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March 27, 2026

To the Board of Directors of  
Hudson Development Corporation:

We have audited the financial statements of Hudson Development Corporation (the "Organization") as of and for the year ended December 31, 2025, and have issued our report thereon dated March 27, 2026. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated December 23, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of Hudson Development Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team and others in our firm, as appropriate, have complied with all relevant ethical requirements regarding independence.

Non-attest services we performed included preparation of the Organization's financial statements, preparing the Organization's tax return, and updating the Organization's depreciation schedule. Phil Forman was the designated management representative responsible to oversee our non-attest services.

### **Significant Risks Identified**

We have identified the following significant risk:

- Management Override of Internal Controls

No issues were identified during our audit procedures related to the significant risks identified above.

### **Qualitative Aspects of the Entity's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Hudson Development Corporation is included in Note 2 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting Hudson Development Corporation's financial statements relate to:

- Fair Value Hierarchy
- Leases
- Commitments and Contingencies

The financial statement disclosures are neutral, consistent and clear.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. The following summarizes uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

- Current Year: Decrease lease expense and increase deferred rent by \$1,533 to record impact of calculation of straight-line lease for the year ended December 31, 2025.
- Current Year: Increase in-kind contribution revenue and in-kind professional fees by \$3,000 to reflect donated attorney services received during the fiscal year.
- Prior Year: Increase professional fee expense and accounts payable by \$4,700 for service performed in 2024 but paid in 2025.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management because of our audit procedures. The following misstatements that we identified because of our audit procedures were brought to the attention of, and corrected by, management:

- Increase depreciation expense and accumulated depreciation by \$13,118 to record 2025 depreciation expense.
- Decrease right-of-use asset and lease liability by \$14,781 to reflect payments made during the year ended December 31, 2025.
- Decrease contribution revenue and petty cash by \$1,500 for a reconciling item posted in error.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Hudson Development Corporation's financial statements or the auditor's report. No such disagreements arose during the audit.

### **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated March 27, 2026.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings or Issues**

In the normal course of our professional association with Hudson Development Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating conditions affecting the entity, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Hudson Development Corporation's auditors.

### *Other Control Deficiency Recommendations:*

Journal Entries – we recommend the Organization's Executive Director review and sign-off any journal entries recorded by the Organization's bookkeeper.

Bank Reconciliations – we recommend the Organization’s Executive Director review and sign-off the monthly bank reconciliations prepared by the Organization’s bookkeeper.

Bank Cards – we recommend that all activity on the Executive Director’s bank card is reviewed and approved by the Treasurer.

Segregation of Duties – we recommend the Organization ensure an individual who is not an authorized signer collect the mail. Any checks should be stamped “for deposit only” before being given to someone to bring to the bank to deposit.

Dual Signatures – we recommend the Organization enforce its policy regarding the number of signers required on checks (two for any checks above \$5,000). During the audit we identified when a check that exceeded \$5,000 was only signed by one authorized signer.

This report is intended solely for the information and use of the Board of Directors and management of Hudson Development Corporation and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*UHY LLP*



March 27, 2026

UHY LLP  
1 Hudson City Centre Suite 204  
Hudson, NY 12534

This representation letter is provided in connection with your audit of the financial statements of Hudson Development Corporation (the "Organization"), which comprise the statement of financial position as of December 31, 2025 and the memorandum only statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended December 31, 2025, the related memorandum only statements of activities, functional expenses and cash flows for the year ended December 31, 2024, and the related notes to the financial statements, for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, 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.

Except where otherwise stated below, immaterial matters less than \$1,000 collectively are not considered to be exceptions that require disclosure for the purpose of the following representations. This amount is not necessarily indicative of amounts that would require adjustment to or disclosure in the financial statements.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of March 27, 2026:

### **Financial Statements**

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated December 23, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of the system 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of U.S. GAAP .
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed. There are none.

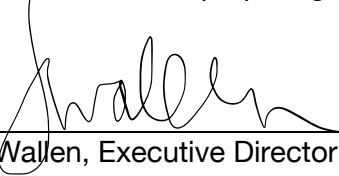
**Hudson Development Corporation**  
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- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The following are uncorrected misstatements identified during the audit procedures:
  - Current Year: Increase lease expense and deferred rent by \$1,533 to record impact of calculation of straight-line lease for the year ended December 31, 2025.
  - Current Year: Increase in-kind contribution revenue and in-kind professional fees by \$3,000 to reflect donated attorney services received during the year.
  - Prior Year: Increase professional fee expense and accounts payable by \$4,700 for service performed in 2024 but paid in 2025.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP. There are none.
- We have complied with all contractual agreements, grants, and donor restrictions.
- We have maintained an appropriate composition of assets in amounts needed to comply with all donor restrictions.
- We have accurately presented the entity’s position regarding taxation and tax-exempt status.
- The basis used for allocation of functional expenses are reasonable and appropriate.
- We have included in the financial statements all assets and liabilities under the entity’s control.
- We have designed, implemented, and maintained adequate internal controls over the receipt and recording of contributions.
- Reclassifications between net asset classes are proper.
- Methods and significant assumptions used by management to determine fair values, their consistency in application, and the completeness and adequacy of fair value information for financial statement measurement and disclosure purposes are appropriate.
- With respect to drafting the Organization’s financial statements, updating the Organization’s depreciation schedule, and preparing the Organization’s form 990 tax return, we have performed the following:
  - Made all management decisions and performed all management functions;
  - Assigned a competent individual to oversee the services;
  - Evaluated the adequacy of the services performed;
  - Evaluated and accepted responsibility for the result of the service performed; and
  - Established and maintained controls, including a process to monitor the system of internal control.
- We are depreciating our leasehold improvements over 24 years based on the lease period which includes the renewal period, through March 31, 2035.
- We have analyzed all lease contracts and have considered and recorded material embedded leases contained within other contracts in accordance with FASB ASC 842, “Leases”.

## **Information Provided**

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters;
  - Additional information that you have requested from us for the purpose of the audit;
  - Unrestricted access to persons within the entity and others from whom you determined it necessary to obtain audit evidence.

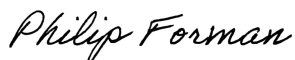
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others when the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.
- We have no knowledge of any noncompliance or suspected noncompliance with laws, regulations, contracts, and grant agreements whose effects should be considered when preparing financial statements.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements and we have not consulted legal counsel concerning litigation or claims.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- We have provided you all minutes of the meetings of stockholders, directors, committees of directors, or those charged with governance, or summaries of actions of recent meetings for which minutes have not yet been prepared.
- There have been no cybersecurity breaches or other cyber events whose effects should be considered for disclosure in the financial statements, as a basis for recording a loss contingency, or otherwise considered when preparing the financial statements.

A handwritten signature in black ink, appearing to read "Jessica Wallen", is written over a horizontal line.

Jessica Wallen, Executive Director

A handwritten signature in black ink, appearing to read "Susan Van Tassel", is written over a horizontal line.

Susan VanTassel, Bookkeeper

A handwritten signature in black ink, appearing to read "Philip Forman", is written over a horizontal line.

Phil Forman, Treasurer