

Filing Receipt

Received - 2023-02-09 11:17:57 AM Control Number - 52445 ItemNumber - 44

SVAG Investments LLC Profit & Loss

January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	070 100 71
Commission Income	979,180.74
Income	1,297,914.68
Interest Income Reimbursements	20,890.57 160,822.53
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Total Income	2,458,808.52
Gross Profit	2,458,808.52
Expense	
Advertising and Promotion	4,163.16
Bank Service Charges	1,268.00
Construction Expenses	72,696.75
Contractors	16,338.46
Due Diligence Costs	101,424.72
Dues and Subscriptions	38,399.46
Filing Fees	2,751.80
Financing Cost	55,208.33
Insurance Expense	2,873.00
Interest Expense	145,237.21
Legal Fees	80,733.80
Office Expenses	2,644.76
Office Furniture	15,487.32
Payroll Expenses	415,595.03
Postage and Delivery	114.02
Processing Fee	380.41
Professional Fees	41,180.00
Referral Fees / Commissions	378,400.00
Reimbursable Expense	,
Business Meeting	276.52
Food	533.44
Medical Insurance	6,774.70
Other Expenses	1,277.85
Travel	14,577.15
Total Reimbursable Expense	23,439.66
Rent Expense	65,801.30
Texas Franchise Tax	17,770.18
Total Expense	1,481,907.37
Net Ordinary Income	976,901.15
Other Income/Expense Other Income	
Gain/Loss on Sale of Investment	1,002,000.00
Total Other Income	1,002,000.00
Net Other Income	1,002,000.00
Net Income	1,978,901.15

SVAG Investments LLC Balance Sheet

As of December 31, 2021

Current Assets		Dec 31, 21
Checking/Savings	ASSETS	
First State Bank Saving 5240 1,000,007 1,000,000	Current Assets	
Independent Financial #3833 1,566.33 SVAG BOA Checking 7733 139,273.63 SVAG BOA Checking Old Account 373,125.78 Total Checking/Savings 914,263.37	Checking/Savings	
SVAG BOA Checking 7733 139,273.63 SVAG BOA Checking Old Account 373,125.78 Total Checking/Savings 914,263.37 Other Current Assets 49,000.00 Capital Investments - External 49,000.00 1485 Holdings LLC 49,000.00 A Corners Builders & Developers 162,500.00 Ashton Oak Development 30,000.00 Bitcoin Mining 126,675.50 Block Flare Two 440,000.00 Ekon Ventures 555,000.00 Hydrotex LLC 10,000.00 Latitude Commercial Series A 6,825.00 Linden Residences 60,000.00 Lockhart 80 Acres 20,000.00 Lockhart 80 Acres 20,000.00 Maria Anna Spec Home 230,625.00 Peak 54 Holdings LLC 328,304.34 Shadowcreek Plaza 218,720.24 Stuebner 99 Retail LP 191,163.42 The Landing II LLC 81,650.00 Yaupon Valley 422,000.00 Total Capital Investments - External 3,112,463.50 Investment due from - Internal 3,000.00		400,297.63
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Tuscan Lakes 3,063.00 Vera Ventures GP LLC 5,255.37 Waukegan - Stonebrook 29,800.00 Total Investment due from - Internal 1,409,378.83 Total Other Current Assets 4,521,842.33 Total Current Assets 5,436,105.70		•
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Waukegan - Stonebrook 29,800.00 Total Investment due from - Internal 1,409,378.83 Total Other Current Assets 4,521,842.33 Total Current Assets 5,436,105.70		•
Total Investment due from - Internal 1,409,378.83 Total Other Current Assets 4,521,842.33 Total Current Assets 5,436,105.70		·
Total Current Assets 5,436,105.70	Total Investment due from - Internal	1,409,378.83
Total Current Assets 5,436,105.70	Total Other Current Assets	4,521,842.33
TOTAL ASSETS 5,436,105.70	Total Current Assets	
	TOTAL ASSETS	5,436,105.70

SVAG Investments LLC Balance Sheet

As of December 31, 2021

	Dec 31, 21
LIABILITIES & EQUITY Liabilities	
Long Term Liabilities Investor Capital	
Ashish Patel	200,000.00
Coconat LLC	250,000.00
Noel Alvarez	120,000.00
Sasi Ramachan	50,000.00
Sumasi LLC	250,000.00
Total Investor Capital	870,000.00
Total Long Term Liabilities	870,000.00
Total Liabilities	870,000.00
Equity	
Capital	448,309.38
Owner's Equity	2,701,434.62
Owners Contribution	1,800,000.00
Owners Distribution	-2,608,231.79
Net Income	2,224,593.49
Total Equity	4,566,105.70
TOTAL LIABILITIES & EQUITY	5,436,105.70