



## 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
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Commission Income	979,180.74
Income	1,297,914.68
Interest Income	20,890.57
Reimbursements	160,822.53
	2,458,808.52
<b>Total Income</b>	2,458,808.52
<b>Gross Profit</b>	2,458,808.52
<b>Expense</b>	
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
	23,439.66
<b>Total Reimbursable Expense</b>	23,439.66
Rent Expense	65,801.30
Texas Franchise Tax	17,770.18
	1,481,907.37
<b>Total Expense</b>	1,481,907.37
<b>Net Ordinary Income</b>	976,901.15
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Gain/Loss on Sale of Investment	1,002,000.00
	1,002,000.00
<b>Total Other Income</b>	1,002,000.00
<b>Net Other Income</b>	1,002,000.00
<b>Net Income</b>	1,978,901.15

## SVAG Investments LLC

## Balance Sheet

As of December 31, 2021

02/06/23

Accrual Basis

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First State Bank Saving 5240	400,297.63
Independent Financial #3833	1,566.33
SVAG BOA Checking 7733	139,273.63
SVAG BOA Checking Old Account	373,125.78
<b>Total Checking/Savings</b>	<u>914,263.37</u>
<b>Other Current Assets</b>	
<b>Capital Investments - External</b>	
1485 Holdings LLC	49,000.00
4 Corners Builders & Developers	162,500.00
Ashton Oak Development	30,000.00
Beasley Communities LLC	180,000.00
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
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
<b>Total Capital Investments - External</b>	<u>3,112,463.50</u>
<b>Investment due from - Internal</b>	
207 Acres Old Hwy 105	10,000.00
5107 Riverside LP	4,560.00
Anchor 879 Dev LLC	94,957.11
Black Locust	35,000.00
CR 132 50 Acres	60,000.00
Elgin 103 Acres	168,000.00
Fields Store Dev - Waller	940.00
Knippwood	396.50
Konle 120 ac (RR 122)	63,332.50
Landing I LLC	40,000.00
Leander - San Gabriel	100,000.00
Limmer 114 acres	253,250.00
Quality Inn Somerset	220,000.00
Residences at Oakmont	192,593.35
Rosenberg 27 acres	29,231.00
Seagoville 86 acres	94,000.00
Springwood Retail	5,000.00
Tuscan Lakes	3,063.00
Vera Ventures GP LLC	5,255.37
Waukegan - Stonebrook	29,800.00
<b>Total Investment due from - Internal</b>	<u>1,409,378.83</u>
<b>Total Other Current Assets</b>	<u>4,521,842.33</u>
<b>Total Current Assets</b>	<u>5,436,105.70</u>
<b>TOTAL ASSETS</b>	<u><u>5,436,105.70</u></u>

## SVAG Investments LLC

## Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
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
<b>Total Investor Capital</b>	<u>870,000.00</u>
<b>Total Long Term Liabilities</b>	<u>870,000.00</u>
<b>Total Liabilities</b>	870,000.00
<b>Equity</b>	
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
<b>Total Equity</b>	<u>4,566,105.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>5,436,105.70</u></u>