

**BREWTEX LLC DBA LAZY TREE RANCH**

*Unaudited Financial Statements For The Year Ended December 31, 2016*

February 17, 2017



## **Independent Accountant's Review Report**

To Management  
BrewTex, LLC  
Bertram, TX

I have reviewed the accompanying balance sheet of Company, Inc. as of December 31, 2016, and the related statements of income, retained earnings, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

### ***Accountant's Responsibility***

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. I believe that the results of my procedures provide a reasonable basis for my report.

### ***Accountant's Conclusion***

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Jason M. Tyra, CPA, PLLC  
Dallas, TX  
February 17, 2017

**BREWTEX LLC  
BALANCE SHEET  
DECEMBER 31, 2016**

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**ASSETS**

**CURRENT ASSETS**

Cash	\$ 2,939
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TOTAL CURRENT ASSETS	2,939
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**NON-CURRENT ASSETS**

Property, Plant, and Equipment, Net	280,000
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TOTAL NON-CURRENT ASSETS	280,000
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TOTAL ASSETS	\$ 282,939
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**LIABILITIES AND MEMBERS' EQUITY**

**CURRENT LIABILITIES**

Current Portion of Loans Outstanding	2,855
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TOTAL CURRENT LIABILITIES	2,855
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**NON-CURRENT LIABILITIES**

Loans Outstanding	206,133
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TOTAL LIABILITIES	208,988
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**MEMBERS' EQUITY**

Contributed Capital	165,000
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Retained Earnings (Deficit)	(91,049)
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TOTAL MEMBERS' EQUITY	73,951
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TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 282,939
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**BREWTEX LLC**  
**INCOME STATEMENT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

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**Operating Expense**

Facility Acquisition Costs	56,004
General and Administrative	28,697
Repairs and Maintenance	4,571
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	89,272

**Net Income from Operations** (89,272)

**Other Income (Expense)**

Interest Expense	(1,777)
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**Net Income Before Provision for Income Tax** 

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(91,049)

**Provision for Income Taxes at 15% Rate** -

**Net Income** 

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\$ (91,049)

**BREWTEX LLC**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

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**Cash Flows From Operating Activities**

Net Income (Loss) For The Period	\$ (91,049)
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	<hr style="width: 100%;"/> (91,049)
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**Cash Flows From Investing Activities**

Purchase of Property	(280,000)
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	<hr style="width: 100%;"/> (280,000)
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**Cash Flows From Financing Activities**

Change in Contributed Capital	165,000
Change in Loans Outstanding	208,988

	<hr style="width: 100%;"/> 373,988
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**Cash at Beginning of Period**

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**Net Increase (Decrease) In Cash**

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2,939

**Cash at End of Period**

\$ 2,939

BREWTEX LLC  
NOTES TO FINANCIAL STATEMENTS (UNAUDITED)  
DECEMBER 31, 2016

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NOTE A- ORGANIZATION AND NATURE OF ACTIVITIES

Brewtex LLC DBA Lazy Tree Ranch ("the Company") is a limited liability company organized under the laws of the State of Texas. The Company is developing and will operate a craft beer focused special event venue north of Austin, Texas.

The Company will conduct an equity crowdfund offering to commence during the first quarter of 2017 for the purpose of raising operating capital. The Company's ability to continue as a going concern or to achieve management's objectives may be dependent on the outcome of the offering or management's other efforts to raise operating capital.

NOTE B- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America ("US GAAP").

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include all cash balances, virtual currency balances, and highly liquid investments with maturities of three months or less when purchased. Virtual currencies include Bitcoin and other like assets of the class described by the US Internal Revenue Service as such.

Advertising Costs

The Company expenses direct advertising costs as incurred.

Income Taxes

The Company is subject tax filing requirements in the federal jurisdiction of the United States, but is not a taxpaying entity. All items of income and expense reported by the Company are allocated to the members of the Company and reported on their individual income tax returns. The Company's 2016 federal tax filing will be subject to inspection by the Internal Revenue Service until 2020.

The Company is subject to Franchise Tax in the State of Texas, but had no tax due for the year. The Company's 2016 Franchise Tax filing for the State of Texas will be subject to inspection until 2021.

BREWTEX LLC.  
NOTES TO FINANCIAL STATEMENTS (UNAUDITED) (CONTINUED)

Loans Outstanding

In 2016, the Company borrowed money for the purpose of acquiring property on which to build brewery and events venue. The loan is secured by the property. The loan is a thirty year mortgage at 5.5% with payments due monthly. Interest expense on the mortgage amounted to \$1,777 for the year ended December 31, 2016.

NOTE C- CONCENTRATIONS OF RISK

Financial instruments that potentially subject the Company to credit risk consist of cash and cash equivalents. The Company places its cash and cash equivalents with a limited number of high quality financial institutions and at times may exceed the amount of insurance provided on such deposits.

NOTE D- SUBSEQUENT EVENTS

Management considered events subsequent to the end of the period but before February 17, 2017, the date that the financial statements were available to be issued.