

**Development Corporation of Mercedes, Inc.**  
**REGULAR CALLED MEETING**  
**February 15, 2023 at 11:30AM**  
**320 S. Ohio**

**Development Corporation of Mercedes, Inc.**  
**Agenda**  
**February 15, 2023 11:30AM**  
**320 S Ohio**

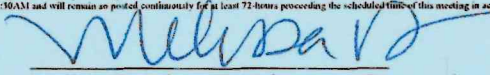
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, February 15, 2023 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

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1. Call meeting to order
2. Discussion and Action: January 25, 2023 Minutes
3. Discussion and Action: January 2023 Financials
4. Discussion and Action: FY21-22 Audit
5. Discussion and Action: Election of Officers
6. Discussion and Action: ICSC- Las Vegas
7. Discussion and Action: Travel Policy
8. Discussion and Action: 357 N Virginia Lease
9. Executive Session: Section 551.087: Economic development negotiations with Project Shepard and Project G. Shwarz and Section 551.071: pending legal issues with delinquent loans and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
10. Discussion and Action: item #9
11. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code, Annotated, Texas Government Code, Section 551.001 et. seq.  
A hardy certified 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 10<sup>th</sup> day of February 2023 at 11:30AM and will remain posted continuously for at least 72-hours preceding 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: Minutes for January 25, 2023**

**Development Corporation of Mercedes, Inc.**  
**Special Called Meeting**  
**Wednesday, January 25, 2023 11:30AM**

**Board Members Present:**

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

**Board Members Absent:**

Peggy Marie Chavez-Yanez – Secretary

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Mark Sossi – DCM Attorney

**City Staff Present:**

Alberto Perez – City Manager

**Others Present:**

Rudy Salinas- SAS, CPA  
Rina Castillo- Prairie View A&M Cooperative Extension Program  
Meagan Rodriguez- Prairie View A&M Cooperative Extension Program

**1. Call Meeting to order**

Fred Gonzalez called the meeting to order at 11:33 AM.

**2. Discussion and Action: December 14, 2022 Minutes**

Roel Villanueva motioned to approve the December 14, 2022 minutes. Seconded by Joe Flores.  
Unanimous.

**3. Discussion and Action: December 2022 Financials**

Joe Flores motioned to approve December 2022 financials as presented by Rudy Salinas, SAS, CPA.  
Seconded by Marcos Garcia. Unanimous.

*Board deviated from agenda.*

**10. Executive Session: Section 551.087: Economic development negotiations with Project Tiger**

**and Section 551.071: pending legal issues with delinquent loans 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 11:40 AM**

*Tony Garza abstained from discussing Project Tiger.*

**The Board went into Open Session at 12:50 PM**

**4. Discussion and Action: Election of Officers**

Tony Garza motioned to table the election of officers as the full Board was not present. Seconded by Roel Villanueva. Unanimous.

**5. Discussion and Action: DCM Investment Policy**

Marcos Garcia motioned to approve the DCM investment policy. Seconded by Tony Garza. Unanimous.

**6. Discussion and Action: Appointment to Man & Woman of the Year Committee**

Marcos Garcia motioned to appoint Roel Villanueva to the Man and Woman of the Year Committee. Seconded by Tony Garza. Unanimous.

**7. Discussion and Action: DCM Budget Amendment for Additional Staff**

Joe Flores motioned to approve the budget for additional staff as presented; the City will cost share the Marketing Coordinator. Seconded by Lou Huerta. Unanimous.

**8. Discussion and Action: Prairie View A& M University Sponsorship for HUB Program**

Joe Flores motioned to approve sponsoring the Prairie View HUB Program for \$5,175. Seconded by Marcos Garcia. Unanimous.

**9. Discussion and Action: Acquisition of Stage**

No Action

**11. Discussion and Action: item #10**

Tony Garza motioned proceed as discussed in Executive Session with MD International. Seconded by Joe Flores. Unanimous.

Joe Flores motioned to request collateral to consider a loan for Project Tiger. Seconded by Roel Villanueva. Fred Gonzalez, Lou Huerta and Marcos Garcia vote aye. Tony Garza abstained.

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Tony Garza, Treasurer

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Peggy Marie Chavez - Yanez, Secretary

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Roel Villanueva, Member

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Luis Huerta, Member

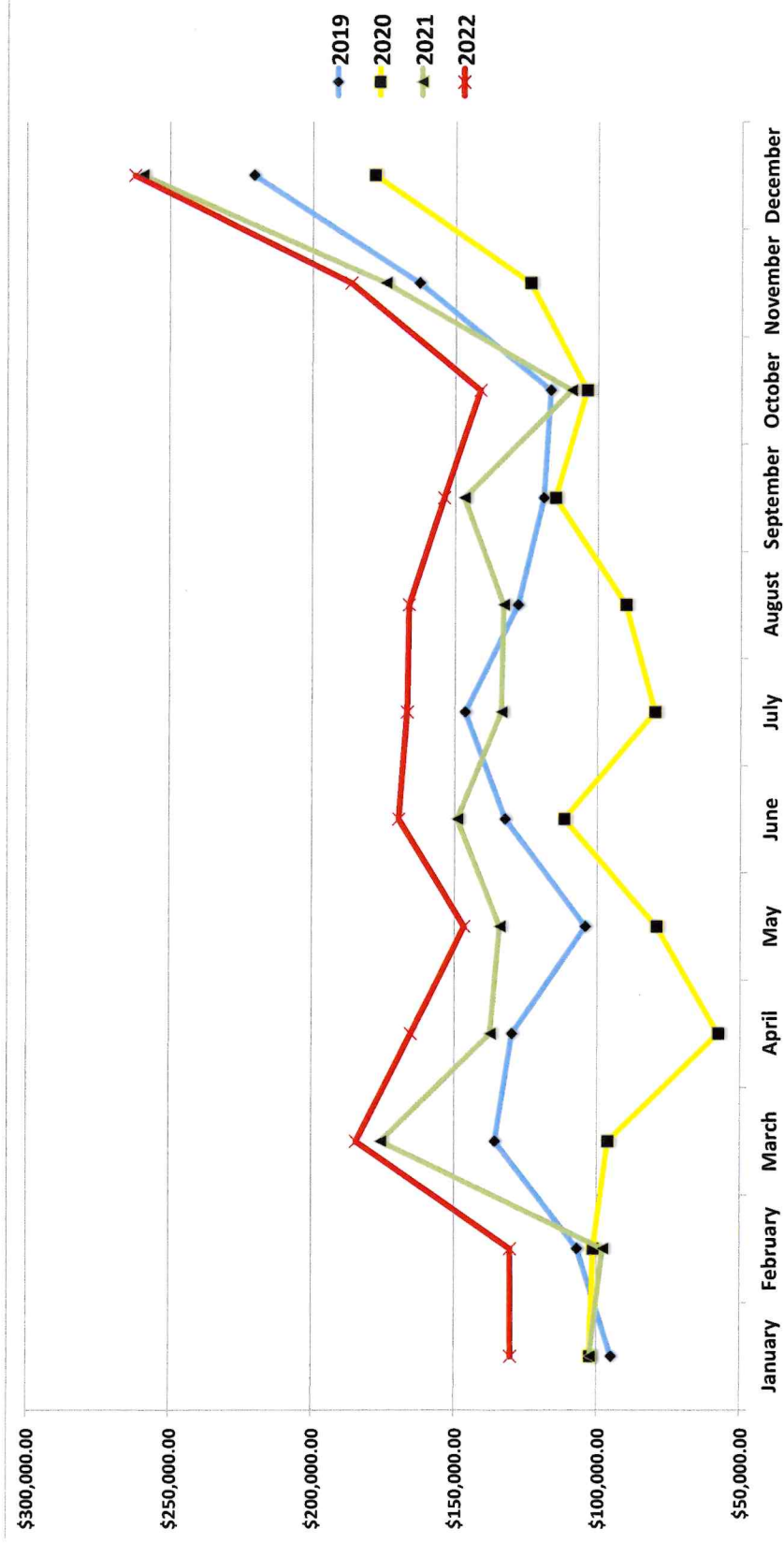
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Marcos Garcia, Member

### **3. Discussion and Action: January 2023 Financials**

## Sales Tax Comparison FY 2019 - FY 2022

|      | 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 |



## December 2022 Sales Tax Allocation

| City/County | City           | Rate  | Net Payment This Period | Comparable Payment | Prior Year | % Change        | Payment YTD     | Prior Year Payment YTD | % Change |
|-------------|----------------|-------|-------------------------|--------------------|------------|-----------------|-----------------|------------------------|----------|
| Hidalgo     | Alamo          | 2.00% | \$612,565.23            | \$591,033.99       | 3.64%      | \$1,073,121.37  | \$1,018,813.72  | 5.33%                  |          |
| Hidalgo     | Alton          | 2.00% | \$185,977.87            | \$179,139.80       | 3.81%      | \$339,622.68    | \$334,715.73    | 1.46%                  |          |
| Hidalgo     | Donna          | 2.00% | \$729,840.76            | \$577,017.53       | 26.48%     | \$1,274,437.23  | \$1,029,119.88  | 23.83%                 |          |
| Hidalgo     | Edcouch        | 2.00% | \$38,865.98             | \$35,307.04        | 10.07%     | \$67,346.80     | \$64,818.62     | 3.90%                  |          |
| Hidalgo     | Edinburg       | 2.00% | \$3,564,459.38          | \$3,264,166.38     | 9.19%      | \$6,463,909.01  | \$6,086,598.03  | 6.19%                  |          |
| Hidalgo     | Elsa           | 1.50% | \$189,011.45            | \$185,055.19       | 2.13%      | \$322,736.34    | \$321,946.20    | 0.24%                  |          |
| Hidalgo     | Granjeno       | 1.00% | \$5,891.42              | \$4,635.54         | 27.09%     | \$11,330.54     | \$9,118.35      | 24.26%                 |          |
| Hidalgo     | Hidalgo        | 2.00% | \$455,043.52            | \$484,452.99       | -6.07%     | \$908,757.78    | \$867,761.54    | 4.72%                  |          |
| Hidalgo     | La Joya        | 2.00% | \$84,027.98             | \$68,536.59        | 22.60%     | \$131,886.67    | \$125,489.17    | 5.09%                  |          |
| Hidalgo     | La Villa       | 2.00% | \$17,276.70             | \$16,887.37        | 2.30%      | \$27,942.43     | \$27,981.94     | -0.14%                 |          |
| Hidalgo     | McAllen        | 2.00% | \$10,616,234.24         | \$9,835,015.44     | 7.94%      | \$18,421,681.77 | \$17,574,844.21 | 4.81%                  |          |
| Hidalgo     | Mercedes       | 2.00% | \$1,049,157.09          | \$1,038,314.60     | 1.04%      | \$1,794,798.11  | \$1,736,233.19  | 3.37%                  |          |
| Hidalgo     | Mission        | 2.00% | \$2,528,248.13          | \$2,367,366.29     | 6.79%      | \$4,456,341.77  | \$4,309,431.96  | 3.40%                  |          |
| Hidalgo     | Palmhurst      | 1.50% | \$311,813.87            | \$312,561.56       | -0.23%     | \$552,494.70    | \$553,823.00    | -0.23%                 |          |
| Hidalgo     | Palmview       | 1.50% | \$234,058.23            | \$215,021.95       | 8.85%      | \$404,398.94    | \$395,125.57    | 2.34%                  |          |
| Hidalgo     | Penitas        | 1.50% | \$164,001.16            | \$140,733.49       | 16.53%     | \$286,281.85    | \$258,357.88    | 10.80%                 |          |
| Hidalgo     | Pharr          | 2.00% | \$2,648,385.37          | \$2,593,669.94     | 2.10%      | \$4,968,752.60  | \$4,856,266.71  | 2.31%                  |          |
| Hidalgo     | Progreso       | 2.00% | \$26,110.54             | \$31,314.48        | -16.61%    | \$50,475.42     | \$55,680.65     | -9.34%                 |          |
| Hidalgo     | Progreso Lakes | 1.50% | \$7,824.88              | \$5,328.51         | 46.84%     | \$14,753.63     | \$11,720.39     | 25.88%                 |          |
| Hidalgo     | San Juan       | 2.00% | \$565,805.46            | \$569,510.51       | -0.65%     | \$1,041,946.82  | \$1,025,531.86  | 1.60%                  |          |
| Hidalgo     | Sullivan City  | 1.00% | \$25,799.81             | \$27,680.22        | -6.79%     | \$43,406.26     | \$47,200.70     | -8.03%                 |          |
| Hidalgo     | Weslaco        | 2.00% | \$1,946,809.18          | \$1,856,146.44     | 4.88%      | \$3,527,416.31  | \$3,351,777.54  | 5.24%                  |          |

\$1,049,157.09  
75%

**City**      **\$786,867.82**

\$1,049,157.09  
25%

**EDC**      **\$262,289.27**

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Balance Sheet - EDC**  
As of January 31, 2023

|   | Jan 31, 23          | Dec 31, 22          | \$ Change         |
|---|---------------------|---------------------|-------------------|
| <b>ASSETS</b>                               |                     |                     |                   |
| Current Assets                              |                     |                     |                   |
| Checking/Savings                            |                     |                     |                   |
| 10001 - Cash & Cash Equivalents             |                     |                     |                   |
| 11010 - Cash - Development Corporation      | 0.00                | 34,902.22           | -34,902.22        |
| 11010.4 - Cash - Development Corp_0913      | 1,108,170.94        | 951,113.24          | 157,057.70        |
| 11011 - VTX Bond 2016                       | 200.00              | 200.00              | 0.00              |
| 11012 - Development Corp - TXCLASS          | 130,582.29          | 130,076.04          | 506.25            |
| Total 10001 - Cash & Cash Equivalents       | 1,238,953.23        | 1,116,291.50        | 122,661.73        |
| 11200 - Restricted Cash & Cash Equiv.       |                     |                     |                   |
| 11013 - EDC 2006 Reserve - TXCLASS          | 278,750.54          | 277,669.88          | 1,080.66          |
| Total 11200 - Restricted Cash & Cash Equiv. | 278,750.54          | 277,669.88          | 1,080.66          |
| Total Checking/Savings                      | 1,517,703.77        | 1,393,961.38        | 123,742.39        |
| Accounts Receivable                         |                     |                     |                   |
| 13019 - Sales Tax Receivable                | 320,698.06          | 320,698.06          | 0.00              |
| Total Accounts Receivable                   | 320,698.06          | 320,698.06          | 0.00              |
| Total Current Assets                        | 1,838,401.83        | 1,714,659.44        | 123,742.39        |
| Fixed Assets                                |                     |                     |                   |
| 11020 - Redevelopment Asset                 | 3,098,506.27        | 3,098,506.27        | 0.00              |
| Total Fixed Assets                          | 3,098,506.27        | 3,098,506.27        | 0.00              |
| Other Assets                                |                     |                     |                   |
| 13078 - Loan Rec - MD Int'l(Orb-Galvan)     | 116,500.68          | 116,500.68          | 0.00              |
| 13998 - Note Receivable - City              | 391,323.56          | 391,323.56          | 0.00              |
| Total Other Assets                          | 507,824.24          | 507,824.24          | 0.00              |
| <b>TOTAL ASSETS</b>                         | <b>5,444,732.34</b> | <b>5,320,989.95</b> | <b>123,742.39</b> |
| <b>LIABILITIES &amp; EQUITY</b>             |                     |                     |                   |
| Liabilities                                 |                     |                     |                   |
| Current Liabilities                         |                     |                     |                   |
| Accounts Payable                            |                     |                     |                   |
| 20001 - Accounts Payable                    | 7,290.23            | 11,286.00           | -3,995.77         |
| Total Accounts Payable                      | 7,290.23            | 11,286.00           | -3,995.77         |
| Other Current Liabilities                   |                     |                     |                   |
| 22170 - Insurance Payable                   | 246.72              | 215.88              | 30.84             |
| 22210 - Pension Plan Payable                | -15.39              | 0.00                | -15.39            |
| 24000 - Payroll Liabilities                 | 2,034.63            | 2,584.54            | -549.91           |
| Total Other Current Liabilities             | 2,265.96            | 2,800.42            | -534.46           |
| Total Current Liabilities                   | 9,556.19            | 14,086.42           | -4,530.23         |
| 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                           | 88,361.64           | 92,891.87           | -4,530.23         |
| Equity                                      |                     |                     |                   |
| 32000 - Unassigned Fund Balance             | 1,593,435.59        | 1,594,516.25        | -1,080.66         |
| 37000 - Restricted Fund Balance             | 395,251.22          | 394,170.56          | 1,080.66          |
| 38000 - Nonspendable Fund Balance           | 3,098,506.27        | 3,098,506.27        | 0.00              |
| Net Income                                  | 268,177.62          | 140,805.00          | 128,272.62        |
| Total Equity                                | 5,356,370.70        | 5,228,098.08        | 128,272.62        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>       | <b>5,444,732.34</b> | <b>5,320,989.95</b> | <b>123,742.39</b> |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Profit & Loss - EDC**  
For the Period Ending January 31, 2023

|  | Jan 23     | Oct '22 - Jan 23 |
|--|------------|------------------|
| Ordinary Income/Expense                  |            |                  |
| Income                                   |            |                  |
| Taxes                                    |            |                  |
| 40040 · Sales Tax                        | 186,410.25 | 647,871.53       |
| Total Taxes                              | 186,410.25 | 647,871.53       |
| 44000 · Miscellaneous                    |            |                  |
| 44006 · Other Income-City Pmt VTX        | 10,416.67  | 41,666.68        |
| 44007 · Other Income - Real Estate       | 0.00       | 20,000.00        |
| 44020 · Interest - TX Class              | 1,586.91   | 5,472.81         |
| Total 44000 · Miscellaneous              | 12,003.58  | 67,139.49        |
| 44051 · Projects                         | 200.00     | 200.00           |
| Total Income                             | 198,613.83 | 715,211.02       |
| Expense                                  |            |                  |
| 5100000 · Personnel Costs                |            |                  |
| 5101010 · Salaries                       | 7,693.97   | 37,450.97        |
| 5101100 · TMRS Contribution              | 1,214.87   | 5,913.47         |
| 5101120 · Social Security                | 586.23     | 2,855.57         |
| 5101127 · Cell Phone Allowance           | 50.00      | 200.00           |
| 5101160 · Health/Life Insurance          | 886.58     | 3,546.32         |
| Total 5100000 · Personnel Costs          | 10,431.65  | 49,966.33        |
| 5102000 · Other Services & Charges       |            |                  |
| 5102010 · Marketing & Promotion          | 79.00      | 1,166.00         |
| 5102011 · Contract Labor - Writer        | 400.00     | 1,200.00         |
| 5102012 · Automobile Mileage             | 0.00       | 78.50            |
| 5102020 · Audit                          | 0.00       | 2,250.00         |
| 5102025 · Telephones                     | 878.22     | 1,756.44         |
| 5102080 · Office Equipment - Lease       | 123.84     | 1,169.43         |
| 5102095 · Meetings                       | 62.04      | 788.67           |
| 5102125 · Legal                          | 0.00       | 11,236.00        |
| 5102130 · Membership/Subs                | 425.00     | 574.90           |
| 5102131 · Web-Site                       | 665.00     | 2,660.00         |
| 5102133 · Miscellaneous                  | 0.00       | 135.00           |
| 5102134 · Bldg Lease                     | 1,298.50   | 5,194.00         |
| 5102138 · Postage                        | 0.00       | 26.95            |
| 5102142 · Janitorial                     | 960.00     | 4,200.00         |
| 5102144 · Receptionist                   | 3,500.00   | 7,000.00         |
| 5102150 · Travel & Training              | 4,212.80   | 5,543.78         |
| 5102160 · Water Bill                     | 146.88     | 607.18           |
| 5102165 · Electricity                    | 466.44     | 1,331.09         |
| 5102310 · Sponsorships                   | 250.00     | 20,750.00        |
| 5102320 · Professional Fees - Accounting | 1,600.00   | 6,400.00         |
| 5102335 · Projects                       | 5,175.00   | 158,460.00       |
| 5102340 · Chamber                        | 5,000.00   | 10,000.00        |
| 5102365 · Project VIDA                   | 0.00       | 15,000.00        |
| 5102371 · TLF Repayment - Principal      | 10,303.93  | 39,282.99        |
| 5102372 · TLF Repayment - Interest       | 1,009.54   | 5,583.77         |
| 5102396 · VTX Note                       | 20,833.34  | 83,333.36        |
| Total 5102000 · Other Services & Charges | 57,389.53  | 385,728.06       |
| 5102500 · Maintenance                    |            |                  |
| 5102540 · Maintenance                    | 2,400.00   | 9,600.00         |
| Total 5102500 · Maintenance              | 2,400.00   | 9,600.00         |
| 5103000 · Supplies                       |            |                  |
| 5103050 · Office Supplies                | 120.03     | 739.01           |
| Total 5103000 · Supplies                 | 120.03     | 739.01           |

**Economic Development Corporation of Mercedes, Texas (EDC)**

**Profit & Loss - EDC**

**For the Period Ending January 31, 2023**

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|                            | <u>Jan 23</u>     | <u>Oct '22 - Jan 23</u> |
|----------------------------|-------------------|-------------------------|
| Total Expense              | 70,341.21         | 446,033.40              |
| Net Ordinary Income        | 128,272.62        | 269,177.62              |
| Other Income/Expense       |                   |                         |
| Other Expense              |                   |                         |
| 81000 - Fraudulent Charges | 0.00              | 0.00                    |
| Total Other Expense        | 0.00              | 0.00                    |
| Net Other Income           | 0.00              | 0.00                    |
| Net Income                 | <u>128,272.62</u> | <u>269,177.62</u>       |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Profit & Loss Budget vs. Actual**  
For the Period Ending January 31, 2023

|   | Oct '22 - Jan 23 | Budget       | \$ Over Budget | % of Budget |
|---|------------------|--------------|----------------|-------------|
| <b>Ordinary Income/Expense</b>                |                  |              |                |             |
| <b>Income</b>                                 |                  |              |                |             |
| <b>Taxes</b>                                  |                  |              |                |             |
| 40040 · Sales Tax                             | 647,871.53       | 1,879,794.93 | -1,231,923.40  | 34.5%       |
| <b>Total Taxes</b>                            | 647,871.53       | 1,879,794.93 | -1,231,923.40  | 34.5%       |
| <b>44000 · Miscellaneous</b>                  |                  |              |                |             |
| 44005 · Texas Class Transfer                  | 0.00             | 128,124.88   | -128,124.88    | 0.0%        |
| 44006 · Other Income-City Pmt VTX             | 41,666.68        | 125,000.00   | -83,333.32     | 33.3%       |
| 44007 · Other Income - Real Estate            | 20,000.00        | 0.00         | 20,000.00      | 100.0%      |
| 44020 · Interest - TX Class                   | 5,472.81         | 509.00       | 4,963.81       | 1,075.2%    |
| 44027 · Interest - MD Int'l(Orb Galvan)       | 0.00             | 1,933.00     | -1,933.00      | 0.0%        |
| 44041 · Loan Principal Payments - EDC         | 0.00             | 5,000.00     | -5,000.00      | 0.0%        |
| 44097 · Other Financing Sources-Reserve       | 0.00             | 816,619.00   | -816,619.00    | 0.0%        |
| <b>Total 44000 · Miscellaneous</b>            | 67,139.49        | 1,077,185.88 | -1,010,046.39  | 6.2%        |
| <b>Total Income</b>                           | 715,211.02       | 2,956,980.81 | -2,241,769.79  | 24.2%       |
| <b>Expense</b>                                |                  |              |                |             |
| <b>5100000 · Personnel Costs</b>              |                  |              |                |             |
| 5101010 · Salaries                            | 37,450.97        | 129,212.00   | -91,761.03     | 29.0%       |
| 5101100 · TMRS Contribution                   | 5,913.47         | 23,645.80    | -17,732.33     | 25.0%       |
| 5101120 · Social Security                     | 2,855.57         | 8,011.14     | -5,155.57      | 35.6%       |
| 5101127 · Cell Phone Allowance                | 200.00           | 600.00       | -400.00        | 33.3%       |
| 5101140 · Unemployment Comp                   | 0.00             | 1,500.00     | -1,500.00      | 0.0%        |
| 5101160 · Health/Life Insurance               | 3,546.32         | 13,896.00    | -10,349.68     | 25.5%       |
| 5101180 · Worker's Comp                       | 0.00             | 305.00       | -305.00        | 0.0%        |
| <b>Total 5100000 · Personnel Costs</b>        | 49,966.33        | 177,169.94   | -127,203.61    | 28.2%       |
| <b>5102000 · Other Services &amp; Charges</b> |                  |              |                |             |
| 5102010 · Marketing & Promotion               | 1,166.00         | 17,400.00    | -16,234.00     | 6.7%        |
| 5102011 · Contract Labor - Writer             | 1,200.00         | 6,000.00     | -4,800.00      | 20.0%       |
| 5102012 · Automobile Mileage                  | 78.50            | 2,000.00     | -1,921.50      | 3.9%        |
| 5102014 · Billboards                          | 0.00             | 4,800.00     | -4,800.00      | 0.0%        |
| 5102020 · Audit                               | 2,250.00         | 19,000.00    | -16,750.00     | 11.8%       |
| 5102021 · Loan Fees - EDC                     | 0.00             | 750.00       | -750.00        | 0.0%        |
| 5102025 · Telephones                          | 1,756.44         | 5,400.00     | -3,643.56      | 32.5%       |
| 5102080 · Office Equipment - Lease            | 1,169.43         | 3,500.00     | -2,330.57      | 33.4%       |
| 5102095 · Meetings                            | 788.67           | 2,600.00     | -1,811.33      | 30.3%       |
| 5102102 · D & O Insurance                     | 0.00             | 700.00       | -700.00        | 0.0%        |
| 5102125 · Legal                               | 11,236.00        | 45,000.00    | -33,764.00     | 25.0%       |
| 5102130 · Membership/Subs                     | 574.90           | 1,000.00     | -425.10        | 57.5%       |
| 5102131 · Web-Site                            | 2,660.00         | 7,980.00     | -5,320.00      | 33.3%       |
| 5102133 · Miscellaneous                       | 135.00           | 500.00       | -365.00        | 27.0%       |
| 5102134 · Bldg Lease                          | 5,194.00         | 15,582.00    | -10,388.00     | 33.3%       |
| 5102138 · Postage                             | 26.95            | 0.00         | 26.95          | 100.0%      |
| 5102142 · Janitorial                          | 4,200.00         | 13,200.00    | -9,000.00      | 31.8%       |
| 5102144 · Receptionist                        | 7,000.00         | 14,000.00    | -7,000.00      | 50.0%       |
| 5102150 · Travel & Training                   | 5,543.78         | 15,000.00    | -9,456.22      | 37.0%       |
| 5102160 · Water Bill                          | 607.18           | 1,700.00     | -1,092.82      | 35.7%       |
| 5102165 · Electricity                         | 1,331.09         | 3,000.00     | -1,668.91      | 44.4%       |
| 5102310 · Sponsorships                        | 20,750.00        | 31,250.00    | -10,500.00     | 66.4%       |
| 5102320 · Professional Fees - Accounting      | 6,400.00         | 19,200.00    | -12,800.00     | 33.3%       |
| 5102335 · Projects                            | 158,460.00       | 1,153,984.05 | -995,524.05    | 13.7%       |
| 5102340 · Chamber                             | 10,000.00        | 52,000.00    | -42,000.00     | 19.2%       |
| 5102355 · Series 2007 - Interest              | 0.00             | 55,737.50    | -55,737.50     | 0.0%        |
| 5102356 · Series 2007 - Principal             | 0.00             | 225,000.00   | -225,000.00    | 0.0%        |
| 5102362 · Project Rios of Mercedes            | 0.00             | 51,400.00    | -51,400.00     | 0.0%        |
| 5102365 · Project VIDA                        | 15,000.00        | 15,000.00    | 0.00           | 100.0%      |
| 5102371 · TLF Repayment - Principal           | 39,282.99        | 119,829.34   | -80,546.35     | 32.8%       |
| 5102372 · TLF Repayment - Interest            | 5,583.77         | 13,631.90    | -8,048.13      | 41.0%       |
| 5102379 · Project RGV Livestock Show Park     | 0.00             | 25,000.00    | -25,000.00     | 0.0%        |
| 5102382 · Project La Herencia                 | 0.00             | 66,666.00    | -66,666.00     | 0.0%        |
| 5102396 · VTX Note                            | 83,333.36        | 250,000.08   | -166,666.72    | 33.3%       |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Profit & Loss Budget vs. Actual**  
For the Period Ending January 31, 2023

|   | <u>Oct '22 - Jan 23</u> | <u>Budget</u>       | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|-------------------------|---------------------|-----------------------|--------------------|
| 5102397 · Project Orchard Grove Apartment           | 0.00                    | 50,000.00           | -50,000.00            | 0.0%               |
| 5102399 · Outlet Mall Oct 18' - Oct 28'             | 0.00                    | 450,000.00          | -450,000.00           | 0.0%               |
| <b>Total 5102000 · Other Services &amp; Charges</b> | <b>385,728.06</b>       | <b>2,757,810.87</b> | <b>-2,372,082.81</b>  | <b>14.0%</b>       |
| 5102500 · Maintenance                               |                         |                     |                       |                    |
| 5102520 · Office Equipment                          | 0.00                    | 3,000.00            | -3,000.00             | 0.0%               |
| 5102540 · Maintenance                               | 9,600.00                | 16,000.00           | -6,400.00             | 60.0%              |
| <b>Total 5102500 · Maintenance</b>                  | <b>9,600.00</b>         | <b>19,000.00</b>    | <b>-9,400.00</b>      | <b>50.5%</b>       |
| 5103000 · Supplies                                  |                         |                     |                       |                    |
| 5103050 · Office Supplies                           | 739.01                  | 2,000.00            | -1,260.99             | 37.0%              |
| <b>Total 5103000 · Supplies</b>                     | <b>739.01</b>           | <b>2,000.00</b>     | <b>-1,260.99</b>      | <b>37.0%</b>       |
| 5104000 · Capital Outlay                            |                         |                     |                       |                    |
| 5104005 · Furniture & Fixtures                      | 0.00                    | 1,000.00            | -1,000.00             | 0.0%               |
| <b>Total 5104000 · Capital Outlay</b>               | <b>0.00</b>             | <b>1,000.00</b>     | <b>-1,000.00</b>      | <b>0.0%</b>        |
| <b>Total Expense</b>                                | <b>446,033.40</b>       | <b>2,956,980.81</b> | <b>-2,510,947.41</b>  | <b>15.1%</b>       |
| <b>Net Ordinary Income</b>                          | <b>269,177.62</b>       | <b>0.00</b>         | <b>269,177.62</b>     | <b>100.0%</b>      |
| <b>Net Income</b>                                   | <b>269,177.62</b>       | <b>0.00</b>         | <b>269,177.62</b>     | <b>100.0%</b>      |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Balance Sheet - R.B.E.G. Grant**  
As of January 31, 2023

|  | Jan 31, 23        | Dec 31, 22        | \$ Change     |
|--|-------------------|-------------------|---------------|
| <b>ASSETS</b>                              |                   |                   |               |
| <b>Current Assets</b>                      |                   |                   |               |
| <b>Checking/Savings</b>                    |                   |                   |               |
| 11111.1 · Restricted Cash & Cash Eq.       |                   |                   |               |
| 11010.1 · Cash - EDC R.B.E.G. Grant        | 254,633.95        | 249,247.45        | 5,386.50      |
| 11012.1 · EDC RBEG Grant-TXCLASS           | 42,643.54         | 42,478.21         | 165.33        |
| Total 11111.1 · Restricted Cash & Cash Eq. | 297,277.49        | 291,725.66        | 5,551.83      |
| <b>Total Checking/Savings</b>              | 297,277.49        | 291,725.66        | 5,551.83      |
| <b>Total Current Assets</b>                | 297,277.49        | 291,725.66        | 5,551.83      |
| <b>Other Assets</b>                        |                   |                   |               |
| 13076.1 · Loan Rec - DeLaGarza Bakery      | 90,969.63         | 92,540.95         | -1,571.32     |
| 13078.1 · Loan Rec - MD International      | 48,000.00         | 48,000.00         | 0.00          |
| 13079.1 · Loan Rec - First Nat'l B(Gomez)  | 25,822.45         | 25,822.45         | 0.00          |
| 13082.1 · Loan Rec - The Grind             | 37,246.00         | 37,353.36         | -107.36       |
| 13092.1 · Loan Rec - Reybotics, LLC (Adv)  | 146,280.17        | 146,280.17        | 0.00          |
| 13095.1 · Loan Rec - Werbiski Ashley & H   | 5,083.33          | 6,664.98          | -1,581.65     |
| 13096.1 · Loan Rec - Top Gym - San Miguel  | 33,518.81         | 34,601.45         | -1,082.64     |
| 13097.1 · Loan Rec - Ashley R Gonzalez     | 42,906.53         | 43,185.54         | -279.01       |
| 13098.1 · N/R - Valor Fitness LLC          | 45,837.65         | 45,837.65         | 0.00          |
| 13098.3 · N/R - NTM Ventures LLC           | 84,088.68         | 84,088.68         | 0.00          |
| 13296.1 · Allowance - RBEG                 | -28,326.68        | -28,326.68        | 0.00          |
| <b>Total Other Assets</b>                  | 531,426.57        | 536,048.55        | -4,621.98     |
| <b>TOTAL ASSETS</b>                        | <b>828,704.06</b> | <b>827,774.21</b> | <b>929.85</b> |
| <b>LIABILITIES &amp; EQUITY</b>            |                   |                   |               |
| <b>Equity</b>                              |                   |                   |               |
| 32000 · Unassigned Fund Balance            | 27,883.40         | 27,883.40         | 0.00          |
| 32001.1 · Fund Balance - Auxiliary         | -12,921.25        | -12,921.25        | 0.00          |
| 37000.1 · Restricted Fund Balance - RBEG   | 809,908.23        | 809,908.23        | 0.00          |
| Net Income                                 | 3,833.68          | 2,903.83          | 929.85        |
| <b>Total Equity</b>                        | <b>828,704.06</b> | <b>827,774.21</b> | <b>929.85</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>      | <b>828,704.06</b> | <b>827,774.21</b> | <b>929.85</b> |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Profit & Loss - R.B.E.G. Grant**  
For the Period Ending January 31, 2023

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|   | Jan 23               | Oct '22 - Jan 23       |
|---|----------------------|------------------------|
| <b>Ordinary Income/Expense</b>                      |                      |                        |
| <b>Income</b>                                       |                      |                        |
| 44000 · Miscellaneous                               |                      |                        |
| 44020.1 · Interest - TX Class - RBEG                | 165.33               | 570.16                 |
| 44026.1 · Interest - DeLaGarza Bakery               | 405.66               | 1,560.71               |
| 44031.1 · Interest - The Grind                      | 347.95               | 486.15                 |
| 44095.1 · Interest - Werbiski Ashley & H            | 55.60                | 105.85                 |
| 44096.1 · Interest - Top Gym - San Miguel           | 85.32                | 350.92                 |
| 44097.1 · Interest - Ashley R Gonzalez              | 70.99                | 404.60                 |
| 44098.1 · Interest - Valor Fitness                  | 0.00                 | 327.61                 |
| 44296.2 · Interest - NTM Ventures                   | 0.00                 | 627.68                 |
| <b>Total 44000 · Miscellaneous</b>                  | <u>1,130.85</u>      | <u>4,433.68</u>        |
| <b>Total Income</b>                                 | 1,130.85             | 4,433.68               |
| <b>Expense</b>                                      |                      |                        |
| 5102000 · Other Services & Charges                  |                      |                        |
| 52110.1 · Loan Fees                                 | 201.00               | 600.00                 |
| <b>Total 5102000 · Other Services &amp; Charges</b> | <u>201.00</u>        | <u>600.00</u>          |
| <b>Total Expense</b>                                | <u>201.00</u>        | <u>600.00</u>          |
| <b>Net Ordinary Income</b>                          | <u>929.85</u>        | <u>3,833.68</u>        |
| <b>Net Income</b>                                   | <u><u>929.85</u></u> | <u><u>3,833.68</u></u> |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Balance Sheet - I R P**  
As of January 31, 2023

|  | <u>Jan 31, 23</u>        | <u>Dec 31, 22</u>        | <u>\$ Change</u>     |
|--|--------------------------|--------------------------|----------------------|
| <b>ASSETS</b>                            |                          |                          |                      |
| <b>Current Assets</b>                    |                          |                          |                      |
| Checking/Savings                         |                          |                          |                      |
| 11010.2 - Cash - I R P                   | 237,109.16               | 235,802.51               | 1,306.65             |
| <b>Total Checking/Savings</b>            | <u>237,109.16</u>        | <u>235,802.51</u>        | <u>1,306.65</u>      |
| <b>Total Current Assets</b>              | <u>237,109.16</u>        | <u>235,802.51</u>        | <u>1,306.65</u>      |
| <b>Other Assets</b>                      |                          |                          |                      |
| 11012.2 - IRP Operating Reserv - TXCLASS | 70,070.75                | 69,799.10                | 271.65               |
| 13078.2 - Loan Rec - MD Int'l (Galvan)   | 108,108.46               | 108,108.46               | 0.00                 |
| 13079.2 - Loan Rec - First Nat'l (Gomez) | 16,132.80                | 16,132.80                | 0.00                 |
| 13090.2 - Loan Rec - Castaneda Mario & M | 63,129.97                | 64,059.31                | -929.34              |
| 13295.2 - Loan Rec - Raquel Moreno       | 3,324.78                 | 3,596.81                 | -272.03              |
| <b>Total Other Assets</b>                | <u>260,766.76</u>        | <u>261,696.48</u>        | <u>-929.72</u>       |
| <b>TOTAL ASSETS</b>                      | <u><u>497,875.92</u></u> | <u><u>497,498.99</u></u> | <u><u>376.93</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>          |                          |                          |                      |
| <b>Equity</b>                            |                          |                          |                      |
| 32000 - Unassigned Fund Balance          | -2,177.01                | -2,177.01                | 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                               | 3,987.33                 | 3,610.40                 | 376.93               |
| <b>Total Equity</b>                      | <u>497,875.92</u>        | <u>497,498.99</u>        | <u>376.93</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>    | <u><u>497,875.92</u></u> | <u><u>497,498.99</u></u> | <u><u>376.93</u></u> |

**Economic Development Corporation of Mercedes, Texas (EDC)**  
**Profit & Loss - I R P**  
For the Period Ending January 31, 2023

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|   | Jan 23               | Oct '22 - Jan 23       |
|---|----------------------|------------------------|
| <b>Ordinary Income/Expense</b>                      |                      |                        |
| <b>Income</b>                                       |                      |                        |
| 44000 · Miscellaneous                               |                      |                        |
| 44020.2 · Interest - TX Class - IRP                 | 271.65               | 936.87                 |
| 44027.2 · Interest - MD Int'l (Galvan)              | 0.00                 | 2,514.04               |
| 44090.2 · Interest - Castaneda Mario & M            | 130.79               | 669.72                 |
| 44295.2 · Interest - Raquel Moreno                  | 10.49                | 46.70                  |
| <b>Total 44000 · Miscellaneous</b>                  | <u>412.93</u>        | <u>4,167.33</u>        |
| <b>Total Income</b>                                 | <u>412.93</u>        | <u>4,167.33</u>        |
| <b>Expense</b>                                      |                      |                        |
| 5102000 · Other Services & Charges                  |                      |                        |
| 52110.2 · Loan Fee                                  | 36.00                | 180.00                 |
| <b>Total 5102000 · Other Services &amp; Charges</b> | <u>36.00</u>         | <u>180.00</u>          |
| <b>Total Expense</b>                                | <u>36.00</u>         | <u>180.00</u>          |
| <b>Net Ordinary Income</b>                          | <u>376.93</u>        | <u>3,987.33</u>        |
| <b>Net Income</b>                                   | <u><u>376.93</u></u> | <u><u>3,987.33</u></u> |

|  |                      |                      |                  |
|--|----------------------|----------------------|------------------|
|  |                      |                      |                  |
| <b>Economic Development Corporation of Mercedes, Texas (EDC)</b> |                      |                      |                  |
| <b>Debt Summary</b>  |                      |                      |                  |
| <b>As of January 31 ,2023</b>                                    |                      |                      |                  |
|  |                      |                      |                  |
| <b>Debt Description</b>  | <b>Jan. 31, 2023</b> | <b>Dec. 31, 2022</b> | <b>\$ Change</b> |
| USDA - IRP Note Payable  | 528,809.83           | 528,809.83           | -                |
| Bonds Payable 2007   | 1,225,000.00         | 1,225,000.00         | -                |
| Bonds Payable 2016 - VTX   | 854,166.94           | 875,000.28           | (20,833.34)      |
| Estimated Mall Rebate Liability                                  | 1,529,854.95         | 1,529,854.95         | -                |
| Texas Leverage Fund Payable                                      | 262,643.85           | 272,947.78           | (10,303.93)      |
|  |                      |                      |                  |
|  |                      |                      |                  |
| <b>Economic Development Corporation of Mercedes, Texas (EDC)</b> |                      |                      |                  |
| <b>Accounts Payable</b>  |                      |                      |                  |
| <b>As January 31, 2023</b>                                       |                      |                      |                  |
| <b>Vendor Description</b>  | <b>Jan. 31, 2023</b> | <b>Dec. 31, 2022</b> |                  |
| Trans Union, LLC - Membership                                    | \$ -                 | \$ 50.00             |                  |
| Elizabeth Rodriguez  | \$ 960.00            | \$ -                 |                  |
| RGV - CEP AGNR   | 5,175.00             | -                    |                  |
| City of Mercedes   | 886.58               | -                    |                  |
| Hudson Energy  | 466.44               | -                    |                  |
|  | -                    | -                    |                  |
|  | <u>\$ 7,488.02</u>   | <u>\$ 50.00</u>      |                  |



**Blue Business<sup>SM</sup> Plus Credit Card**  
DEVELOPMENT CORPORATION OF  
MELISSA RAMIREZ  
Closing Date 01/17/23 Next Closing Date 02/14/23  
Account Ending 5-31009

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

**New Balance** **\$4,019.16**  
**Minimum Payment Due** **\$40.00**  
**Payment Due Date** **02/11/23**

**Late Payment Warning:** If we do not receive your Minimum Payment Due by the Payment Due Date of 02/11/23, 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%.

**Membership Rewards<sup>®</sup> Points**

Available and Pending as of 12/31/22

**9,372**

For up to date point balance and full program details, visit [membershiprewards.com](http://membershiprewards.com)

**Account Summary**

|                  |             |
|------------------|-------------|
| Previous Balance | \$1,350.61  |
| Payments/Credits | -\$1,350.61 |
| New Charges      | +\$4,019.16 |
| Fees             | +\$0.00     |
| Interest Charged | +\$0.00     |

**New Balance** **\$4,019.16**  
**Minimum Payment Due** **\$40.00**

Credit Limit **\$13,000.00**  
Available Credit **\$8,980.84**

Days in Billing Period: 32

**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   | \$8,700                                   |
| \$146   | 3 years  | \$5,246<br>(Savings = \$3,454)            |

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 on **page 5**.

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



**Blue Business<sup>SM</sup> Plus Credit Card**  
 DEVELOPMENT CORPORATION OF  
 MELISSA RAMIREZ  
 Closing Date 01/17/23

p. 3/5

Account Ending 5-31009



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

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

Hearing Impaired

Online chat at [americanexpress.com](http://americanexpress.com) or use Relay dial 711 and 1-800-521-6121



Website: [americanexpress.com](http://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                          | -\$1,350.61        |
| Credits                           | \$0.00             |
| <b>Total Payments and Credits</b> | <b>-\$1,350.61</b> |

### Detail \*Indicates posting date

| Payments                               | Amount      |
|--|-------------|
| 01/02/23* PAYMENT RECEIVED - THANK YOU | -\$1,350.61 |

## New Charges

### Summary

|                          | Total             |
|--------------------------|-------------------|
| <b>Total New Charges</b> | <b>\$4,019.16</b> |

### Detail



MELISSA RAMIREZ  
 Card Ending 5-31009

|          |  |               |                      | Amount     |
|----------|--|---------------|----------------------|------------|
| 12/17/22 | LOOPNET<br>COMMERCIAL P  | 888-567-7442  | DC marketing         | \$79.00    |
| 12/22/22 | SPECTRUM<br>CABLE SVC  | 855-707-7328  | MO telephones        | \$439.11   |
| 12/24/22 | GOTOCOM*GOTOMEETING<br>ONLINE SVCS   | GOTO.COM      | MA meetings          | \$51.06    |
| 12/27/22 | ICSC-NY<br>+16467283800  | NEW YORK      | NY membership        | \$375.00   |
| 12/27/22 | ICSC-NY<br>+16467283800  | NEW YORK      | NY travel + training | \$1,100.00 |
| 12/29/22 | GLOBAL EXPERIENCE SPECIALISTS<br>5202824 78570                                     | (800)475-2098 | NV travel + training | \$482.40   |
| 01/03/23 | HOTELSCOM7246297553125<br>0 75215<br>MELISSA RAMIREZ<br>CANVAS HOTEL DALLAS,DALLAS | HOTELS.COM    | WA travel + training | \$536.02   |
| 01/03/23 | THE HOME DEPOT<br>800-654-0688   | WESLACO       | TX office supplies   | \$120.03   |
| 01/03/23 | GLOBAL EXPERIENCE SPECIALISTS<br>5204434 78570                                     | (800)475-2098 | NV travel + training | \$509.05   |
| 01/11/23 | H-E-B<br>9999999999  | MERCEDES      | TX meetings          | \$10.98    |

Continued on reverse

**Detail Continued**

|          |  |        |                             | Amount   |
|----------|--|--------|-----------------------------|----------|
| 01/16/23 | CAR RENTAL ON BOOKING.COM<br>TAXICAB & LIMOUSINE | LONDON | GB <i>travel + training</i> | \$316.51 |

**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 Cardmember Agreement for details.

**2023 Fees and Interest Totals Year-to-Date**

|                        | Amount |
|------------------------|--------|
| Total Fees in 2023     | \$0.00 |
| Total Interest in 2023 | \$0.00 |

**Interest Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

|                   | Annual<br>Percentage Rate | Balance Subject<br>to Interest Rate | Interest<br>Charge |
|-------------------|---------------------------|-------------------------------------|--------------------|
| Purchases         | 29.99% (v)                | \$0.00                              | \$0.00             |
| <b>Total</b>      |                           |                                     | <b>\$0.00</b>      |
| (v) Variable Rate |                           |                                     |                    |



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



00007332 TT212S02012301442800 01 000000000 0007332 006

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

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

XXXXXX0913  
01/31/2023  
01/31/2023  
25  
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  
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## PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX0913

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

### Balance Summary

|                                    |                |
|------------------------------------|----------------|
| Beginning Balance as of 01/01/2023 | \$971,853.31   |
| + Deposits and Credits (3)         | \$222,213.55   |
| - Withdrawals and Debits (29)      | \$72,362.48    |
| Ending Balance as of 01/31/2023    | \$1,121,704.38 |
| Service Charges for Period         | \$0.00         |
| Average Balance for Period         | \$1,040,372.00 |

### DEPOSITS AND OTHER CREDITS

| Date   | Description  | Deposits   |
|--------|--|------------|
| Jan 04 | DEPOSIT  | 34,902.22  |
| Jan 06 | ACH CREDIT DISCOVER 12/30/22 #150001873                  | 901.08     |
| Jan 20 | CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO | 186,410.25 |

### DEBITS AND OTHER WITHDRAWALS

| Date   | Description                                   | Withdrawals |
|--------|---|-------------|
| Jan 03 | BENE:TEXAS LEVERAGE FUND TRN:P202301030000162 | 11,313.47   |



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## DEBITS AND OTHER WITHDRAWALS (Continued)

| Date   | Description   | Withdrawals |
|--------|---|-------------|
| Jan 06 | DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP   | 2,499.76    |
| Jan 17 | IRS/USATAXPYMT *****1791789754 DEVELOPMENT CORPORATIO | 2,584.54    |
| Jan 20 | DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP   | 3,226.40    |
| Jan 26 | REF 20SQ3ZH TO *0691                                  | 10,416.67   |

## CHECKS PAID

\* Indicates a Skip in Check Number(s)

| Date   | Check No. | Amount    | Date   | Check No. | Amount   | Date   | Check No. | Amount   |
|--------|-----------|-----------|--------|-----------|----------|--------|-----------|----------|
| Jan 06 | 4122      | 1,600.00  | Jan 23 | *4136     | 281.15   | Jan 20 | 4144      | 439.11   |
| Jan 17 | 4123      | 12,500.00 | Jan 18 | 4137      | 212.15   | Jan 18 | 4145      | 1,200.00 |
| Jan 04 | *4126     | 197.79    | Jan 13 | 4138      | 4,798.50 | Jan 31 | *4151     | 1,200.00 |
| Jan 13 | *4129     | 2,265.13  | Jan 10 | 4139      | 665.00   | Jan 31 | 4152      | 5,000.00 |
| Jan 04 | 4130      | 2,250.00  | Jan 11 | 4140      | 400.00   | Jan 30 | 4153      | 986.54   |
| Jan 03 | 4131      | 1,350.61  | Jan 23 | 4141      | 478.11   | Jan 27 | 4154      | 128.01   |
| Jan 04 | 4132      | 158.28    | Jan 17 | 4142      | 1,600.00 | Jan 31 | 4155      | 123.84   |
| Jan 03 | 4133      | 418.26    | Jan 12 | 4143      | 50.00    | Jan 31 | *4158     | 4,019.16 |

## DAILY BALANCE SUMMARY

| Date   | Balance    | Date   | Balance      | Date   | Balance      |
|--------|------------|--------|--------------|--------|--------------|
| Jan 03 | 958,770.97 | Jan 12 | 986,753.44   | Jan 23 | 1,143,578.60 |
| Jan 04 | 991,067.12 | Jan 13 | 979,689.81   | Jan 26 | 1,133,161.93 |
| Jan 06 | 987,868.44 | Jan 17 | 963,005.27   | Jan 27 | 1,133,033.92 |
| Jan 10 | 987,203.44 | Jan 18 | 961,593.12   | Jan 30 | 1,132,047.38 |
| Jan 11 | 986,803.44 | Jan 20 | 1,144,337.86 | Jan 31 | 1,121,704.38 |



## CHECK IMAGES

CREDIT/DEBIT  
CUSTOMER NAME: Development Corporation of Mercedes, Inc.  
TRANSFERS FROM # 1815 - Check out due to Transit.  
AMOUNT: \$ 100 1030913  
DATE: 01/04/2023  
CHECK NO: 0  
AMOUNT: \$ 34,902.22

01/04/2023 Check 0 \$34,902.22

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4122  
CHECK DATE: 01/06/2023  
Pay to the order of: GAS CHALICE  
\$ 1,600.00  
MICR LINE: @0000004122@ 6114920128C 1001030913P

01/06/2023 Check 4122 \$1,600.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4123  
CHECK DATE: 01/17/2023  
Pay to the order of: Smith on the fly  
\$ 12,500.00  
MICR LINE: @0000004123@ 6114920128C 1001030913P

01/17/2023 Check 4123 \$12,500.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4126  
CHECK DATE: 01/04/2023  
Pay to the order of: Loretta Lee Learning & Programs of the Law  
\$ 197.79  
MICR LINE: @0000004126@ 6114920128C 1001030913P

01/04/2023 Check 4126 \$197.79

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4129  
CHECK DATE: 01/13/2023  
Pay to the order of: City of Mercedes  
\$ 2,265.13  
MICR LINE: @0000004129@ 6114920128C 1001030913P

01/13/2023 Check 4129 \$2,265.13

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4130  
CHECK DATE: 01/04/2023  
Pay to the order of: Adrian Webb, CPA  
\$ 2,250.00  
MICR LINE: @0000004130@ 6114920128C 1001030913P

01/04/2023 Check 4130 \$2,250.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4131  
CHECK DATE: 01/03/2023  
Pay to the order of: American Express  
\$ 1,350.61  
MICR LINE: @0000004131@ 6114920128C 1001030913P

01/03/2023 Check 4131 \$1,350.61

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4132  
CHECK DATE: 01/04/2023  
Pay to the order of: City of Mercedes  
\$ 158.28  
MICR LINE: @0000004132@ 6114920128C 1001030913P

01/04/2023 Check 4132 \$158.28

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4133  
CHECK DATE: 01/03/2023  
Pay to the order of: Pegasus Energy Services, LLC  
\$ 418.26  
MICR LINE: @0000004133@ 6114920128C 1001030913P

01/03/2023 Check 4133 \$418.26

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4136  
CHECK DATE: 01/23/2023  
Pay to the order of: Melissa Burrows  
\$ 281.15  
MICR LINE: @0000004136@ 6114920128C 1001030913P

01/23/2023 Check 4136 \$281.15

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4137  
CHECK DATE: 01/18/2023  
Pay to the order of: Karyne Joseph Carty IV  
\$ 212.15  
MICR LINE: @0000004137@ 6114920128C 1001030913P

01/18/2023 Check 4137 \$212.15

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
Mercedes, TX 75450  
CHECK NO: 4138  
CHECK DATE: 01/13/2023  
Pay to the order of: Municipal Area Chamber of Commerce  
\$ 4,798.50  
MICR LINE: @0000004138@ 6114920128C 1001030913P

01/13/2023 Check 4138 \$4,798.50



## CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/10/23

Pay to the order of: UPG Studios, Inc.  
\$ 665.00

One Thousand Six Hundred Sixty Five and 00/100

UPG Studios, Inc.  
222 E. 10th Street, Suite 402  
Houston, TX 77001

Valid:

⑆0000004139⑆ ⑆111910118⑆ 1001030913⑆

01/10/2023 Check 4139 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/11/23

Pay to the order of: Phoenix D. Canaan  
\$ 400.00

Four Hundred and 00/100

Phoenix D. Canaan  
1225 Turner Rd.  
Houston, TX 77058

Valid:

⑆0000004140⑆ ⑆111910118⑆ 1001030913⑆

01/11/2023 Check 4140 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/23/23

Pay to the order of: Paul Williams  
\$ 478.11

Four Hundred Seventy Eight and 11/100

Paul Williams  
Houston, TX 77058

Pay Item: Mortgage Refund

⑆0000004141⑆ ⑆111910118⑆ 1001030913⑆

01/23/2023 Check 4141 \$478.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/17/23

Pay to the order of: SJS CPA LLC  
\$ 1,600.00

One Thousand Six Hundred and 00/100

SJS CPA LLC  
P.O. Box 1027  
Houston, TX 77059

⑆0000004142⑆ ⑆111910118⑆ 1001030913⑆

01/17/2023 Check 4142 \$1,600.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/12/23

Pay to the order of: Tera Lynn, LLC  
\$ 50.00

Pay to the order of: Tera Lynn, LLC  
PO Box 8908  
Chicago, IL 60680-0008

⑆0000004143⑆ ⑆111910118⑆ 1001030913⑆

01/12/2023 Check 4143 \$50.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/20/23

Pay to the order of: Charles Communications  
\$ 439.11

Four Hundred Thirty Nine and 11/100

Charles Communications  
PO Box 8908  
Chicago, IL 60680-0008

⑆0000004144⑆ ⑆111910118⑆ 1001030913⑆

01/20/2023 Check 4144 \$439.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/18/23

Pay to the order of: Rex S. Davis  
\$ 1,200.00

One Thousand Two Hundred and 00/100

Rex S. Davis  
123 S. Main St.  
Houston, TX 77059

⑆0000004145⑆ ⑆111910118⑆ 1001030913⑆

01/18/2023 Check 4145 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/31/23

Pay to the order of: Rex S. Davis  
\$ 1,200.00

One Thousand Two Hundred and 00/100

Rex S. Davis  
123 S. Main St.  
Houston, TX 77059

⑆0000004151⑆ ⑆111910118⑆ 1001030913⑆

01/31/2023 Check 4151 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/31/23

Pay to the order of: Mercedes Area Chamber of Commerce  
\$ 5,000.00

Five Thousand and 00/100

Mercedes Area Chamber of Commerce  
200 S. Chase  
MERCER, TX 75370

⑆0000004152⑆ ⑆111910118⑆ 1001030913⑆

01/31/2023 Check 4152 \$5,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/30/23

Pay to the order of: Sterling Roberts  
\$ 986.54

Nine Hundred Eighty Six and 54/100

Sterling Roberts  
1400 Oliver Avenue  
Baltimore, TX 78409

⑆0000004153⑆ ⑆111910118⑆ 1001030913⑆

01/30/2023 Check 4153 \$986.54

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/27/23

Pay to the order of: James Jackson Garcia IV  
\$ 128.01

One Hundred Twenty Eight and 01/100

James Jackson Garcia IV  
Houston, TX 77058

⑆0000004154⑆ ⑆111910118⑆ 1001030913⑆

01/27/2023 Check 4154 \$128.01

DEVELOPMENT CORPORATION OF MERCEDES, INC.  
320 S. CHASE  
MERCER, TX 75370

TELEPHONE BANK  
MERCER, TX 75370

Check date: 1/31/23

Pay to the order of: Lenny  
\$ 123.84

One Hundred Twenty Three and 84/100

Lenny  
P.O. Box 814  
Houston, TX 77058

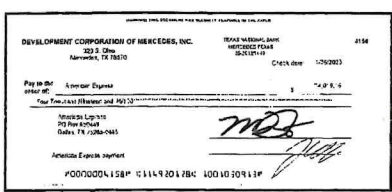
⑆0000004155⑆ ⑆111910118⑆ 1001030913⑆

01/31/2023 Check 4155 \$123.84



Account Number XXXXXX0913  
Statement Date 01/31/2023  
Statement Thru Date 01/31/2023  
Page 5

CHECK IMAGES (Continued)



01/31/2023      Check 4158      \$4,019.16





## Summary Statement

January 31, 2023

Page 1 of 6

Investor ID: TX-01-0607

0000471-0008939 PDF 498135

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

### Texas CLASS

#### Texas CLASS

Average Monthly Yield: 4.5742%

|                 |                                     | Beginning<br>Balance | Contributions | Withdrawals | Income<br>Earned | Income<br>Earned<br>YTD | Average Daily<br>Balance | Month End<br>Balance |
|-----------------|-------------------------------------|----------------------|---------------|-------------|------------------|-------------------------|--------------------------|----------------------|
| TX-01-0607-0001 | DEVELOPMENT CORPORATION OF MERCEDES | 130,076.04           | 0.00          | 0.00        | 506.25           | 506.25                  | 130,343.64               | 130,582.29           |
| TX-01-0607-0002 | EDC 2006 RESERVE                    | 277,669.88           | 0.00          | 0.00        | 1,080.66         | 1,080.66                | 278,241.10               | 278,750.54           |
| TX-01-0607-0003 | EDC RBEG FUND                       | 42,478.21            | 0.00          | 0.00        | 165.33           | 165.33                  | 42,565.60                | 42,643.54            |
| TX-01-0607-0004 | IRP FUND OPERATING/RESERVE          | 69,799.10            | 0.00          | 0.00        | 271.65           | 271.65                  | 69,942.69                | 70,070.75            |
| <b>TOTAL</b>    |                                     | <b>520,023.23</b>    | <b>0.00</b>   | <b>0.00</b> | <b>2,023.89</b>  | <b>2,023.89</b>         | <b>521,093.03</b>        | <b>522,047.12</b>    |

Tel: (800) 707-6242

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

# Security Holder Remittance Report for 1/25/2023

|             |                     |
|-------------|---------------------|
| Start Date: | 1/11/2023 12:00:00A |
| End Date:   | 1/25/2023 11:59:00P |
| Print Date: | 01/25/2023          |
| Print Time: | 3:33:11 pm          |

**Security Holder**                      **Development Corporation of Mercedes**

| Investor Number <u>01-985-002</u> |                 | Investor Name <u>Development Corp of Mercedes RBEG</u> |                 |                |                  |                 |                |                |            | Rcvr'd | Net Remit |
|-----------------------------------|-----------------|--|-----------------|----------------|------------------|-----------------|----------------|----------------|------------|--------|-----------|
| <u>Loan No</u>                    | <u>Borrower</u> | <u>Trans Desc</u>                                      | <u>*Paid Dt</u> | <u>Pmt Amt</u> | <u>Principal</u> | <u>Interest</u> | <u>Ser Fee</u> | <u>Lt Chrg</u> | <u>Fee</u> |        | <u>Am</u> |
| 98567980                          | San Miguel      | Regular Pymnt  | 01/11/2023      | 1,167.96       | 1,082.64         | 85.32           | 18.00          | 0.00           | 0.00       | 0.00   | 1,149.96  |
| 98564204                          | Werbiski        | Regular Pymnt  | 01/12/2023      | 573.04         | 490.15           | 55.60           | 18.00          | 0.00           | 0.00       | 0.00   | 527.75    |
| 98564204                          | Werbiski        | Regular Pymnt  | 01/12/2023      | 573.04         | 545.75           | 0.00            | 18.00          | 0.00           | 0.00       | 0.00   | 527.75    |
| 98564204                          | Werbiski        | Regular Pymnt  | 01/12/2023      | 545.75         | 545.75           | 0.00            | 18.00          | 0.00           | 0.00       | 0.00   | 527.75    |
| 98554876                          | Jom Investme    | Regular Pymnt  | 01/17/2023      | 455.31         | 107.36           | 347.95          | 18.00          | 0.00           | 0.00       | 0.00   | 437.31    |
| Investor/Bank/Group Total         |                 |  |                 | 3,315.10       | 2,771.65         | 488.87          | 90.00          | 0.00           | 0.00       | 0.00   | 3,170.52  |

| Investor Number <u>01-985-003</u> |                 | Investor Name <u>Development Corporation of Mercedes</u> |                 |                |                  |                 |                |                |            | Rcvr'd | Net Remit |
|-----------------------------------|-----------------|--|-----------------|----------------|------------------|-----------------|----------------|----------------|------------|--------|-----------|
| <u>Loan No</u>                    | <u>Borrower</u> | <u>Trans Desc</u>  | <u>*Paid Dt</u> | <u>Pmt Amt</u> | <u>Principal</u> | <u>Interest</u> | <u>Ser Fee</u> | <u>Lt Chrg</u> | <u>Fee</u> |        | <u>Am</u> |
| 98564988                          | Hinojosa        | Regular Pymnt  | 01/17/2023      | 282.52         | 272.03           | 10.49           | 18.00          | 0.00           | 0.00       | 0.00   | 264.52    |
| Investor/Bank/Group Total         |                 |  |                 | 282.52         | 272.03           | 10.49           | 18.00          | 0.00           | 0.00       | 0.00   | 264.52    |

|                       |  |  |  |          |          |        |        |       |      |      |          |
|-----------------------|--|--|--|----------|----------|--------|--------|-------|------|------|----------|
| Total Security Holder |  |  |  | 3,597.62 | 3,043.68 | 499.36 | 108.00 | 54.58 | 0.00 | 0.00 | 3,435.04 |
|-----------------------|--|--|--|----------|----------|--------|--------|-------|------|------|----------|

## Mortgage Servicer System

| Loan #           | Loan Name             | Inv Loan # | Due Date | Blk | Inv | Grp | Int Rate   | Payment Amt | Prin Bal   | T&I Bal | Loss Draft Bal | Unapplied Bal | Subsidy Bal |
|------------------|-----------------------|------------|----------|-----|-----|-----|------------|-------------|------------|---------|----------------|---------------|-------------|
| 98550030         | De La Garza, Albaro d | 98550030   | 02/01/23 | 01  | 985 | 002 | 5.00000    | 1,976.98    | 90,969.63  | .00     | .00            | .00           | .00         |
| 98554876         | Jom Investments, LLC  | 98554876   | 12/15/22 | 01  | 985 | 002 | 4.00000    | 455.31      | 37,246.00  | .00     | .00            | .00           | .00         |
| 98563684         | REYBOTICS, LLC        | 98563684   | 07/24/22 | 01  | 985 | 002 | 3.50000    | 146,706.82  | 146,280.17 | .00     | .00            | .00           | .00         |
| 98564204         | Werbiski, Ashley      | 98564204   | 02/03/23 | 01  | 985 | 002 | 3.50000    | 545.75      | 5,083.33   | .00     | .00            | .00           | .00         |
| 98567980         | San Miguel, Juan A.   | 98567980   | 02/05/23 | 01  | 985 | 002 | 3.00000    | 1,167.96    | 33,518.81  | .00     | .00            | .00           | .00         |
| 98572140         | Gonzalez, Ashley R.   | 98572140   | 02/01/23 | 01  | 985 | 002 | 3.00000    | 320.94      | 42,906.53  | .00     | .00            | .00           | .00         |
| 98573148         | Valor Fitness, LLC.   | 98573148   | 01/01/23 | 01  | 985 | 002 | 3.00000    | 586.48      | 45,837.65  | .00     | .00            | .00           | .00         |
| 98575284         | NTM Ventures, LLC     | 98575284   | 02/01/23 | 01  | 985 | 002 | 3.00000    | 588.79      | 84,088.68  | .00     | .00            | .00           | .00         |
| Group Totals:    |                       |            |          |     |     |     | 152,349.03 |             |            | .00     |                | .00           |             |
|                  |                       |            |          |     |     |     |            | 485,930.80  |            | .00     |                |               | .00         |
| Item Count = 8   |                       |            |          |     |     |     |            |             |            |         |                |               |             |
| 98550182         | Gomez, Roy G.         | 98550182   | 01/06/22 | 01  | 985 | 003 | 3.00000    | 104.89      | 41,955.26  | .00     | .00            | .00           | .00         |
| 98560836         | Castaneda, Mario      | 98560836   | 02/01/23 | 01  | 985 | 003 | 3.50000    | 1,060.13    | 63,129.97  | .00     | .00            | .00           | .00         |
| 98564988         | Hinojosa, Raquel dba  | 98564988   | 02/23/23 | 01  | 985 | 003 | 3.50000    | 282.52      | 3,324.78   | .00     | .00            | .00           | .00         |
| 98569300         | MD International, LLC | 98569300   | 08/18/22 | 01  | 985 | 003 | 3.00000    | 2,938.50    | 272,609.14 | .00     | .00            | .00           | .00         |
| Group Totals:    |                       |            |          |     |     |     | 4,386.04   |             |            | .00     |                | .00           |             |
|                  |                       |            |          |     |     |     |            | 381,019.15  |            | .00     |                |               | .00         |
| Item Count = 4   |                       |            |          |     |     |     |            |             |            |         |                |               |             |
| Investor Totals: |                       |            |          |     |     |     | 156,735.07 |             |            | .00     |                | .00           |             |
|                  |                       |            |          |     |     |     |            | 866,949.95  |            | .00     |                |               | .00         |
| Item Count = 12  |                       |            |          |     |     |     |            |             |            |         |                |               |             |
| Bank Totals:     |                       |            |          |     |     |     | 156,735.07 |             |            | .00     |                | .00           |             |
|                  |                       |            |          |     |     |     |            | 866,949.95  |            | .00     |                |               | .00         |
| Item Count = 12  |                       |            |          |     |     |     |            |             |            |         |                |               |             |
| Grand Totals:    |                       |            |          |     |     |     | 156,735.07 |             |            | .00     |                | .00           |             |
|                  |                       |            |          |     |     |     |            | 866,949.95  |            | .00     |                |               | .00         |
| Item Count = 12  |                       |            |          |     |     |     |            |             |            |         |                |               |             |

# Delinquency Report

## As Of January 25, 2023

Data Date: 01/25/2023  
Data Time: 4:12:25 pm  
Print Date: 01/25/2023  
Print Time: 4:12:25 pm

### Security Holder Development Corporation of Mercedes

| Investor Number: 01-985-002                 |            | Investor Name: Development Corp of Mercedes RBEG |           |                |              |           |            |             |
|---|------------|--|-----------|----------------|--------------|-----------|------------|-------------|
| Loan No                                     | Loan Amt   | Prin Bal   | Total Pmt | Unpaid Lt Chrg | Int Pd to Dt | Total Due | Due Date   | Dt Last Pmt |
| 98563684                                    | 150,400.00 | 146,280.17                                       | 146706.82 | 21.33          |              | #####     | 07/24/2022 | 09/13/2022  |
| REYBOTIC;                                   |            |  |           |                |              |           |            |             |
| 98554876                                    | 98,691.90  | 37,246.00  | 455.31    | 22.77          | 01/17/2023   | 933.39    | 12/15/2022 | 01/17/2023  |
| Jom Investn, 7013 E. Expressway 83 Suite E. |            |  |           |                |              |           |            |             |
|   |            |  |           |                |              |           | 185        | 7           |
|   |            |  |           |                |              |           | 41         | 2           |

| 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 |
| 98550182                          | 100,000.00 | 41,955.26  | 104.89    | 5.24           |              | 1,426.45  | 01/06/2022 | 11/29/2021  |
| Gomez , Roy 334 South Texas Blvd. |            |  |           |                |              |           |            |             |
| 98569300                          | 315,629.17 | 272,609.14   | 2938.50   | 386.09         | 12/27/2022   | 16,976.51 | 08/18/2022 | 12/27/2022  |
| MD Internati, 311 D. Vogel Drive  |            |  |           |                |              |           |            |             |
|                                   |            |  |           |                |              |           | 384        | 13          |
|                                   |            |  |           |                |              |           | 160        | 6           |

\$ 165,616.52

## **4. Discussion and Action: FY21-22 Audit**

## **5. Discussion and Action: Election of Officers**

# Memo

**To:** DCM Board of Directors  
**From:** Rose Saenz  
**CC:** Melissa Ramirez, Executive Director  
**Date:** 2/8/23  
**Re:** Election of Officers

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The annual Board Meeting will be held every January (3.07). The Board shall choose such officers at each annual meeting or soon there after as possible.

Recommendation: Table if the entire Board is not in attendance.

- 3.07 The annual meeting of the Board shall be held at the Principle Office of the Corporation in January. The Board shall meet in regular meeting at least once each month or on an on call basis at a place and time to be determined by the President and shall be conducted pursuant to all applicable laws. Special meetings of the Board may be called by the President or any three (3) Directors on three days' notice to each Director, either personally, by mail, or by telephone. All meetings shall be conducted in accordance with the requirements of the Texas Open Meeting Act. All meetings of the Board of Directors shall be within the City limits of the City of Mercedes.
- 3.08 Regular attendance at the Board meetings is required of all members. Three (3) consecutive absences and/or attendance reflecting absences constitution 50% of the meetings over a 12-month period may constitute the need for replacement of a member. In that event, the member will be counseled by the Board and subsequently, the Board may submit, in writing, to the City Manager of the City of Mercedes a request that the member be replaced by the Mercedes City Commission.
- 3.09 For the purpose of convening a meeting and transacting business, a quorum shall consist of four (4) Directors. If a quorum shall not be present at any meeting of the Directors, the Directors present threat may recess the meeting from time to time, without notice other than announcement at the meeting until a quorum shall be present.
- 3.10 The Board shall be responsible to the Mercedes City Commission for the proper discharge of the Board's duties as assigned in theses bylaws and by the Articles of Incorporation. Its authority is limited by applicable laws, contracts that may be entered into with the City or other entities, and budget and fiduciary responsibilities. The Board, on behalf of the corporation, may request that administrative departments of the City provide assistance to the corporation and the Board in fulfilling its duties. The City and the Board may agree to reimburse any such administrative department's budget for the cost of such services so provided. The corporation may seek legal assistance through the City Attorney or a separate attorney engaged by it for that purpose.
- 3.11 The City Manager of the City of Mercedes shall serve as an *ex-officio* non-voting member of the Board.

#### ARTICLE FOUR VACANCIES

- 4.1 If any member of the Board of Directors shall announce their candidacy in any election for any elected office within the City of Mercedes, such announcement or such candidacy shall constitute an automatic resignation of their position as a Director of the Development Corporation of Mercedes then held, and the vacancy

thereby created shall be filled pursuant to law in the same manner as other vacancies for such office are filled.

- 4.2 If any member of the Board of Directors falls in debt to the City of Mercedes by incurring delinquent property taxes, such delinquency shall constitute an automatic resignation of their position as a Director of the Development Corporation of Mercedes then held, and the vacancy thereby created shall be filled pursuant to law in the same manner as other vacancies for such office are filled.

## ARTICLE FIVE ETHICS

- 5.1 Directors of the Mercedes Economic Development Corporation shall conduct themselves in accordance with the following ethical standards in order to address any conflicts of interest should they arise. If a Director has a substantial interest, as that term is defined in Texas Local Government Code in a business entity or real property which is the subject of deliberation by the Board of Directors, that Director shall file an affidavit with the City Secretary stating the nature and extent of his interest. Such affidavit shall be filed prior to any vote or decision upon the matter by the Board of Directors, and if required by Texas Local Government Code Chapter 171, the interested Director shall abstain from any vote or decision upon the matter.

## ARTICLE SIX NOTICES

- 6.01 Whenever, under the provisions of the governing statutes of these bylaws, notice is required to be given to any Director, it shall be construed to mean notice in writing, by mail or in person, addressed to such Director at address as appears on the books of the corporation, and such notice shall be deemed to be given at the time when the same shall be thus mailed. Whenever any notice is required to be given under the provisions of the statutes or bylaw, a waiver thereof in writing signed by the person or persons entitled to said notice, whether before or after the time state therein, shall be deemed equivalent thereto.

## ARTICLE SEVEN OFFICERS

- 7.01 The elected officers of the corporation shall be President, Vice- President, Secretary and Treasurer. Any two (2) officers may be held by the same person, except the offices of President and Secretary.
- 7.02 The Board shall choose such officers at each annual meeting or as soon thereafter as possible. Officers shall serve a term of one (1) year; providing,

however, that the officers shall continue to serve until the election of their successors.

- 7.03 The Board may appoint such other officers and agents as it shall deem necessary, who shall hold their offices for such terms and who shall exercise such power and perform such duties as shall be determined from time to time by the Board.
- 7.04 Any officer elected or appointed by the Board may be removed at any time by the affirmative vote of a majority of the whole Board. If the office of any officer becomes vacant for any reason, the vacancy may be filled by the Board for the remaining term.
- 7.05 The President shall preside at all meetings of the Directors, and shall have general supervision of the management and business of the corporation, and shall see that all orders and resolutions of the Board are carried into effect. The President shall have the right to vote on all matters coming before the Board. The President shall execute bonds, mortgages, and other contracts requiring a seal, under the seal of the corporation, except where required or permitted by law to be otherwise signed and executed thereof shall be delegated by the Board to some other officer or agent of the corporation. The President shall have the authority, upon notice to members of the Board, to call a special meeting of the Board when in his judgment such meeting is required. The President shall have the authority to appoint committees to aid and assist the Board in its business undertaking or other matters incidental to the operation and function of the Board. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.
- 7.06 In the absence of the President, or in the event of his or her inability to act, the Vice President shall perform the duties of the President, and shall perform other such duties as the Board shall prescribe.
- 7.07 The Secretary shall attend all sessions of the Board and record all votes and minutes of all proceedings in a book to be kept for the purpose. The Secretary shall give, or cause to be given notices of all meetings of the Board and shall perform such other duties which may be prescribed by the Board or the President. The Secretary shall be the custodian of the corporate records and seal of the corporation and shall keep a mailing address and street address, if different, of each Director.
- 7.08 To the extent not otherwise provided by the Board, by rules and regulations, in resolutions relating to the issuance of bonds, or in any financing documents relating to such issuance, the Treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all monies

and other valuable effects in the name and to the credit of the corporation. The Treasurer shall be bonded for the faithful discharge of his/her duties with such surety and sureties and in such sum as the Board of Directors shall determine by Board Resolution, but in no event shall the amount of such bond be less than an amount equal to the average sums which the Treasurer has access to and the ability to convert during a twelve (12) month period of time. The Treasurer shall, in general, perform all duties incident to that office and such other duties as from time to time may be assigned to him/her by the President of the Board. The Board may require the President, Vice-President, and Secretary, (in addition to the Treasurer) to give the corporation bonds and such sums and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of their office.

## ARTICLE VII MANAGERS, EMPLOYEES, CONTRACTORS

- 8.01 The Board shall have the right to employ a manager for the corporation, and such other full or part-time employees as needed to carry out the programs of the corporation. These employees shall perform the duties as assigned to them by the Board.
- 8.02 The corporation may contract with any qualified and appropriate person or association, for designated tasks which will aid or assist the Board in performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of Directors of its discretion and policy making functions in discharging the duties hereinabove set forth.

## ARTICLE IX FINANCIAL PROVISIONS

- 9.01 Fiscal year of the corporation shall begin October 1 and end on September 30 of the following year.
- 9.02 A budget for the forthcoming year shall be submitted and approved by the Board of Directors and the City Commission. The budget proposed for adoption shall include the projected operating revenue and expenses, estimated year-end fund balances, encumbered funds and such other information useful or appropriate for the Board of Directors and the City Commission.
- 9.03 Any two directors of the corporation including the Executive Director shall sign checks or demands for money and notes of the corporation
- 9.04 All funds of the corporation shall be deposited on a regular basis to the credit of the corporation in the City of Mercedes' depository bank.

## **6. Discussion and Action: ICSC Las Vegas**

# Memo

**To:** DCM Board of Directors  
**From:** Melissa Ramirez, Executive Director  
**CC:** File  
**Date:** 2/10/2023  
**Re:** ISCS Las Vegas

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RECAP: ISCS Red River, January 18-20, 2023

|                   |         |
|-------------------|---------|
| Anticipated Cost: | \$4,100 |
| Budget:           | \$5,000 |
| Total Cost:       | \$5,114 |

## ICSC- Las Vegas Breakdown

|                    |                |                |
|--------------------|----------------|----------------|
| Booth:             | \$1550 (10X10) | \$3100 (10X20) |
| Booth Accessories: | \$1200         |                |
| Shipping:          | \$2000         |                |
| Registration Fee:  | \$795/pp       |                |
| Airfare:           | \$550/pp       |                |
| Hotel:             | \$1000/pp      |                |
| Car Rental:        | \$400          |                |
| Total              | \$7,495        |                |

Additional Person: \$2345+

Budget for ICSC Las Vegas is \$5000.

Recommendation: Will of the Board

## **7. Discussion and Action: Travel Policy**

# Memo

**To:** DCM Board of Directors  
**From:** Melissa Ramirez, Executive Director  
**CC:** File  
**Date:** 2/10/2023  
**Re:** Travel Policy

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Please consider amending the travel policy; the lodging and per diem was inadequate for the Dallas conference.

Recommendation: Will of the Board

## Travel Policy

### POLICY:

It is the policy of the Development Corporation of Mercedes (DCM) to reimburse employees, members of the Board of Directors and others who incur travel expenses while conducting business for the (DCM) upon presentation of approved documentation subject to the following:

- A. Travel by DCM employees shall be approved by the Executive Director before travel is undertaken.
- B. All travel should be accomplished in the most economical method reasonably possible.

### PROCEDURE:

- A. Employees and others traveling on DCM business may be advanced money for travel expenses by the DCM prior to travel based on estimated expenses and per diem.
- B. Within ten (10) working days of completing travel or cancellation of travel the person traveling on DCM business shall file with the DCM a complete and accurate report of travel expenses incurred. Receipts for all expenses incurred other than for meals within the per diem rate and mileage for personal motor vehicles shall be included with such report. Reimbursement shall only be made for the most economical mode of travel available unless good cause as determined by Board of Directors exists to justify a higher rate. Any excess amount advanced over expenses actually incurred shall be refunded to the Development Corporation at the same time that the travel report is filled.
- C. Reimbursements shall be made in accordance with the following guidelines:

1. Mileage on personal motor vehicles shall be reimbursed at the rate established by the Internal Revenue Service, or such higher rate as approved by the Board of Directors.
2. Per diem both for in-state and out-of-state travel shall be up to the rate established by GSA. The Executive Director may approve lodging at a higher rate if all available room rates exceed the rate established by the GSA. Lodging will be paid directly by the DCM.
3. Per diem for meals shall be based on GSA established rates.
4. Other necessary travel related expenses such as taxi fare, bus fare, vehicle rental, and/or vehicle parking shall be reimbursed at the actual rate charged as documented by the receipts.
5. An authorized employee shall normally be reimbursed for travel from their normally assigned work station, not from their residence.
6. Falsification of travel expense reports shall be grounds for disciplinary action, including termination of employment.
7. All travel form templates will include the signature approval of one person above the person traveling.



## FY 2023 Per Diem Rates for Las Vegas, Nevada

I'm interested in:

**Daily lodging rates (excluding taxes) | October 2022 - September 2023**

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the [National Association of Counties \(NACO\) website](#) (a non-federal website).

[illegible]

## Meals & Incidentals (M&IE) rates and breakdown<sup>i</sup>

Use this table to find the following information for federal employee travel:

**M&IE Total** - the full daily amount received for a single calendar day of travel when that day is neither the first nor last day of travel.

**Breakfast, lunch, dinner, incidentals** - Separate amounts for meals and incidentals. M&IE Total = Breakfast + Lunch + Dinner + Incidentals. Sometimes meal amounts must be deducted from trip voucher. [See More Information](#)

**First & last day of travel** - amount received on the first and last day of travel and equals 75% of total M&IE.

| Primary Destination <sup>i</sup> | County <sup>i</sup> | M&IE Total | Continental Breakfast/Breakfast | Lunch | Dinner | Incidental Expenses | First & Last Day of Travel <sup>i</sup> |
|----------------------------------|---------------------|------------|---------------------------------|-------|--------|---------------------|---|
| Las Vegas                        | Clark               | \$69       | \$16                            | \$17  | \$31   | \$5                 | \$51.75                                 |

I'm interested in:

Last Reviewed: 2022-10-14

## **8. Discussion and Action: 357 N Virginia Lease**

# Memo

**To:** DCM Board of Directors  
**From:** Melissa Ramirez, Executive Director  
**CC:** File  
**Date:** 2/10/2023  
**Re:** 357 N Virginia Lease

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The Queen City Food Park expressed interest in utilizing the lot the DCM recently acquired.

Recommendation: Will of the Board

**9. Executive Session: Section 551.087: relating to economic incentives for Project Shepard and Project G. Schwarz and Section 551.071: pending legal issues with delinquent notes and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.**

## **10. Discussion and Action: item #9**

## **11. Adjournment**