39		0.00		0.00
								0.00				0.00
												Item Count = 12