

Accrual

Report includes an open period. Entries are not final.

Jun 2025

ASSETS

CURRENT ASSETS

Operating Cash - 42262 188,420.12

TOTAL CASH AND CASH EQUIVALENTS 188,420.12

Tenant A/R (3,337.29)

NNN AR 3,474.60

Interest A/R 1,420,804.58

TOTAL ACCOUNTS RECEIVABLE 1,420,941.89

Property Commerce Management Co 125,993.82

McAllen Ware Ltd 415,732.64

TOTAL INTERCOMPANY 541,726.46

TOTAL CURRENT ASSETS 2,151,088.47

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

TOTAL LONG TERM ASSETS 1,142,045.56

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TOTAL ASSETS	3,293,134.03
LIABILITIES	
CURRENT LIABILITIES	
Accounts Payable	515.62
TOTAL ACCOUNTS PAYABLE	515.62
Accrued Property Taxes	12,381.00
TOTAL ACCRUED LIABILITES	12,381.00
Prepaid Rent	290.64
Tenant Security Deposits	4,543.58
TOTAL TENANT PREPAYMENTS	4,834.22
TOTAL CURRENT LIABILITIES	17,730.84
LONG TERM LIABILITIES	
NOTES PAYABLE	
TOTAL LONG TERM LIABILITIES	0.00
TOTAL LIABILITIES	17,730.84
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	373,032.30
	537,958.58
Dena M. Williams Contr. Class A	445,056.43
Dena M. Williams Distr. Class A	(280,130.93)
Dena M. Williams Ret.Earn. Partner	373,034.58
	537,960.08
A. Diane Williams	649,605.06
A. Diane Williams Distr. Initial	(408,881.19)
A. Diane Williams . Partner	544,483.60
	785,207.47
Clay Trozzo Contr. Class A	389,802.00
Clay Trozzo Contr.Special	190,938.00
Clay Trozzo Distr. Class A	(245,353.40)
Clay Trozzo Ret.Earn. Partner	268,458.73
	603,845.33

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PC Mezzanine Inv LTD	100.00
PC Mezzanine Inv LTD Contr. Syndication	194,957.00
PC Mezzanine Inv LTD Distr. Initial	(540,737.28)
PC Mezzanine Inv LTD . Partner	617,820.62
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	272,140.34
HSC GP LLC	19,490.10
HSC GP LLC Distr. Initial	(6,804.95)
HSC GP LLC . Partner	19,953.09
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	32,638.24
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TOTAL PARTNER EQUITY	2,769,750.04
Retained Earnings	505,653.15
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	505,653.15
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TOTAL EQUITY	3,275,403.19
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TOTAL LIABILITIES AND EQUITY	3,293,134.03
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