

## Eldridge Crossings Ltd

Accrual

Report includes an open period. Entries are not final.

Sep 2025

## ASSETS

## CURRENT ASSETS

Operating Cash - 46768	113,087.59
Operating Cash - 26882	389,720.59
Operating Cash - 88854	1,495.00
Operating Cash	1,014,838.14
3100INDBKCD	155,234.25

TOTAL CASH AND CASH EQUIVALENTS	1,674,375.57
---------------------------------	--------------

Tenant A/R	52,631.53
NNN AR	3,089.71
Misc Accts Rec	1,034.58

TOTAL ACCOUNTS RECEIVABLE	56,755.82
---------------------------	-----------

Property Commerce Management Co	98,048.57
Property Commerce Leasing Inc	(433.00)
PCDF Properties LLC	108.34
Eldridge Crossing Holdings, Ltd	48,993.01
Eldridge Crossing Ltd	(1,624.63)
Eldridge Crossing Ltd Inline	659.90
Eldridge Crossing Ltd Outparcel	8,163.17
Heights 26th	(456.69)
EC-GP LLC	(11,920.00)
ECH-GP LLC	108.00

TOTAL INTERCOMPANY	141,646.67
--------------------	------------

I/C Funds From TILC Escrow	(7,486.88)
----------------------------	------------

TOTAL OTHER CURRENT ASSETS	(7,486.88)
----------------------------	------------

TOTAL CURRENT ASSETS	1,865,291.18
----------------------	--------------

## 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
-------------------------	--------------

Closing Costs	109,963.34
Construction Interest	362,627.19
Leasing Commissions	226,513.70

## Eldridge Crossings Ltd

Accrual

Report includes an open period. Entries are not final.

Sep 2025

Capitalized Soft Costs	296,032.53
Legal Fees	24,741.44
Organizational Costs	14,844.00
Accum Amortization	(203,510.00)

CAPITALIZED COSTS, NET	831,212.20
------------------------	------------

Equity Placement Fee	40,500.00
----------------------	-----------

TOTAL OTHER ASSETS	40,500.00
--------------------	-----------

TOTAL LONG TERM ASSETS	3,572,425.46
------------------------	--------------

TOTAL ASSETS	5,437,716.64
--------------	--------------

## LIABILITIES

## CURRENT LIABILITIES

Accounts Payable	10,309.14
------------------	-----------

TOTAL ACCOUNTS PAYABLE	10,309.14
------------------------	-----------

Accrued Property Taxes	201,003.66
------------------------	------------

Accrued Expenses	4,552.47
------------------	----------

TOTAL ACCRUED LIABILITIES	205,556.13
---------------------------	------------

Prepaid Rent	50,617.36
--------------	-----------

Tenant Security Deposits	34,813.02
--------------------------	-----------

TOTAL TENANT PREPAYMENTS	85,430.38
--------------------------	-----------

TOTAL CURRENT LIABILITIES	301,295.65
---------------------------	------------

## LONG TERM LIABILITIES

## NOTES PAYABLE

TOTAL LONG TERM LIABILITIES	0.00
-----------------------------	------

TOTAL LIABILITIES	301,295.65
-------------------	------------

## EQUITY

## PARTNER EQUITY

Eldridge Crossing Holdings Ltd	135,000.00
--------------------------------	------------

Eldridge Crossing Hldgs Ltd Distr Intl	(5,075,312.56)
--	----------------

Eldridge Crossing Holdings Ltd . Partner	5,785,518.18
--	--------------

	845,205.62
--	------------

Database: JQ9399900001

**BALANCE SHEET**  
**Property Commerce**

Page: 3

Date: 11/7/2025

Time: 3:13 PM

**Eldridge Crossings Ltd**

Accrual

Report includes an open period. Entries are not final.

Sep 2025

West Clay Inv. P/S LP	1,350,000.00
West Clay Inv. P/S LP Distr. Initial	(5,915,090.57)
West Clay Inv. P/S LP . Partner	5,834,852.94
	<hr/>
	1,269,762.37
EC-GP LLC	15,000.00
EC-GP LLC Distr. Initial	(110,464.73)
EC-GP LLC . Partner	117,376.96
	<hr/>
	21,912.23
	<hr/>
TOTAL PARTNER EQUITY	2,136,880.22
	<hr/>
Retained Earnings	2,999,540.77
	<hr/>
	2,999,540.77
	<hr/>
TOTAL EQUITY	5,136,420.99
	<hr/>
TOTAL LIABILITIES AND EQUITY	5,437,716.64
	<hr/> <hr/>