



GUSTE HOMES III, LLC

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

DECEMBER 31, 2025 AND 2024
(With Independent Auditor's Report Thereon)

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INDEPENDENT AUDITOR'S REPORT

To the Members of
Guste Homes III, LLC

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Guste Homes III, LLC (the "Company"), which comprises the balance sheet as of December 31, 2025, and the related statement of operations, members' deficit, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Company, as of December 31, 2025, and the results of operations and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matter

The financial statements of the Company for the year ended December 31, 2024 were audited by another auditor who expressed an unmodified opinion on those statements on June 24, 2025.

Emphasis of a Matter

As described in Note K to the financial statements, on February 11, 2026, the Company received and accepted a settlement from the Sewerage and Water Board of New Orleans ("S&WB"), related to outstanding unpaid water and utility billings. The Company had an obligation related to these unpaid billings as of December 31, 2025, and recorded a \$1,177,521 utility settlement expense and corresponding liability. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information, as listed in the table of contents, is presented for the purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2026 on our consideration of the Company's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Company's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Company's internal control over financial reporting and compliance.

Doeren Mayhew Assurance

Melbourne, Florida
June 26, 2026

GUSTE HOMES III, LLC**BALANCE SHEETS****December 31,**

ASSETS	2025	2024
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 17,498	\$ 181,021
Cash and cash equivalents - restricted	1,793,833	1,734,013
Tenants accounts receivable, net	48,226	73,980
Due from affiliates	220,894	228,302
Prepaid expenses	360,326	190,998
Current portion of tax credit monitoring fees	6,866	6,866
Total current assets	2,447,643	2,415,180
NONCURRENT ASSETS		
Tax credit monitoring fees, net of current portion	34,323	41,189
Capital assets, net	36,758,605	38,464,517
Total noncurrent assets	36,792,928	38,505,706
Total assets	\$ 39,240,571	\$ 40,920,886
LIABILITIES AND MEMBERS' DEFICIT		
CURRENT LIABILITIES		
Accounts payable	\$ 411,484	\$ 465,475
Utility settlement	1,177,521	-
Tenant security deposits	48,100	44,700
Developer fee payable	3,982,645	3,982,645
Due to affiliates	1,263,836	853,043
Accrued salaries	5,809	-
Other current liabilities	27,867	27,867
Total current liabilities	6,917,262	5,373,730
NONCURRENT LIABILITIES		
Mortgage loan due to affiliates	38,045,199	38,045,199
Total liabilities	44,962,461	43,418,929
MEMBERS' DEFICIT		
Managing member deficit	(1,503)	(1,181)
Investor member deficit	(5,720,387)	(2,496,862)
Total members' deficit	(5,721,890)	(2,498,043)
Total liabilities and members' deficit	\$ 39,240,571	\$ 40,920,886

The accompanying notes are an integral part of these financial statements.

GUSTE HOMES III, LLC**STATEMENTS OF OPERATIONS****For the years ended December 31,**

	2025	2024
OPERATING REVENUES		
Rental income	\$ 737,096	\$ 687,696
Rental subsidy	519,180	1,245,006
Vacancies and concessions	(9,944)	(17,845)
Total tenant revenue, net	1,246,332	1,914,857
Other income	643,261	447,234
Total operating revenues	1,889,593	2,362,091
OPERATING EXPENSES		
Depreciation	1,875,377	1,868,011
Repairs and maintenance	607,297	624,976
Insurance	444,017	436,056
Salaries	305,607	213,372
Utilities	259,129	344,540
Protective services	217,063	231,672
Tenant services	109,424	91,888
Other general and administrative	68,608	165,275
Management fees	64,977	66,457
Credit losses	53,886	13,734
Advertising and marketing	-	81
Total operating expenses	4,005,385	4,056,062
NET OPERATING LOSS	(2,115,792)	(1,693,971)
NONOPERATING REVENUES (EXPENSES)		
Interest income	2,743	2,751
Utility settlement	(1,177,521)	-
Amortization - tax credit monitoring fees	(6,866)	(6,866)
Total other income (expenses)	(1,181,644)	(4,115)
NET LOSS BEFORE TRANSFERS	(3,297,436)	(1,698,086)
Transfers from HANO	73,589	-
NET LOSS	<u>\$ (3,223,847)</u>	<u>\$ (1,698,086)</u>

The accompanying notes are an integral part of these financial statements.

GUSTE HOMES III, LLC

STATEMENTS OF MEMBERS' DEFICIT

	Managing Member	Investor Member	Total Members' deficit
Members' deficit, January 1, 2024	\$ (1,011)	\$ (798,946)	\$ (799,957)
Net loss	(170)	(1,697,916)	(1,698,086)
Members' deficit, December 31, 2024	(1,181)	(2,496,862)	(2,498,043)
Net loss	(322)	(3,223,525)	(3,223,847)
Members' deficit, December 31, 2025	<u>\$ (1,503)</u>	<u>\$ (5,720,387)</u>	<u>\$ (5,721,890)</u>

The accompanying notes are an integral part of these financial statements.

GUSTE HOMES III, LLC

STATEMENTS OF CASH FLOWS

For the years ended December 31,

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net loss	\$ (3,223,847)	\$ (1,698,086)
Adjustments to reconcile net loss to net cash provided by operating activities		
Depreciation	1,875,377	1,868,011
Amortization - tax credit monitoring fees	6,866	6,866
Provision for credit losses	53,886	13,734
Utility settlement	1,177,521	-
(Increase) decrease in assets:		
Tenant accounts receivable, net	(28,132)	(51,058)
Due from affiliates	7,408	186,493
Prepaid expenses	(169,328)	(75,605)
Increase (decrease) in liabilities:		
Accounts payable	(53,991)	(68,800)
Tenant security deposits	3,400	3,000
Due to affiliates	410,793	24,910
Accrued salaries	5,809	-
Other current liabilities	-	(131,335)
Net cash provided by operating activities	<u>65,762</u>	<u>78,130</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of capital assets	<u>(169,465)</u>	<u>(93,170)</u>
NET DECREASE IN CASH	<u>(103,703)</u>	<u>(15,040)</u>
Cash and cash equivalents - beginning of the year	<u>1,915,034</u>	<u>1,930,074</u>
CASH AND CASH EQUIVALENTS - END OF THE YEAR	<u><u>\$ 1,811,331</u></u>	<u><u>\$ 1,915,034</u></u>
RECONCILIATION TO BALANCE SHEETS		
Cash and cash equivalents - unrestricted	\$ 17,498	\$ 181,021
Cash and cash equivalents - restricted	<u>1,793,833</u>	<u>1,734,013</u>
	<u><u>\$ 1,811,331</u></u>	<u><u>\$ 1,915,034</u></u>

The accompanying notes are an integral part of these financial statements.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Nature of operations

Guste Homes III, LLC (the "Company"), was formed as a limited liability company under the laws of the State of Louisiana on January 1, 2012 to construct, develop and operate a 155-unit apartment project known as Guste Homes Phase III (the "Project") in New Orleans, Louisiana. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code ("Section 42").

The Managing Member is Crescent Affordable Housing Corporation ("CAHC"), a Louisiana not-for-profit corporation. The Investor Member is RBC Tax Credit Equity National Fund 19, LP, an Illinois limited liability company. The Special Member is RBC Tax Credit Manager II, Inc., an Illinois corporation. In addition, the liability of the members of the Company is limited to the members' total capital contributions. The ownership of the Company is as follows:

Entity	Role	Percentage ownership
Crescent Affordable Housing Corporation	Managing Member	0.01%
RBC Tax Credit Equity National Fund 19, LP	Investor Member	99.99%
RBC Tax Credit Manager II, Inc.	Special Member	0.00%
		100.00%

Profits, losses and tax credits are allocated in accordance with the Amended and Restated Operating Agreement, dated November 1, 2013 (the "Operating Agreement"). Profits and losses from operations and low-income housing tax credits in any one year are allocated 99.99% to the Investor Member and 0.01% to the Managing Member.

Each building of the Project is expected to qualify for low-income housing tax credits pursuant to Section 42 which regulates the use of the Project to occupant eligibility and unit gross rent, among other requirements. The total low-income housing credits expected to be generated from the State of Louisiana is \$19,014,160 and will be available for use by the members pro rata over a ten-year period. Each building of the Project must meet the provisions of these regulations during each of 15 consecutive years in order to remain qualified to receive the credits. The compliance period will end 15 years after the Project is placed into service. In addition, the Company has executed an extended use regulatory agreement and declaration of restrictive covenants which requires the utilization of the Project pursuant to Section 42 for a minimum of 50 years.

The term of the Company shall continue in perpetuity, unless dissolved in accordance with the provisions of the Operating Agreement.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Nature of operations (continued)

The Company is a component unit of the Housing Authority of New Orleans ("HANO") under the requirements of Governmental Accounting Standards Board Codification of *Governmental Accounting and Financial Reporting Standards* Section 2100, *Defining the Financial Reporting Entity*. The Company is presented as a discretely presented component unit of HANO as there is a financial benefit/burden relationship with HANO.

2. Accounting method

The financial statements have been prepared on the accrual basis of accounting. Accordingly, income is recognized as earned and expenses as incurred, regardless of the timing of payments.

3. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities during the reporting period, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from these estimates, and those differences could be material.

4. Cash and cash equivalents

The Company considers all unrestricted, highly liquid investments with an initial maturity of three months or less to be cash equivalents.

5. Tenant accounts receivable

The Company's accounts receivable include rent due but not collected. Tenants are not charged interest on past due rent. Tenant security deposits are used to help offset any uncollected rent. Accounts receivable are stated net of an allowance for credit losses. The Company periodically assesses its methodologies for estimating credit losses in consideration of actual experience, trends, and changes in the overall economic environment. Management writes off accounts receivable as a charge to the allowance for credit losses when it is probable that the amount will not be collected.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Capital assets

Investment in rental property consists of property and equipment, which is recorded at cost. The Company's policy is to capitalize assets with a value in excess of \$5,000 and a useful life in excess of two years. Expenditures for maintenance and repairs are charged to expenses as incurred while major renewals and betterments are capitalized. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of operations. Depreciation is provided using the straight-line method over the estimated useful lives of the assets.

Buildings and improvements	27.5 years
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7. Impairment of long-lived assets

The Company evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Company determines that a long-lived asset is impaired, and that the impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Company's financial statements. Management has determined that there were no impairments as of December 31, 2025 and 2024.

8. Ground lease

Under Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") 2016-02, *Leases*, the determination of whether an arrangement is a lease is made at the lease's inception and a contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having the right to direct the use of the asset. Management only reassesses its determination if the terms and conditions of the contract are changed. Leases with an initial term of 12 months or less are not recorded on the balance sheets.

ROU assets represent the right to use an underlying asset for the lease term, and the lease liabilities represent the obligation to make lease payments. The lease ROU assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. The Company uses the implicit rate when it is readily determinable. Lease ROU assets also include any lease payments made and excludes any lease incentives. Lease expense for lease payments is recognized on a straight-line basis over the lease term. The Company's lease terms may include options to extend or terminate the lease. Leases with an initial term of 12 months or less are not recorded on the balance sheets.

On November 1, 2013, the Company entered into a 40-year ground lease with HANO. The lease requires an annual rent payment of \$10 and expires 40 years after the commencement date. As of December 31, 2025 and 2024, the base rent for the entire term has been paid in full.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

9. Rental income

Rental income is recognized as rents become due. Rental payments received in advance are deferred until earned. All leases between the Company and the tenants of the Property are considered operating leases.

10. Income taxes

The Company is not a taxpaying entity for federal or state income tax purposes since taxable income or loss passes through to, and is reportable by, the members individually. Therefore, no provision or liability for federal or state income taxes has been included in the financial statements.

The Company accounts for income taxes in accordance with FASB ASC Topic 740, *Income Taxes*, which clarifies the accounting and disclosure requirements for uncertainty in tax positions. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken. In evaluating the Company's tax provisions and accruals, future taxable income, the reversal of temporary differences, interpretations, and tax planning strategies are considered. The Company believes their estimates are appropriate based on current facts and circumstances.

The Company's income tax filings are subject to audit by various taxing authorities. The Company is subject to income tax examinations by tax authorities for the prior three years.

11. Economic concentrations

The Company operates one property in New Orleans, Louisiana. Future operations could be affected by changes in economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS

As of December 31, 2025 and 2024, the Company's cash and cash equivalents totaled \$1,811,331 and \$1,915,034, respectively.

The Company maintains its cash and cash equivalents balances in financial institutions that are insured by the Federal Deposit Insurance Corporation ("FDIC") for up to \$250,000 per depositor. From time to time, the Company's balances in these institutions may be in excess of the FDIC insured limit. However, management does not believe the credit risk related to these balances is significant.

Restricted cash and cash equivalents consist of the following as of December 31,

	2025	2024
ACC subsidy reserve	\$ 368,716	\$ 368,164
Replacement reserve	302,048	247,729
Operating reserve	483,478	482,754
Rental achievement reserve	100,725	100,574
Property security reserve	176,268	176,004
Tax and insurance escrow	273,430	273,020
Development escrow	41,068	41,068
Tenant security deposits	48,100	44,700
	<u>\$ 1,793,833</u>	<u>\$ 1,734,013</u>

1. ACC subsidy reserve

Pursuant to the Operating Agreement, the Company shall establish a reserve account in the amount of \$365,000 as set forth in the Regulatory and Operating Agreement between the Company and HANO. Funds in the ACC subsidy reserve may be used to pay operating expenses subject to approval and consent of HANO. The ACC subsidy reserve was funded with \$165,000 from the second capital contribution and \$200,000 from the fourth capital contribution from the Investor Member.

	2025	2024
Balance, January 1,	\$ 368,164	\$ 367,607
Interest	552	557
Balance, December 31,	<u>\$ 368,716</u>	<u>\$ 368,164</u>

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS (continued)

2. Replacement reserve

Pursuant to the Operating Agreement, the Company is required to make monthly deposits to a reserve for replacements account for use in funding maintenance and replacement costs. Annual deposits are required in the amount of \$46,500, increasing annually by 3% commencing on the date of substantial completion.

	2025	2024
Balance, January 1,	\$ 247,729	\$ 195,058
Deposits	54,074	52,336
Interest	245	335
Balance, December 31,	<u>\$ 302,048</u>	<u>\$ 247,729</u>

3. Operating reserve

Pursuant to the Operating Agreement, the Managing Member is required to establish an operating reserve of \$480,000 in a separate reserve account to fund excess operating expenses over revenues and debt service, to the extent required, subject to any requisite approvals and to the consent of the Special Member.

4. Rental achievement reserve

Pursuant to the Operating Agreement, the Managing Member is required to establish a rental achievement reserve of \$100,000 in a separate reserve account in order to ensure that the Project will maintain an average income to expense ratio of 1.05 to 1.0 or such greater ratio as may be required to maintain breakeven operations throughout the compliance period.

5. Property security reserve

Pursuant to the Operating Agreement, the Managing Member is required to establish an initial property security reserve of \$175,000 in a separate reserve account in order to provide for physical security of the Project. The reserve is to be funded from capital contributions and/or loan proceeds and shall be held throughout the compliance period. CAHC may draw down up to \$35,000 annually for providing security to the Project without consent of the Special Member, provided CAHC verifies that such funds are utilized for security purposes.

6. Tax and insurance escrow

Pursuant to the Operating Agreement, the Managing Member is required to establish an initial tax and insurance escrow of \$271,463 in a separate escrow account in order to provide for insurance and tax payments for the Project. The initial escrow was to be funded from capital contributions and/or loan proceeds.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS (continued)

7. Development escrow

In connection with the construction of the Project, the Investor Member has established an escrow account to pay for future development costs.

NOTE C - CREDIT LOSSES

Changes in the allowance for credit losses during the years ended December 31, were as follows:

	2025	2024
Balance, beginning of year	\$ 13,734	\$ -
Increase in allowance for credit losses	53,886	13,734
Write-offs	(15,585)	-
Balance, end of year	<u>\$ 52,035</u>	<u>\$ 13,734</u>

NOTE D - TAX CREDIT MONITORING FEES

Costs totaling \$102,983 related to obtaining low-income housing tax credits will be amortized over the mandatory 15-year compliance period. Accumulated amortization as of December 31, 2025 and 2024, was \$61,794 and \$54,928, respectively. Estimated amortization expense of the remaining balance for each of the following years is as follows:

2026	\$ 6,866
2027	6,866
2028	6,866
2029	6,866
2030	6,866
Thereafter	6,859
	<u>\$ 41,189</u>

NOTE E - CAPITAL ASSETS, NET

Capital assets, net. is comprised of the following as of December 31,

	2025	2024
Buildings and improvements	\$ 51,534,663	\$ 51,365,198
Less accumulated depreciation	(14,776,058)	(12,900,681)
	<u>\$ 36,758,605</u>	<u>\$ 38,464,517</u>

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE F - RELATED PARTY TRANSACTIONS

1. Operating subsidy from HANO

The Company has entered into a Regulatory and Operating Agreement (the "Agreement") with HANO that provides for an operating subsidy amount for annual operations. Pursuant to the Agreement, 109 units of the Apartments are to be operated as Public Housing Units and are subject to all regulations therein. During 2025 and 2024, the Company received an operating subsidy from HANO in the amount of \$554,061 and \$545,877, respectively which is included in other income on the statements of operations.

2. Voucher subsidy from HANO

The Company is eligible to house tenants receiving Housing Choice Voucher rental assistance through vouchers issued by HANO. During 2025 and 2024, the Company received voucher subsidy from HANO in the amount of \$519,180 and \$699,129, respectively which is included in rental subsidy on the statements of operations.

3. Asset management fee

Pursuant to the Operating Agreement, a one-time asset management fee in the amount of \$75,000 was paid to the Investor Member for an annual review, during the 15-year compliance period, of the operations of the Company and the Project. The asset management fee is being amortized over the 15-year compliance period. As of December 31, 2025 and 2024, \$15,000 and \$20,000, respectively remains unamortized and is included in prepaid expenses on the balance sheets.

4. Developer fee payable

The Company has entered into a development agreement with CAHC. The agreement provides for a development fee in the amount of \$5,310,193, for services in connection with the development of the Project and the supervision of construction. Development fees are recognized as incurred ratably over the course of construction. Development fees are deferred until certain Investor Member capital contributions milestones are met. As of December 31, 2025 and 2024, the entire amount has been earned by CAHC, of which \$3,982,645 remains unpaid.

5. Due from/to affiliates

The Company has a receivable from Guste Homes Resident Management Corporation ("GHRMC") at December 31, 2025 and 2024, of \$101,658 and \$129,103, respectively for operating expenses paid on their behalf which is included in due from affiliates in the accompanying balance sheets.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE F - RELATED PARTY TRANSACTIONS (continued)

5. Due from/to affiliates (continued)

In addition, in the normal course of operations, the Company has amounts due to CAHC for payment on common costs and other interprogram amounts. As of December 31, 2025 and 2024, the Company owed \$1,263,836 and \$853,043, respectively which is included in due to affiliates in the accompanying balance sheets.

As of December 31, 2025, HANO owed the Company for reimbursement of miscellaneous costs associated with ongoing operation of the Project. The amount due from HANO as of December 31, 2025 and 2024, is \$119,236 and \$99,199, respectively, and is included in due from affiliates in the accompanying balance sheets.

6. Management fees

The Company has entered into a management agreement with GHRMC for a monthly management fee equal to \$35 per month per unit for all units, whether they are occupied or not. The agreement is effective upon completion of the Project. For the years ended December 31, 2025 and 2024, \$64,977 and \$66,457, respectively was charged to operations.

NOTE G - MORTGAGE LOAN DUE TO AFFILIATE

On February 1, 2021, the Company converted a construction loan to permanent financing through a multifamily leasehold mortgage in the amount of \$38,045,199 from HANO. This loan bears interest at a rate of 0.95% and the principal and interest are due upon maturity on February 1, 2071. Interest shall accrue through the maturity date beginning upon the payment of the fourth capital installment of the Investor Member pursuant to the Operating Agreement. The loan is secured by the buildings and improvements.

NOTE H - MEMBERS' CAPITAL AND CASH FLOW DISTRIBUTION

Capital contributions totaling \$18,109,177 are due from the Investor Member when certain milestones are achieved as disclosed in the Operating Agreement. As of December 31, 2025 and 2024, the Investor Member has funded \$9,497,969. The above contributions are subject to adjustment as defined in the Operating Agreement. The Managing Member was required to make contributions of \$100 and the Special member was required to make contributions of \$10.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE H - MEMBERS' CAPITAL AND CASH FLOW DISTRIBUTION (continued)

Cash Flow, as defined in the Operating Agreement, subject to certain restrictions outlined in the Operating Agreement, is to be distributed as follows:

1. To the Investor Member until the aggregate amount of distributions made to the Investor Member for the current and all prior years equals the Investor Member's Assumed Tax Liability for the current and all prior years;
2. To the payment of any Tax Credit Shortfall Payments owed to the Investor Member;
3. To the Special Investor Member for any Asset Management Fees that were not paid in full when due;
4. To the Managing Member until the aggregate amount of distributions made to the Managing Member for the current and all prior years equals the Managing Member's Assumed Tax Liability for the current and all prior years;
5. To replenish the Operating Reserve;
6. Until all amounts are due under the Development agreement have been paid in full, to the payment of such amounts;
7. To the payment of any outstanding Operating Deficit Loans and MM Loans, based on the respective outstanding balances of each;
8. To the payment of the HANO Loan;
9. Thereafter, 99.99% to the Investor Member; 0.009% to the Managing Member; and 0.001% to the Special Investor Member.

NOTE I - COMMITMENTS AND CONTINGENCIES

1. Legal

The Company may be party to various pending or threatened legal actions in the normal course of operations. As of the date of this report, management is not aware of any material threatened or pending legal actions against the Company.

2. Tax credits

The Company's low-income housing credits are contingent on its ability to maintain compliance with applicable sections of Section 42. Failure to maintain compliance with occupant eligibility, and/or unit gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the Investor Member. Management is not aware of any noncompliance as of the date of this report.

GUSTE HOMES III, LLC

NOTES TO FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE J - LOW-INCOME HOUSING TAX CREDITS

The Company received an allocation of low-income housing tax credits totaling \$21,631,954. To qualify for these tax credits, the Company must meet certain requirements, including completion of construction and establishment of a qualified eligible basis of sufficient amount to generate the tax credits. The Company has claimed tax credits of \$15,604,914 as of December 31, 2025. The expected availability of the remaining tax credits is as follows:

Year	Amount
2026	\$ 2,163,193
2027	1,900,673
2028	1,340,600
2029	622,574
	<u>\$ 6,027,040</u>
Total credits	\$ 21,631,954
Less claimed credits	<u>(15,604,914)</u>
Remaining credits	<u>\$ 6,027,040</u>

NOTE K - SUBSEQUENT EVENTS

The Company has evaluated subsequent events through the date noted on the Independent Auditor's Report, the date the financial statements were available to be issued, and aside from the items noted below, has determined that no material transactions have occurred that would warrant additional adjustment or disclosure in the financial statements.

On February 11, 2026, the Company received and accepted a formal settlement proposal from the Sewerage and Water Board of New Orleans ("S&WB"), related to outstanding unpaid water and utility billings totaling \$1,177,521. According to the terms of the settlement, upon receipt of a 50% down payment due within 45 days, the S&WB will establish a payment schedule for the remaining outstanding balance to be paid in full within 12 months. Accordingly, \$1,177,521 has been recorded as a utility settlement expense, with the corresponding amount reflected as utility settlement on the accompanying financial statements to recognize the obligation under the settlement.

SUPPLEMENTARY INFORMATION

GUSTE HOMES III, LLC

**SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS TO
AGENCY HEAD OR CHIEF EXECUTIVE OFFICER**

December 31, 2025

Agency Head Name:	Keva Landrum	Marjorianna Willman
Position of the Housing Authority of New Orleans:	Interim Executive Director	Executive Director
Date Range:	01/01/2025 - 01/20/2025	01/21/2025 - 12/31/2025

Purpose	Amount	Amount
Salary	None	None
Benefits-insurance	None	None
Benefits-retirement	None	None
Benefits-deferred comp	None	None
Car allowance	None	None
Vehicle provided by government	None	None
Per diem	None	None
Reimbursements	None	None
Travel	None	None
Registration fees	None	None
Conference travel	None	None
Continuing professional education fees	None	None
Housing	None	None
Unvouchered expenses	None	None
Special meals	None	None

Guste Homes III, LLC, provides no compensation, benefits or other payments to the Executive Director and Chief Administrative Officer of the Housing Authority of New Orleans ("HANO"). HANO is the governmental unit that controls Guste Homes III, LLC. All compensation, benefits and other payments to HANO's Executive Director are included in the financial statements of HANO.

See independent auditor's report.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

To the Members of
Guste Homes III, LLC

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Guste Homes III, LLC (the "Company"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Company's financial statements, and have issued our report thereon dated June 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Company's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Company's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Company's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Company's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Company's internal control over compliance. Accordingly, this communication is not suitable for any other purpose.

Doeren Mayhew Assurance

Melbourne, Florida
June 26, 2026