



Filing Receipt

Received - 2023-02-13 01:55:03 PM

Control Number - 52445

ItemNumber - 46

SVAG INVESTMENTS LLC

101 Parklane Boulevard, Suite 102
Sugar Land, Texas 77498

February 10, 2023

Public Utility Commission of Texas
William B. Travis Building
1701 N. Congress Avenue, 7th Floor
Austin, TX 78701
Via e-mail

Re: Revised Balance Sheet YE 2022 for SVAG Investments LLC

Dear Sir or Madam:

We are writing to submit a revised balance sheet YE 2022 for SVAG Investments LLC. The \$2,249,799.25 balance of our Bank of America savings account ending in 8349 was not listed on the balance sheet for the year ending on December 31, 2022, that we recently submitted. This bank account was unintentionally omitted because it is not linked to our QuickBooks account.

We are now submitting the enclosed revised balance sheet reflecting the \$2,249,799.25 balance from the above-listed savings account as well as the bank statement for Dec 31, 2022 verifying the balance.

Please contact me at shaun@ashtongraydev.com if you have any questions.

Sincerely,



Sudharshan Vembutty, President
SVAG Investments LLC

Enclosure: Revised Balance Sheet (2022)

SVAG Investments LLC
Balance Sheet
As of December 31, 2022

Dec 31, 22

ASSETS

Current Assets

Checking/Savings

BOA Savings Account 8349	2,249,799.25
Independent Financial #3833	1,566.33
PlainsCapital Bank #5406	9,950.00
SVAG BOA Checking 7733	199,597.63

Total Checking/Savings 2,460,913.21

Other Current Assets

Capital Investments - External

1485 Holdings LLC	159,000.00
4 Corners Builders & Developers	162,500.00
Allied Gray Fund	872,093.49
Ashton Oak Development	60,000.00
Beasley Communities LLC	180,000.00
Bitcoin Mining	501,000.50
Block Flare Two	440,000.00
Brandt Ranch	850,000.00
Ekon Ventures	555,000.00
Elmbase	100,000.00
Field Store Dev - Waller	306,000.00
Hydrotex LLC	10,000.00
Latitude Commercial Series A	8,825.00
Linden Residences	62,941.00
Lockhart 80 Acres	50,000.00
Maria Anna Spec Home	612,500.00
Mission South (Svag Amazon LLC)	10,000.00
Peak 54 Holdings LLC	338,304.34
Shadowcreek Plaza	384,204.24
Stuebner 99 Retail LP	535,763.42
Yaupon Valley	94,000.00

Total Capital Investments - External 6,292,131.99

Investment due from - Internal

1205 Mansfield	153,500.00
5107 Riverside LP	1,401.23
711 Eberhart Ln	100,000.00
Angleton 90 acres (Addi. Tract)	15,784.41
Briggs 384 Acres	509,269.44
CR 132 50 Acres	60,000.00
Elgin 103 Acres	53,197.63
Elgin 75 Acres (18401 Elgin)	178,625.00
EM - Granger 62 Acres	21,975.41
Jarrell 190 Acres	105,000.00
Knippwood	396.50
Konle 120 ac (RR 122)	37,037.50

SVAG Investments LLC
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
Landing I LLC	115,000.00
Lockhart 1360 Acres	200,000.00
Pearland - FM 521 & Broadway	584,400.00
Political 339	234,000.00
Reserve II	75,000.00
Residences at Oakmont	192,593.35
Rosenberg 27 acres	43,969.43
Springwood Retail	5,000.00
Stuebner Retail Phase II	40,000.00
The Landing IV, LLC	170,000.00
Tidwell 5 Acres	54,715.49
Trinity Infrastructure & Dev.	13,729.90
Tuscan Lakes	3,063.00
Waukegan - Stonebrook	29,800.00
Total Investment due from - Internal	<u>2,997,458.29</u>
Total Other Current Assets	<u>9,289,590.28</u>
Total Current Assets	<u>11,750,503.49</u>
TOTAL ASSETS	<u><u>11,750,503.49</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Elgin 103 Acres	
Equity Tru. (Karthik Sadayappa)	50,000.00
Mohan I Javalagi	50,000.00
QTC Holding Corp (IRA 4044711)	14,000.00
Raghu & Shailaja Chunduru	100,000.00
Sidharth Malhotra	1,000,000.00
Thanh Vo	400,000.00
Total Elgin 103 Acres	<u>1,614,000.00</u>
Investor Capital	
Ashish Patel	200,000.00
Coconat LLC	350,000.00
Italo Ivan Dupatrocinio	100,000.00
Noel Alvarez	120,000.00
Sasi Ramachan	50,000.00
Sumasi LLC	250,000.00
Total Investor Capital	<u>1,070,000.00</u>
Pearland BTR	
M2 Investments Limited	75,000.00
Rajan K. Padikkal & Shanthamma	50,000.00
Sapphire Capital Investments	140,000.00
Total Pearland BTR	<u>265,000.00</u>
PlainsCapital Bank #4534	<u>2,053,197.63</u>
Total Long Term Liabilities	<u>5,002,197.63</u>
Total Liabilities	<u>5,002,197.63</u>

SVAG Investments LLC
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
Equity	
Capital	4,192,979.92
Owners Contribution	1,861,500.00
Owners Distribution	-1,285,075.21
Net Income	<u>1,978,901.15</u>
Total Equity	<u>6,748,305.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>11,750,503.49</u></u>