

Espee Lafayette, LLC

Financial Report

Year Ended December 31, 2025

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INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

The Board of Trustees
Espee Lafayette, LLC
Lafayette, Louisiana

Management is responsible for the accompanying financial statements of Espee Lafayette, LLC (a limited liability company), which comprise the balance sheet as of December 31, 2025, and the related statements of income and changes in member's equity and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Supplementary Information

The supplementary information on page 8 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Kolder, Slaven & Company, LLC
Certified Public Accountants

Lafayette, Louisiana
March 16, 2026

FINANCIAL STATEMENTS

ESPEE LAFAYETTE, LLC
Lafayette, Louisiana

Balance Sheet
December 31, 2025

ASSETS

Current assets:	
Cash	\$ <u> -</u>
Property and equipment:	
Land	287,499
Buildings and improvements	<u>2,575,636</u>
	<u>2,863,135</u>
Total assets	<u><u>\$2,863,135</u></u>

LIABILITIES AND MEMBER'S EQUITY

Liabilities	\$ <u> -</u>
Member's equity:	
Lafayette Public Trust Financing Authority	<u>2,863,135</u>
Total liabilities and member's equity	<u><u>\$2,863,135</u></u>

See independent accountant's compilation report.

ESPEE LAFAYETTE, LLC
Lafayette, Louisiana

Statement of Income
For the Year Ended December 31, 2025

Revenues:	
Rent	<u>\$ 83,160</u>
Expenses:	
Depreciation	<u>182,596</u>
Net loss	<u><u>\$ (99,436)</u></u>

See independent accountant's compilation report.

ESPEE LAFAYETTE, LLC
Lafayette, Louisiana

Statement of Changes In Member's Equity
For the Year Ended December 31, 2025

	<u>Lafayette Public Trust Financing Authority</u>
Member's equity, December 31, 2024	\$ 3,045,731
Net loss	(99,436)
Distribution	<u>(83,160)</u>
Member's equity, December 31, 2025	<u>\$ 2,863,135</u>

See independent accountant's compilation report.

ESPEE LAFAYETTE, LLC
Lafayette, Louisiana

Statement of Cash Flows
For the Year Ended December 31, 2025

Cash flows from operating activities:	
Net loss	\$ (99,436)
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation	<u>182,596</u>
Net cash provided by operating activities	83,160
Cash flows used by financing activities:	
Distributions to member	<u>(83,160)</u>
Net change in cash and cash equivalents	-
Cash and cash equivalents, beginning of year	<u>-</u>
Cash and cash equivalents, end of year	<u><u>\$ -</u></u>

See independent accountant's compilation report.

SUPPLEMENTARY INFORMATION

ESPEE LAFAYETTE, LLC
Lafayette, Louisiana

Schedule of Compensation, Benefits and Other Payments to Agency Head
For the Year Ended December 31, 2025

The Company's Chairman, Melissa Theriot, received no compensation, benefits or other payments for the year ended December 31, 2025.

See independent accountant's compilation report.