GUSTE HOMES III, LLC

Financial Statements and Supplemental Information

December 31, 2020

TABLE OF CONTENTS

BERMAN HOPKINS
CPAs & ASSOCIATES, LLP

INDEPENDENT AUDITOR'S REPORT

To the Members of
Guste Homes III, LLC

Report on the Financial Statements

We have audited the accompanying financial statements of Guste Homes III, LLC (the "Company"), which comprise the balance sheet as of December 31, 2020, and the related statements of operations, members' capital, and cash flows for the year then ended, and the related notes to the financial statements.

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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessments of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

bermanhopkins.com

MELBOURNE
8035 Spyglass Hill Road
Melbourne, FL 32940
321-757-2020

ORLANDO
255 South Orange Avenue, #1545
Orlando, FL 32801
407-841-8841

TITUSVILLE
917 South Washington Avenue
Titusville, FL 32780
321-267-2190

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental 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 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 February 28, 2021 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 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.

February 28, 2021
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

GUSTE HOMES III, LLC

BALANCE SHEET

December 31, 2020

ASSETS	
CURRENT ASSETS	
Cash and cash equivalents - unrestricted	$ 531,121
Cash and cash equivalents - restricted	256,830
Accounts receivable	57,245
Due from affiliates	527,748
Guaranty receivable - affiliates	12,495,579
Prepaid expenses	87,010
Tax credit monitoring fees, net	6,866
Total current assets	13,962,399
CURRENT ASSETS	
Tax credit monitoring fees, net	68,653
Investment in rental property, net	45,792,006
Total noncurrent assets	45,860,659
Total assets	$ 59,823,058
LIABILITIES AND MEMBERS' CAPITAL (DEFICIT)	
CURRENT LIABILITIES	
Accounts payable	$ 148,055
Tenant security deposits	29,400
Developer fee payable	3,982,645
Due to affiliates	15,515,301
Other current liabilities	201,988
Total current liabilities	19,877,389
NONCURRENT LIABILITIES	
Mortgage loan due to affiliates	38,628,000
Total liabilities	58,505,389
MEMBERS' CAPITAL (DEFICIT)	
Managing member	(536)
Investor member	1,318,205
Total members' capital	1,317,669
Total liabilities and members' capital	$ 59,823,058

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

GUSTE HOMES III, LLC

STATEMENT OF OPERATIONS

For the year ended December 31, 2020

REVENUES	
Rental income	$ 490,242
Rental subsidy	932,860
Vacancies and concessions	(7,787)
Total tenant revenue, net	1,415,315
Other operating income	39,541
Total operating revenues	1,454,856
OPERATING EXPENSES	
Utilities	399,036
Protective services	313,370
Insurance	211,348
Repairs and maintenance	151,658
Other general and administrative	110,438
Salaries	91,109
Management fees	63,840
Tenant services	34,306
Advertising and marketing	609
Total operating expenses	1,375,714
NET OPERATING INCOME	79,142
OTHER INCOME (EXPENSES)	
Interest income	254
Depreciation	(1,861,814)
Amortization - tax credit monitoring fee	(6,866)
Total other income (expenses)	(1,868,426)
NET LOSS	$ (1,789,284)

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

GUSTE HOMES III, LLC

STATEMENT OF MEMBERS' CAPITAL (DEFICIT)

For the year ended December 31,

	Managing Member	Special Member	Investor Member	Total Members' Capital
Members' capital (deficit), January 1, 2020	$ (357)	$ -	$ 3,107,310	$ 3,106,953
Net loss	(179)	-	(1,789,105)	(1,789,284)
Members' capital (deficit), December 31, 2020	$ (536)	$ -	$ 1,318,205	$ 1,317,669

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

GUSTE HOMES III, LLC

STATEMENT OF CASH FLOWS

For the year ended December 31, 2020

CASH FLOWS FROM OPERATING ACTIVITIES		
Net loss	$	(1,789,284)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation		1,861,814
Amortization - tax credit monitoring fees		6,866
(Increase) decrease in assets:		
Accounts receivable		(39,655)
Due from affiliates		(93,337)
Prepaid expenses		(22,087)
Increase (decrease) in liabilities:		
Accounts payable		120,432
Due to affiliates		287,399
Tenant security deposits		5,400
Other current liabilities		49,884
Net cash provided by operating activities		387,432
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash paid for capital improvements		(32,492)
Net increase in cash		354,940
Cash and cash equivalents - beginning of year		433,011
Cash and cash equivalents - end of year	$	787,951
RECONCILIATION TO BALANCE SHEET:		
Cash and cash equivalents - unrestricted	$	531,121
Cash and cash equivalents - restricted		256,830
	$	787,951

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

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 percent to the Investor Member and 0.01 percent 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 sooner dissolved in accordance with the provisions of the Operating Agreement.

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 highly liquid investments with an initial maturity of three months or less to be cash equivalents.

5. Accounts receivable and bad debts

Management individually reviews all accounts receivable periodically and assesses the portions, if any, of the balance that will not be collected. Tenant accounts receivable are charged to bad debt expense when they are determined to be uncollectible based on management's prior experience with similar types of receivables and periodic aging. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

6. Guaranty receivable - affiliates

Per the Operating Agreement, the Managing Member and affiliates of the Managing Member guarantee that they will fund any Excess Development Costs relating to construction of the Project, as defined in the Operating Agreement. As of December 31, 2020, the Company reflects a guaranty receivable of $12,495,579 relating to these amounts.

7. Investment in rental property

Investment in rental property consists of property and equipment, which is recorded at cost. 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 to be provided using the straight-line method over the estimated useful lives of 27.5 years for buildings and improvements and 5-7 years for furniture and equipment.

Investment in rental property, net, is comprised of the following as of December 31, 2020:

Buildings and improvements	$ 51,232,392
Less accumulated depreciation	(5,440,386)
	$ 45,792,006

8. 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. In the current year, management determined there was no impairment related to its long-lived assets.

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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

10. Income taxes (continued)

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 Financial Accounting Standards Board Accounting Standards Codification 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 no longer subject to income tax examinations by tax authorities for years before 2017.

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.

12. 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 at December 31, 2020 is $27,464. Estimated amortization expense for each of the following years is as follows:

2021	$ 6,866
2022	6,866
2023	6,866
2024	6,866
2025	6,866
Thereafter	41,189
	$ 75,519

NOTE B - CASH AND CASH EQUIVALENTS

The Company maintains its cash and cash equivalents in bank deposit accounts which, at times, may exceed federally insured limits. As of December 31, 2020, none of the bank balance was in excess of FDIC insurance and collateral. The Company has not experienced any losses in such accounts.

Restricted cash and cash equivalents consist of the following at December 31, 2020:

ACC subsidy reserve	$	166,017
Development escrow		41,068
Replacement reserve		20,345
Tenant security deposits		29,400
	$	256,830

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 is to be funded $165,000 from the second capital contribution, which has been made, and $200,000 from the seventh capital contribution, which has not been made, from the investor member.

		2020
Balance, January 1,	$	165,767
Deposits		250
Balance, December 31,	$	166,017

2. 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 B - CASH AND CASH EQUIVALENTS (continued)

3. 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.

	2020
Balance, January 1,	$ -
Deposits	20,345
Balance, December 31,	$ 20,345

4. 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. The reserve is to be funded from capital contributions and/or loan proceeds. If there are insufficient funds to fund the Operating Reserve from the aforementioned sources at the time of the seventh capital contribution, CAHC shall be required to fund the operating reserve. As of December 31, 2020, no amounts have been funded.

5. Lease-up reserve

Pursuant to the Operating Agreement, the Managing Member was required to establish a lease-up reserve of $85,000 in a separate reserve account to fund excess operating expenses during the initial lease-up period of the Project. The reserve account was fully funded as of March 10, 2016. The reserve was to be funded from capital contributions and/or loan proceeds. The reserve was to be funded no later than the fourth capital contribution from the investor member. If there were insufficient funds to fund the Lease-up reserve from the aforementioned sources, CAHC was required to fund the Lease-up reserve. As of December 31, 2020, there was no balance in the reserve.

6. 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. The reserve is to be funded from capital contributions and/or loan proceeds.

NOTE B - CASH AND CASH EQUIVALENTS (continued)

6. Rental achievement reserve (continued)

If there are insufficient funds to fund the rental achievement reserve from the aforementioned sources at the time of the sixth capital contribution, CAHC shall be required to fund the rental achievement reserve. Any balance remaining after the final capital contribution from the investor member shall be distributed to the Company. As of December 31, 2020, no amounts have been funded.

7. 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.

If there are insufficient funds to fund the property security reserve from the aforementioned sources at the time of the fifth capital contribution, CAHC shall be required to fund the property security reserve. As of December 31, 2020, no amounts have been funded.

8. 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 is to be funded from capital contributions and/or loan proceeds. If there are insufficient funds to fund the initial tax and insurance escrow from the aforementioned sources at the time of the fourth capital contribution, CAHC shall be required to fund the initial tax and insurance escrow. As of December 31, 2020, no amounts have been funded.

NOTE C - 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 2020, the Company received an operating subsidy, including CARES Act funding, from HANO in the amount of $353,912, which is included in rental subsidy on the statement of operations.

NOTE C - RELATED PARTY TRANSACTIONS (continued)

2. Voucher subsidy from HANO

The Company is eligible to house tenants receiving Housing Choice Voucher rental assistance through vouchers issued by HANO. During 2020, the Company received voucher subsidy from HANO in the amount of $578,948, which is included in rental subsidy on the statement 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, 2020, $40,000 remains unamortized and is included in prepaid expenses on the balance sheet.

4. Developer fee

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, 2020, the entire amount has been earned of which $3,982,645 remains deferred.

5. Due from affiliates

Guste Homes Resident Management Corporation, the management company, owes the Company for operating expenses paid on behalf of the management company. As of December 31, 2020, the Company held a receivable of $527,748 from the management company.

6. Due to affiliates

In addition to the $38,628,000 mortgage loan (see Note D), the Company borrowed $13,827,653 from HANO to complete construction of the Project. Furthermore, the Company owes CAHC $1,687,648 for operating expenses paid by CAHC on behalf of the Company. As of December 31, 2020, $15,515,301 is reported as due to affiliates on the balance sheet.

NOTE D - MORTGAGE LOAN DUE TO AFFILIATE

In November 2013, the Company obtained a non-interest bearing construction loan in the amount of $38,628,000 from HANO. The loan will convert to permanent financing upon completion of construction. The permanent loan will bear interest at a rate of .95% payable from cash flow. All outstanding principal and interest shall be due 50 years after the date of conversion.

NOTE E - MEMBERS' CAPITAL

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, 2020, the Investor Member has funded $6,745,668. 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.

NOTE F - MANAGEMENT AGREEMENT

The Company has entered into a management agreement with Guste Homes Resident Management Corporation 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 year ended December 31, 2020, $63,840 was charged to operations.

NOTE G - COMMITMENTS AND CONTINGENCIES

1. Ground lease

On November 1, 2013, the Company entered into a forty-year ground lease with HANO. The lease requires an annual rent payment of $10 per year and expires 40 years after the commencement date. As of December 31, 2020, the base rent for the entire term has been paid in full.

2. 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.

NOTE G - COMMITMENTS AND CONTINGENCIES (continued)

3. 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 non-compliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential non-compliance may require an adjustment to the contributed capital by the Investor Member. Management is not aware of any non-compliance as of the date of this report.

4. COVID-19 pandemic

The Company, like most businesses, has had its operational activities impacted by the COVID-19 pandemic to conform with current guidelines. As of the date of this report, the overall impact and duration is uncertain.

NOTE H - SUBSEQUENT EVENTS

The Company has evaluated subsequent events through February 28, 2021, the date which the financial statements were available to be issued, and noted no issues to be disclosed.

SUPPLEMENTAL INFORMATION

GUSTE HOMES III, LLC

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

December 31, 2020

Agency Head Name: Evette Hester
Executive Director and Chief Administrative Officer of the Housing Authority of New Orleans

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

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, 2020, and the related notes to the financial statements, which collectively comprise the Company's financial statements, and have issued our report thereon dated February 28, 2021.

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) to determine the 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 may exist that have not been identified.

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 determination of financial statement amounts. 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.

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

February 28, 2021
Melbourne, Florida