

BALANCE SHEET
Property Commerce

Accrual

Report includes an open period. Entries are not final.

Mar 2025

ASSETS

CURRENT ASSETS

Operating Cash - 46768	186,906.01
Operating Cash - 26882	414,982.83
Operating Cash	(0.01)
Operating Cash	1,006,925.52
3100INDBKCD	150,000.00

TOTAL CASH AND CASH EQUIVALENTS	1,758,814.35
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Tenant A/R	11,682.77
NNN AR	97,209.09
Misc Accts Rec	1,657.47

TOTAL ACCOUNTS RECEIVABLE	110,549.33
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Property Commerce Management Co	(140,012.18)
Property Commerce Leasing Inc	(433.00)
PCDF Properties LLC	108.34
Eldridge Crossing Holdings, Ltd	(14,168.99)
Eldridge Crossing Ltd	2,856.16
Eldridge Crossing Ltd Outparcel	4,342.28
Heights 26th	(56,438.69)
EC-GP LLC	(12,120.00)

TOTAL INTERCOMPANY	(215,866.08)
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TOTAL CURRENT ASSETS	1,653,497.60
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LONG TERM ASSETS

Land	1,750,189.74
Site Costs	578,386.82
Buildings	1,474,056.27
Builders Fee	189,238.70
Tenant Improvements	845,206.73
Accumulated Depreciation	(2,136,365.00)

TOTAL FIXED ASSETS, NET	2,700,713.26
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Closing Costs	109,963.34
Construction Interest	362,627.19
Leasing Commissions	226,513.70
Capitalized Soft Costs	296,032.53

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Legal Fees	24,741.44
Organizational Costs	14,844.00
Accum Amortization	(203,510.00)

CAPITALIZED COSTS, NET	831,212.20
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Equity Placement Fee	40,500.00
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TOTAL OTHER ASSETS	40,500.00
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TOTAL LONG TERM ASSETS	3,572,425.46
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TOTAL ASSETS	5,225,923.06
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LIABILITIES

CURRENT LIABILITIES

Accounts Payable	(1,819.88)
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TOTAL ACCOUNTS PAYABLE	(1,819.88)
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Accrued Property Taxes	90,293.34
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Accrued Expenses	5,233.28
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TOTAL ACCRUED LIABILITES	95,526.62
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Prepaid Rent	30,633.82
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Tenant Security Deposits	34,813.02
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TOTAL TENANT PREPAYMENTS	65,446.84
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TOTAL CURRENT LIABILITIES	159,153.58
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LONG TERM LIABILITIES

NOTES PAYABLE

TOTAL LONG TERM LIABILITIES	0.00
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TOTAL LIABILITIES	159,153.58
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EQUITY

PARTNER EQUITY

S. Jay Williams Distr. Class A	(73,555.32)
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	(73,555.32)
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Dena M. Williams Distr. Class A	(72,995.50)
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A. Diane Williams Distr. Initial	(143,071.18)
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	(143,071.18)
Eldridge Crossing Holdings Ltd	135,000.00
Eldridge Crossing Hldgs Ltd Distr Intl	(4,309,512.56)
Eldridge Crossing Holdings Ltd . Partner	5,785,518.18
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	1,611,005.62
West Clay Inv. P/S LP	1,350,000.00
West Clay Inv. P/S LP Distr. Initial	(5,222,675.57)
West Clay Inv. P/S LP . Partner	5,834,852.94
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	1,962,177.37
EC-GP LLC	15,000.00
EC-GP LLC Distr. Initial	(96,284.73)
EC-GP LLC . Partner	117,376.96
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	36,092.23
ECH-GP LLC Distr. Initial	(2,360.00)
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	(2,360.00)
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TOTAL PARTNER EQUITY	3,317,293.22
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Retained Earnings	1,749,476.26
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	1,749,476.26
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TOTAL EQUITY	5,066,769.48
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TOTAL LIABILITIES AND EQUITY	5,225,923.06
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