

Database: JQ9399900001
ENTITY: 313500

BALANCE SHEET
Property Commerce
HornLake Shopping Center

Page: 1
Date: 2/20/2026
Time: 10:34 AM

Accrual

Report includes an open period. Entries are not final.

Dec 2025

ASSETS

CURRENT ASSETS

Operating Cash - 42262 42,409.48
Operating Cash - 94722 123,593.88

TOTAL CASH AND CASH EQUIVALENTS 166,003.36

Tenant A/R (634.36)
NNN AR 2,574.75
Interest A/R 1,558,288.61

TOTAL ACCOUNTS RECEIVABLE 1,560,229.00

Property Commerce Management Co 117,802.06
Property Commerce JW Inc 9,000.00
McAllen Ware Ltd 415,732.64

TOTAL INTERCOMPANY 542,534.70

Prepaid Expense 950.51

TOTAL PREPAID EXPENSES 950.51

TOTAL CURRENT ASSETS 2,269,717.57

LONG TERM ASSETS

Land 26,576.35
754 Step-Up Land 3,862.34
Buildings 1,207,012.56
754 Step-Up Buildings 183,525.00
Leasehold Improvements 45,295.13
Tenant Improvements 189,000.00
Accumulated Depreciation - 754 Step Up (59,418.00)
Accumulated Depreciation (693,533.00)

TOTAL FIXED ASSETS, NET 902,320.38

Leasing Commissions 13,504.19
Capitalized Soft Costs 33,806.99
Accum Amortization (2,678.00)

CAPITALIZED COSTS, NET 44,633.18

Utility Deposits Water 135.00
Syndication Costs 194,957.00

TOTAL OTHER ASSETS 195,092.00

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Page: 2
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TOTAL LONG TERM ASSETS 1,142,045.56

TOTAL ASSETS 3,411,763.13

LIABILITIES

CURRENT LIABILITIES

Accounts Payable 3,182.93

TOTAL ACCOUNTS PAYABLE 3,182.93

Prepaid Rent 290.64

Tenant Security Deposits 4,543.58

TOTAL TENANT PREPAYMENTS 4,834.22

TOTAL CURRENT LIABILITIES 8,017.15

LONG TERM LIABILITIES

NOTES PAYABLE

TOTAL LONG TERM LIABILITIES 0.00

TOTAL LIABILITIES 8,017.15

EQUITY

PARTNER EQUITY

S. Jay Williams Contr. Class A 445,056.43

S. Jay Williams Distr. Class A (280,130.15)

S. Jay Williams Ret.Earn. Partner 711,836.33

876,762.61

Dena M. Williams Contr. Class A 445,056.43

Dena M. Williams Distr. Class A (280,130.93)

Dena M. Williams Ret.Earn. Partner 711,842.63

876,768.13

A. Diane Williams 649,605.06

A. Diane Williams Distr. Initial (408,881.19)

A. Diane Williams . Partner 1,038,995.94

1,279,719.81

Clay Trozzo Contr. Class A 389,802.00

Clay Trozzo Contr.Special 190,938.00

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Page: 3
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Clay Trozzo Distr. Class A	(245,353.40)
Clay Trozzo Ret.Earn. Partner	544,354.22
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	879,740.82
PC Mezzanine Inv LTD	100.00
PC Mezzanine Inv LTD Contr. Syndication	194,957.00
PC Mezzanine Inv LTD Distr. Initial	(611,937.28)
PC Mezzanine Inv LTD . Partner	882,120.64
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	465,240.36
HSC GP LLC	19,490.10
HSC GP LLC Distr. Initial	(6,804.95)
HSC GP LLC . Partner	(574,051.03)
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	(561,365.88)
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TOTAL PARTNER EQUITY	3,816,865.85
Retained Earnings	(413,119.87)
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	(413,119.87)
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TOTAL EQUITY	3,403,745.98
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TOTAL LIABILITIES AND EQUITY	3,411,763.13
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