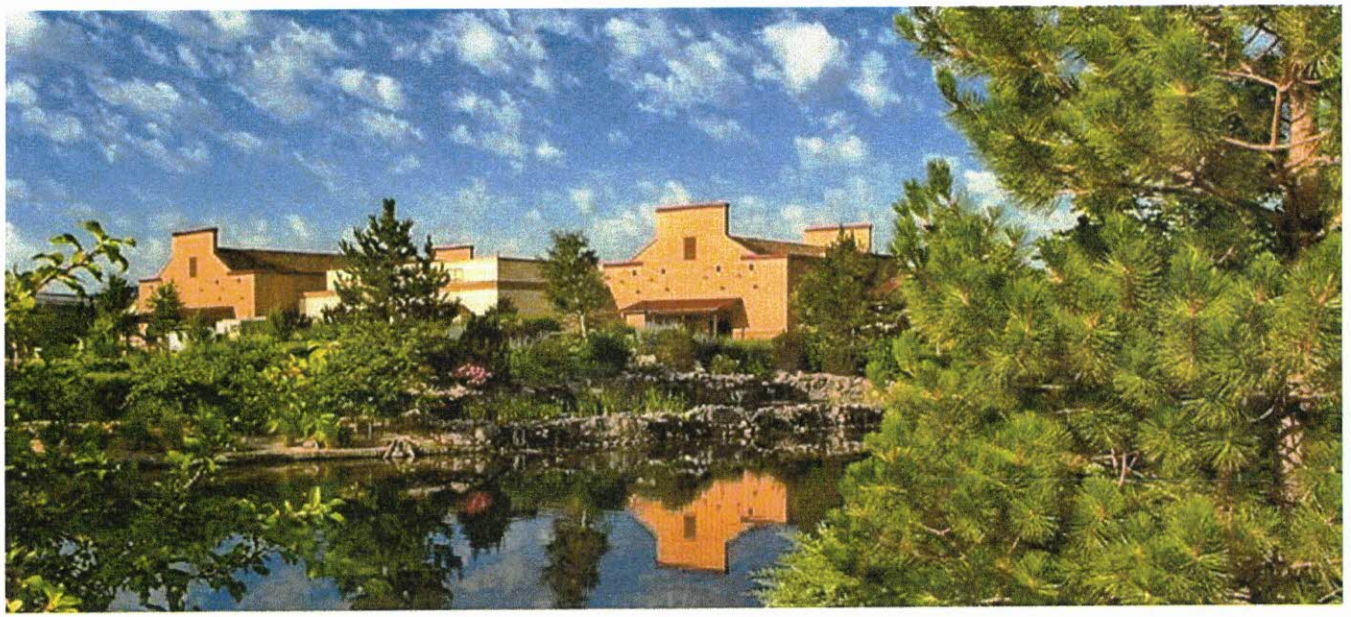
October 29, 2024

Annual Meeting



Tour Spec Golf Management LLC

Tour Specs Golf Management, LLC

Tour Specs Golf Management, LLC is a Nevada limited liability company.	• Owner of the Dayton Valley Golf Course. • There are 14 members, including Friends of Dayton Va
Reliance Golf Management, LLC (RGM) is a Nevada limited liability company.	• Is a member in Tour Specs Golf Management.
Reliance Golf Management Dayton Valley Management, LLC (RGMDVM) is a Nevada single member limited liability company, with RGM as the single member.	• RGMDVM is the Manager of Tour Specs Golf Manageme the Golf Course • Jim Kepler is made available through RGMDVM to man Specs Golf Management and to be the Executive Golf D

Membership Interest:

The Membership interest are highly speculative, and an investment in member interest involves a high degree of risk and potential dilution if additional capital is required.

Membership is best suited to investors with a long-term view and interest to positively impact the Dayton Valley Community.

Membership Interests:

(i) have not been registered under the Federal Act, the Nevada Uniform Securities Act (the "Nevada Act") and, if applicable, the securities laws of any other state,

(ii) have been issued pursuant to a claim of exemption from the registration provisions of the Federal Act, the Nevada Act and, if applicable, the securities laws of other states, and

(iii) may not be sold, transferred or assigned without compliance with the registration provisions of the Federal Act, the Nevada Act, and any other applicable federal or state securities laws or compliance with applicable exemptions therefrom, and

(iv) Membership Interest may not be sold, transferred or assigned, except to the extent permitted by, and in accordance with, the provisions of the Operating agreement of TOUR SPECS GOLF MANAGEMENT, LLC and any other agreement between such Member and the Company.

Certain statements in this report, including estimates, projections, statements relating to business plans, objectives and expected operating results, and the assumptions upon which those statements are based, are "forward-looking statements" within the meaning of the federal securities laws. Forward-looking statements are based on current expectations and assumptions that are subject to risks and uncertainties, which may cause actual results to differ materially from the forward-looking statements.

Key Take Aways

- ***We lost the ability to control the Irrigation and Sprinkler System***
  - The Age of the Sprinkler heads was a big factor
  - The quality of the course had a big impact on Revenue, especially Tournaments
  - We believe we have addressed these physical issues
- ***Going into 2025***
  - We need to rebuild back Golf Revenue and expand our membership
  - We need to focus on a service and revenue, but at lower cost structure
  - A reasonable expectation is Annual EBITDA of $100,000-$150,000 a year
  - We will need to raise capital next year
- ***Dayton Valley's footprint, is not a typical desert course,*** where the only places where there is grass is the tee box, fairways, and the putting green at most desert golf courses.
  - Water management and rights will be an ongoing issue to manage.
  - We will pursue opportunities to monetize property that is part of the golf experience.

2021-2023 Income Statements

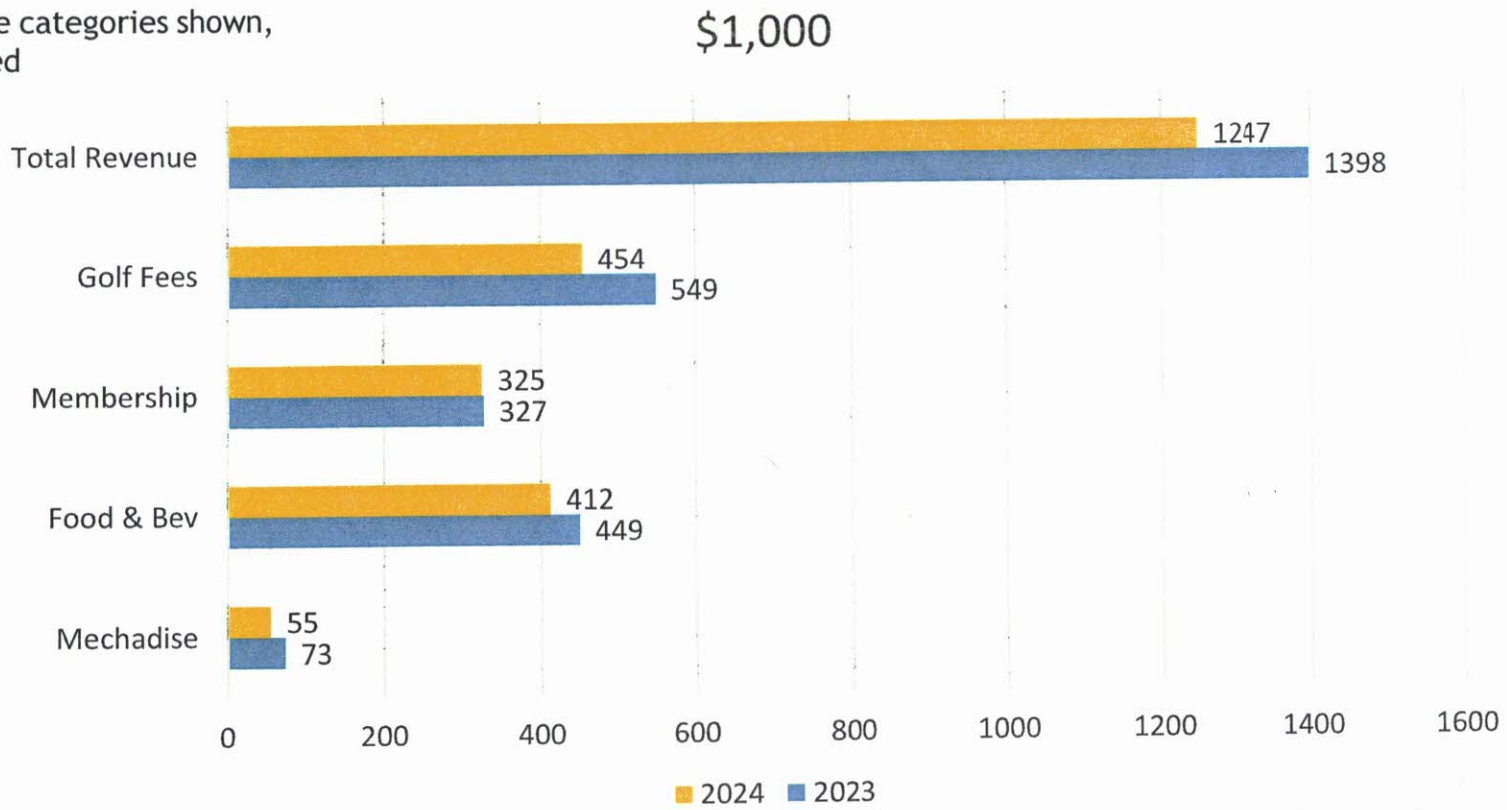
	2021	2022	2023
Golf Revenue	1,229,722	1,211,512	1,170,682
Food and Beverage	519,374	606,543	577,228
Other Income	24,339	20,072	22,203
TOUR SPEC INCOME	**$1,773,435**	**$1,838,126**	**$1,770,114**
Cost of Goods	$288,782	$329,922	$333,343
GROSS MARGIN	**$1,484,652**	**$1,508,204**	**$1,436,771**
Expenses	$1,412,665	$1,538,687	$1,560,155
EBITDA	**$71,987**	**($30,483)**	**($123,385)**
Interest	$37,774	$35,796	$32,686
Depreciation	$120,150	$133,622	$103,855
Amortization	$3,000	$3,000	$3,000
PROFIT(LOSS)	**($88,937)**	**($202,901)**	**($262,926)**

EBITDA=> Earnings before Interest, Taxes, Depreciation and Amortization

2024 YTD Revenue Down $150,000 vs 2023

2024 vs 2023 YTD through September Comparison

- Only major Income categories shown,
- Not fully reconciled



No Cash Reserves

- $150,000 Revenue Down YTD vs 2023 than 2024
  - $95,000 in Golf Revenue
- $75,000 in Utilities
  - $54,000 increase 2023 over 2021
  - $21,000 increase 2024 YTD over 2023
- $35,000 YTD increase General Golf Course Maintenance over 2024
- $25,000 YTD increase in Repairs & Maintenance over 2024
- Other Cash Impact
  - ~$60,000 in Course Upgrades

- Only major Income categories shown,
- Not fully reconciled

2024 going into 2025

- **4th Quarter 2024**
  - Cash on hand ~ $30,000, Current on payables
  - Annual Membership Campaign~$200,000
  - Focus on Staff Size and cost control
- **Loan Liabilities**
  - ~$580,000 bank loan with 4.95% interest
  - $400,000 Reliance Golf (5% Interest only -Deferred Payment)
- **2025**
  - Focus on Course Quality and rebuilding Sales
  - Will need to raise capital
  - Pursuing opportunities to monetize some of the property not in use for golf.
- **This Course needs to generate $100,000 to $150,000 in EBITDA to be Financially Sustainable**

The Aspiration:
Creating a Destination and Community Asset

- Full Golf Operations
  - With one of the best conditioned golf courses in Northern Nevada (Arnold Palmer Design)
- Best in Class
  - Customer Service
  - Instruction
  - Integrated into the community
- Dine and Golf
  - Full Bar and Restaurant
  - Catering and 2 Banquet Rooms (Weddings, Proms, Birthdays, Community Events)
  - Events that attract Local Homeowners and the Community
  - Attractive to Non-Golfers
- Financially Sustainable

THANK YOU

Tour Spec Golf Management LLC

CREATING A GOLF AND ENTERTAINMENT DESTINATION