

BALANCE SHEET

	Jun 2025		
ASSETS			
CURRENT ASSETS			
Operating Cash - 42891	66,634.90		
TOTAL CASH AND CASH EQUIVALENTS	66,634.90		
Property Commerce Management Co	286.80		
P-Parkway LLC	17,100.13		
PPV-GP LLC	(420.00)		
TOTAL INTERCOMPANY	16,966.93		
TOTAL CURRENT ASSETS	83,601.83		
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	1,930,229.30		
LIABILITIES			
CURRENT LIABILITIES			
Accrued Property Taxes	(29,255.42)		

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	Jun 2025		
TOTAL ACCRUED LIABILITES	(29,255.42)		
TOTAL CURRENT LIABILITIES	(29,255.42)		
LONG TERM LIABILITIES			
NOTES PAYABLE			
TOTAL LONG TERM LIABILITIES	0.00		
TOTAL LIABILITIES	(29,255.42)		
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	1,478,712.00		
PC Mezzanine Inv LTD Distr. SF	(1,842,171.91)		
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	(25,681.28)		
	(25,681.28)		
TOTAL EQUITY	1,959,484.72		
TOTAL LIABILITIES AND EQUITY	1,930,229.30		