

Database: JQ9399900001
ENTITY: 330500

BALANCE SHEET
Property Commerce
Plaza At Pearland Vlg Ltd.

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Accrual

Report includes an open period. Entries are not final.

Dec 2025

ASSETS

CURRENT ASSETS

Operating Cash - 42891 64,157.27
Operating Cash - 89893 1,500.00

TOTAL CASH AND CASH EQUIVALENTS 65,657.27

Property Commerce Management Co 286.80
P-Parkway LLC 12,874.94

TOTAL INTERCOMPANY 13,161.74

TOTAL CURRENT ASSETS 78,819.01

LONG TERM ASSETS

Land 1,337,317.32
Land Improvements 598,944.36
Site Costs 253,502.68
Soft Costs 109,105.86
Capitalized Property Taxes 57,542.51
Accumulated Depreciation (645,540.52)

TOTAL FIXED ASSETS, NET 1,710,872.21

Capitalized Soft Costs 4,125.00

CAPITALIZED COSTS, NET 4,125.00

Equity Placement Fee 131,630.26

TOTAL OTHER ASSETS 131,630.26

TOTAL LONG TERM ASSETS 1,846,627.47

TOTAL ASSETS 1,925,446.48

LIABILITIES

CURRENT LIABILITIES

Accounts Payable 46,851.12

TOTAL ACCOUNTS PAYABLE 46,851.12

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TOTAL CURRENT LIABILITIES	46,851.12
LONG TERM LIABILITIES	
NOTES PAYABLE	
TOTAL LONG TERM LIABILITIES	0.00
TOTAL LIABILITIES	46,851.12
EQUITY	
PARTNER EQUITY	
Plaza at Pearland Vlg Hldgs	267,434.19
Plaza at Pearland Vlg Hldgs . Partner	(307,804.28)
	(40,370.09)
West Clay Inv. P/S No 9 Ltd	2,674,342.90
West Clay Inv. P/S No 9 Ltd . Partner	(3,142,112.79)
	(467,769.89)
PC Mezzanine Inv LTD A	1,659,912.00
PC Mezzanine Inv LTD SF	1,541,593.25
PC Mezzanine Inv LTD Distr. SF	(1,905,053.16)
PC Mezzanine Inv LTD . Partner	1,210,533.30
	2,506,985.39
PPV-GP LLC	29,714.91
PPV-GP LLC . Partner	(43,394.32)
	(13,679.41)
TOTAL PARTNER EQUITY	1,985,166.00
Retained Earnings	(106,570.64)
	(106,570.64)
TOTAL EQUITY	1,878,595.36
TOTAL LIABILITIES AND EQUITY	1,925,446.48