

Hyder Development Group, LP

**HUD Project No.: 085-11205
Financial Statements and Supplementary Information
with Report of Independent Auditors**

December 31, 2023 and 2022



NOVOGRADAC
& COMPANY LLP®

Report of Independent Auditors

To the Partners of

Hyder Development Group, LP:

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Hyder Development Group, LP, a Missouri limited partnership, which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of income, partners' equity and cash flows for the years 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 financial position of Hyder Development Group, LP as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS") 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hyder Development Group, LP 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.

Responsibilities of Management 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, 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 Hyder Development Group, LP's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' 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 auditors' 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 GAAS 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 GAAS 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 Hyder Development Group, LP'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 Hyder Development Group, LP'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 accompanying supplementary information, which includes HUD-required and MHDC-required financial data templates, is presented for purposes of additional analysis as required by the Consolidated Audit Guide for Audits of HUD Programs issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General, and the requirements of the Missouri Housing Development Commission 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 GAAS. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Matters

The schedule of the status of prior audit findings, questioned costs, and recommendations, eligible and allocated federal and state tax credits, mortgagor's (owners) certification and the management agent's certification have not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 29, 2024 on our consideration of Hyder Development Group, LP'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 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 Hyder Development Group, LP'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 Hyder Development Group, LP's internal control over financial reporting and compliance.

Novogradac & Company LLP

Austin, Texas

February 29, 2024

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
BALANCE SHEETS
December 31, 2023 and 2022

Assets

		December 31,	
		2023	2022
Current Assets			
1120	Cash - operations	\$ 2,473	\$ 39,705
1125	Cash - entity	610,770	613,989
1130	Tenant accounts receivable	1,265	1,513
1135	Accounts receivable - HUD	14,339	14,339
1200	Miscellaneous prepaid expenses (Supplemental Schedule > \$1,000)	22,827	17,711
1100T	Total Current Assets	651,674	687,257
Deposits Held in Trust - Funded			
1191	Tenant deposits held in trust	38,137	37,170
Restricted Deposits And Funded Reserves			
1310	Escrow deposits	97,874	41,005
1320	Replacement reserve	372,149	312,849
1340	Residual receipts reserve	162,534	157,721
1300T	Total Deposits	632,557	511,575
Fixed Assets			
1420	Buildings	6,340,604	6,288,144
1460	Furnishings	218,678	223,222
1480	Motor vehicles	50,000	50,000
1490	Miscellaneous fixed assets	115,953	115,953
1400T	Total Fixed Assets	6,725,235	6,677,319
1495	Less: Accumulated depreciation	3,494,324	3,305,002
1400N	Net Fixed Assets	3,230,911	3,372,317
Other Assets			
1520	Right-of-use asset	79,378	80,388
1500T	Total Other Assets	79,378	80,388
1000T	Total Assets	\$ 4,632,657	\$ 4,688,707

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
BALANCE SHEETS (CONTINUED)
December 31, 2023 and 2022

Liabilities

		December 31,	
		2023	2022
Current Liabilities			
2110	Accounts payable - operations	\$ 12,091	\$ 12,514
2123	Accrued management fee payable	28,098	—
2131	Accrued interest payable - first mortgage	6,904	7,268
2133	Accrued interest payable - other loans and notes (surplus cash)	56,744	40,031
2170	Mortgage payable - first mortgage (short-term)	138,917	134,481
2190	Miscellaneous current liabilities (Supplemental Schedule > \$1,000)	18,763	19,367
2210	Prepaid revenue	5,554	4,245
2122T	Total Current Liabilities	267,071	217,906
Deposit And Prepayment Liabilities			
2191	Tenant deposits held in trust (contra)	37,414	37,095
Long-Term Liabilities			
2320	Mortgage payable - first mortgage	2,410,095	2,549,012
2323	Other loans and notes payable - surplus cash	557,099	557,099
2340	Debt Issuance Costs	(56,621)	(63,988)
2300T	Total Long-Term Liabilities	2,910,573	3,042,123
2000T	Total Liabilities	3,215,058	3,297,124
Partners' Equity			
3130	Partners' equity	1,417,599	1,391,583
2033T	Total Liabilities And Partners' Equity	\$ 4,632,657	\$ 4,688,707

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF INCOME
For the Year Ended December 31, 2023

	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 417,479
	Tenant Assistance Payments	5121	\$ 710,689
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ 3,618
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 1,131,786
Vacancies 5200	Apartments	5220	\$ 42,387
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ —
	Loss to Lease	5260	\$ —
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
	Total Vacancies	5200T	\$ 42,387
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 1,089,399
Supportive Services - 5390	Supportive Services Revenue (attach Schedule)	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 12,679
	Revenue from Investments - Residual Receipts	5430	\$ 4,837
	Revenue from Investments - Replacement Reserve	5440	\$ 9,781
	Revenue from Investments - Miscellaneous	5490	\$ —
	Total Financial Revenue	5400T	\$ 27,297
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 5,024
	Tenant Charges	5920	\$ 7,766
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ —
	Miscellaneous Revenue	5990	\$ 22,862
	Total Other Revenue	5900T	\$ 35,652
	Total Revenue	5000T	\$ 1,152,348
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 910
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ 4,983
	Other Renting Expenses	6250	\$ 255
	Office Salaries	6310	\$ 72,613
	Office Expenses	6311	\$ 23,937
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee/Bookkeeping/Accounting Services	6320	\$ 56,910
	Manager or Superintendent Salaries	6330	\$ 53,871
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 2,343
	Audit Expense	6350	\$ 5,700
	Telephone Expense	6360	\$ 12,181
	Bad Debts	6370	\$ 3,994
	Miscellaneous Administrative Expenses	6390	\$ 37,462
	Total Administrative Expenses	6263T	\$ 275,159
Utilities	Electricity	6450	\$ 37,606
	Water	6451	\$ 20,347
	Gas	6452	\$ 13,724
	Sewer	6453	\$ 11,545
	Cable TV / Internet Access	6454	\$ —
	Total Utilities Expense	6400T	\$ 83,222
	Total Expenses (Carry Forward to Page 2)		\$ 358,381

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF INCOME (CONTINUED)
For the Year Ended December 31, 2023

		Balance Carried Forward		\$ 358,381
Operating Maintenance Expenses 6500	Payroll	6510	\$ 76,862	
	Supplies	6515	\$ 37,566	
	Contracts	6520	\$ 63,933	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 6,736	
	Security Payroll/Contract	6530	\$ 11,077	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 17,823	
	Snow Removal	6548	\$ 706	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 4,028	
	Maintenance Tools and Equipment	6571	\$ —	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 8,784	
	Elevator Maintenance/Contracts	6574	\$ 8,436	
	Vacant Unit Preparation	6580	\$ 16,730	
	Miscellaneous Operating and Maintenance Expenses	6590	\$ 1,961	
	Total Operating and Maintenance Expenses	6500T		\$ 254,642
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ —	
	Payroll Taxes (Project's Share)	6711	\$ 15,056	
	Property and Liability Insurance (Hazard)	6720	\$ 101,980	
	Fidelity Bond Insurance	6721	\$ 227	
	Workmen's Compensation	6722	\$ 9,637	
	Health Insurance and Other Employee Benefits	6723	\$ 77,047	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ —	
	Total Taxes and Insurance	6700T		\$ 203,947
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 84,858	
	Interest Attributable to Debt Issuance Costs	6822	\$ 7,367	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ 6,552	
	Miscellaneous Financial Expenses	6890	\$ 6	
	Total Financial Expenses	6800T		\$ 98,783
Supportive Services	Supportive Services Expenses (attach Schedule)	6990	\$ —	\$ —
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 915,753
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 236,595
	Depreciation Expense	6600	\$ 193,866	
	Amortization Expense	6610	\$ —	
	Total Depreciation and Amortization			\$ 193,866
	Operating Profit or (Loss)	5060N		\$ 42,729
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership, & Incentive Performance Fee	7115	\$ —	
	Legal Expenses	7120	\$ —	
	Federal, State, and Other Income Taxes	7130	\$ —	
	Fidelity & Bond Expense	7135	\$ —	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ —	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ 16,713	
	Other Expenses	7190	\$ —	
	Net Entity Expenses	7100T		\$ 16,713
	Profit or Loss (Net Income or Loss)	3250		\$ 26,016
Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule.				
Part II				
1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)			\$	134,481
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)			\$	115,000
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)			\$	1,236
4. Debt Service for other loans (surplus cash / non-mhdc / partner loans) (Account 7145)			\$	—

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF INCOME (CONTINUED)
For the Year Ended December 31, 2022

	Description of Account	Acct. No.	Amount
Rent Revenue 5100	Rent Revenue - Gross Potential	5120	\$ 414,630
	Tenant Assistance Payments	5121	\$ 674,418
	Rent Revenue - Stores and Commercial	5140	\$ —
	Garage and Parking Spaces	5170	\$ —
	Flexible Subsidy Revenue	5180	\$ —
	Miscellaneous Rent Revenue	5190	\$ —
	Excess Rent	5191	\$ —
	Rent Revenue/Insurance	5192	\$ —
	Special Claims Revenue	5193	\$ —
	Retained Excess Income	5194	\$ —
	Total Rent Revenue	5100T	\$ 1,089,048
Vacancies 5200	Apartments	5220	\$ 67,748
	Stores and Commercial	5240	\$ —
	Rental Concessions	5250	\$ —
	Loss to Lease	5260	\$ —
	Garage and Parking Space	5270	\$ —
	Miscellaneous	5290	\$ —
	Total Vacancies	5200T	\$ 67,748
	Net Rental Revenue <i>Rent Revenue Less Vacancies</i>	5152N	\$ 1,021,300
Supportive Services - 5390	Supportive Services Revenue (attach Schedule)	5390	\$ —
Financial Revenue 5400	Financial Revenue - Project Operations	5410	\$ 2,268
	Revenue from Investments - Residual Receipts	5430	\$ 848
	Revenue from Investments - Replacement Reserve	5440	\$ 1,587
	Revenue from Investments - Miscellaneous	5490	\$ —
	Total Financial Revenue	5400T	\$ 4,703
Other Revenue 5900	Laundry and Vending Revenue	5910	\$ 5,306
	Tenant Charges	5920	\$ 3,849
	Interest Reduction Payments Revenue	5945	\$ —
	Cable TV / Internet Access Revenue	5954	\$ —
	Miscellaneous Revenue	5990	\$ 14,577
	Total Other Revenue	5900T	\$ 23,732
	Total Revenue	5000T	\$ 1,049,735
Administrative Expenses 6200/6300	Conventions and Meetings	6203	\$ 1,509
	Management Consultants	6204	\$ —
	Advertising and Marketing	6210	\$ 3,493
	Other Renting Expenses	6250	\$ 226
	Office Salaries	6310	\$ 79,768
	Office Expenses	6311	\$ 25,638
	Office or Model Apartment Rent	6312	\$ —
	Leased Furniture	6313	\$ —
	Management Fee/Bookkeeping/Accounting Services	6320	\$ 55,230
	Manager or Superintendent Salaries	6330	\$ 51,892
	Administrative Rent Free Unit	6331	\$ —
	Legal Expense - Project	6340	\$ 53
	Audit Expense	6350	\$ 6,000
	Telephone Expense	6360	\$ 10,869
	Bad Debts	6370	\$ 171
	Miscellaneous Administrative Expenses	6390	\$ 32,302
	Total Administrative Expenses	6263T	\$ 267,151
Utilities	Electricity	6450	\$ 40,645
	Water	6451	\$ 16,250
	Gas	6452	\$ 18,706
	Sewer	6453	\$ 9,873
	Cable TV / Internet Access	6454	\$ —
	Total Utilities Expense	6400T	\$ 85,474
	Total Expenses (Carry Forward to Page 2)		\$ 352,625

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF INCOME (CONTINUED)
For the Year Ended December 31, 2022

		Balance Carried Forward		\$ 352,625
Operating Maintenance Expenses 6500	Payroll	6510	\$ 49,003	
	Supplies	6515	\$ 45,181	
	Contracts	6520	\$ 42,483	
	Operating and Maintenance Rent Free Unit	6521	\$ —	
	Garbage and Trash Removal	6525	\$ 5,264	
	Security Payroll/Contract	6530	\$ 10,030	
	Security Rent Free Unit	6531	\$ —	
	Heating/Cooling Repairs and Maintenance	6546	\$ 6,636	
	Snow Removal	6548	\$ 4,242	
	Vehicle and Maintenance Equipment Operation and Repairs	6570	\$ 6,928	
	Maintenance Tools and Equipment	6571	\$ —	
	Pool Supplies and Pool Maintenance/Contracts	6572	\$ —	
	Exterminating	6573	\$ 4,102	
	Elevator Maintenance/Contracts	6574	\$ 7,770	
	Vacant Unit Preparation	6580	\$ 11,999	
	Miscellaneous Operating and Maintenance Expenses	6590	\$ 3,055	
	Total Operating and Maintenance Expenses	6500T		\$ 196,693
Taxes and Insurance 6700	Real Estate Taxes	6710	\$ —	
	Payroll Taxes (Project's Share)	6711	\$ 13,949	
	Property and Liability Insurance (Hazard)	6720	\$ 86,058	
	Fidelity Bond Insurance	6721	\$ 500	
	Workmen's Compensation	6722	\$ 7,348	
	Health Insurance and Other Employee Benefits	6723	\$ 66,244	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6790	\$ —	
	Total Taxes and Insurance	6700T		\$ 174,099
Financial Expenses 6800	Interest on Mortgage Payable	6820	\$ 89,164	
	Interest Attributable to Debt Issuance Costs	6822	\$ 7,738	
	Interest on Notes Payable (Long-Term)	6830	\$ —	
	Interest on Notes Payable (Short-Term)	6840	\$ —	
	Mortgage Insurance Premium/Service Charge	6850	\$ 6,852	
	Miscellaneous Financial Expenses	6890	\$ 6	
	Total Financial Expenses	6800T		\$ 103,760
Supportive Services	Supportive Services Expenses (attach Schedule)	6990	\$ —	\$ —
	Total Cost of Operations before Depreciation and Amortization	6000T		\$ 827,177
	Profit (Loss) before Depreciation and Amortization	5060T		\$ 222,558
	Depreciation Expense	6600	\$ 199,484	
	Amortization Expense	6610	\$ —	
	Total Depreciation and Amortization			\$ 199,484
	Operating Profit or (Loss)	5060N		\$ 23,074
Corporate or Mortgagor Entity Expenses 7100	Entity Revenue	7105	\$ —	
	Officer's Salaries	7110	\$ —	
	Asset Management, Partnership, & Incentive Performance Fee	7115	\$ —	
	Legal Expenses	7120	\$ —	
	Federal, State, and Other Income Taxes	7130	\$ —	
	Fidelity & Bond Expense	7135	\$ 1,624	
	Interest on Notes Payable (subordinate/surplus cash/non-MHDC loans)	7141	\$ —	
	Interest on Mortgage Payable (subordinate/surplus cash/non-MHDC loan)	7142	\$ 16,713	
	Other Expenses	7190	\$ (334)	
	Net Entity Expenses	7100T		\$ 18,003
	Profit or Loss (Net Income or Loss)	3250		\$ 5,071
Miscellaneous or other Income and Expense Sub-account Groups. If miscellaneous or other income and/or expense sub-accounts (5190, 5290, 5490, 5990, 6390, 6590, 6790, 6890 and 7190) exceed the Account Groupings by 10% or more, attach a separate schedule.				
Part II				
1. Total mortgage principal payments required during the audit year (12 monthly payments). (Account 7001)				\$ 130,186
2. Total of 12 monthly deposits in the audit year into the Replacement Reserve account. (Account 7002)				\$ 115,000
3. Replacement Reserve or Residual Receipts releases which are included as expense items on this Profit and Loss Statement. (Account 7003)				\$ 18,021
4. Debt Service for other loans (surplus cash / non-mhdc / partner loans) (Account 7145)				\$ —

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF PARTNERS' EQUITY
For the Years Ended December 31, 2023 and 2022

Account		Limited Partner	General Partner	Total Partners' Equity
Allocation Percentage		99.99%	0.01%	100.00%
	Balance, January 1, 2022	\$ 1,386,571	\$ (59)	\$ 1,386,512
	Net income	5,070	1	5,071
	Balance, December 31, 2022	\$ 1,391,641	\$ (58)	\$ 1,391,583
3250	Net income	26,013	3	26,016
3130	Balance, December 31, 2023	\$ 1,417,654	\$ (55)	\$ 1,417,599

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	\$ 26,016	\$ 5,071
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation expense	193,866	199,484
Interest expense - debt issuance costs	7,367	7,738
Lease expense	1,010	1,010
Change in tenant security deposits held in trust	(967)	(1,687)
Change in accounts receivable	248	(584)
Change in accounts receivable - HUD	-	742
Change in prepaid expenses	(5,116)	(10,810)
Change in miscellaneous current assets	-	724
Change in accounts payable	(423)	(759)
Change in security deposits payable	319	1,679
Change in prepaid rent	1,309	376
Change in accrued interest	16,349	(16,229)
Change in accrued expenses	27,494	(3,391)
Net cash provided by operating activities	<u>267,472</u>	<u>183,364</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of fixed assets	(52,460)	(51,465)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments of mortgage	<u>(134,481)</u>	<u>(130,186)</u>
Net change in cash, cash equivalents and restricted cash	80,531	1,713
Cash, cash equivalents and restricted cash at beginning of year	<u>1,165,269</u>	<u>1,163,556</u>
Cash, cash equivalents and restricted cash at end of year	<u><u>\$ 1,245,800</u></u>	<u><u>\$ 1,165,269</u></u>
Cash and cash equivalents	\$ 613,243	\$ 653,694
Restricted cash	<u>632,557</u>	<u>511,575</u>
Total cash, cash equivalents and restricted cash	<u><u>\$ 1,245,800</u></u>	<u><u>\$ 1,165,269</u></u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash paid for interest	<u><u>\$ 85,222</u></u>	<u><u>\$ 122,106</u></u>

see accompanying notes

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

1. Organization

Hyder Development Group, LP (the “Entity”), a Missouri limited partnership, was formed October 3, 2001. The Entity was formed to acquire an interest in real property and to rehabilitate and operate a 116-unit apartment complex for the elderly located in Jefferson City, Missouri known as Robert Hyder Apartments (the “Property”). The Property is rented to low-income tenants and is operated in a manner necessary to qualify for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42.

In prior years, U.S Bancorp Community Development Corporation and U.S Bancorp Missouri Low-Income Housing Tax Credit Fund, LLC (collectively the “Original Limited Partners”) transferred and assigned its rights, title, and interest in the Entity to Hyder Apartments Investment Corporation (the “Limited Partner”).

The general partner is Hyder Development Corporation (the “General Partner”). Pursuant to the Amended and Restated Agreement of Limited Partnership dated August 18, 2003, and the subsequent amendments (“the Partnership Agreement”), profits, losses and tax credits are allocated 0.01% to the General Partner and 99.99% to the Limited Partner.

The Property is regulated by the Missouri Housing Development Commission (“MHDC”) as to rent charges and operating methods. The regulatory agreement with MHDC stipulates that Net Earnings, as defined in the Acts and Regulations, may be declared or made only as of or after the end of an annual fiscal period. Net Earnings are defined by MHDC as the difference between Property Income and the payment of all operating expenses, taxes, insurance, reserve payments, payments necessary to maintain all escrow accounts fully funded, if any, and debt service. Any undistributed amounts are cumulative and may be distributed in subsequent years if future operations provide Surplus Cash in excess of current requirements. In addition, the Entity is required to deposit all Surplus Cash in excess of the cumulative allowable distributions into a residual receipts fund.

Pursuant to the terms of the Partnership Agreement, the Original Limited Partners were required to provide capital contributions totaling \$2,467,367, subject to potential adjustments based on the amount of low-income housing tax credits ultimately allocated to the Property in addition to other potential occurrences as more fully explained in the Partnership Agreement. As of December 31, 2023 and 2022, no capital contributions remained outstanding.

2. Summary of significant accounting policies and nature of operations

Basis of accounting

The Entity prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Cash and cash equivalents

Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition.

Restricted cash is not considered cash and cash equivalents, and includes cash held with financial institutions for refunds of tenant security deposits, residual receipts, repairs or improvements to the buildings, and annual insurance payments.

Cash - entity

The Entity has established a HAP reserve from the proceeds of the Original Limited Partner's capital installments. The General Partner may use the funds in the HAP reserve to (a) fund any HAP Operating Deficits; (b) fund the purchase price and other costs and expenses payable to the Original Limited Partners for the transfer of its limited partner interest; (c) pay for remediation work at the Property; (d) make payments on the note to MHDC secured by the second mortgage on the Property; and (e) to replenish the reserve for replacement. Withdrawals from the HAP reserve require prior approval from the Limited Partner. As of December 31, 2023 and 2022, the balance in the HAP reserve was \$610,770 and \$613,989, respectively.

Concentration of credit risk

The Entity maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Entity has not experienced any losses in such accounts. The Entity believes it is not exposed to any significant credit risk on cash and cash equivalents.

Accounts receivable

Management considers receivables to be fully collectible. If amounts become uncollectible, they are charged to operations in the period in which that determination is made. 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. For the years ended December 31, 2023 and 2022, bad debt expense was \$3,994 and \$171, respectively.

Fixed assets and depreciation

Fixed assets are recorded at cost. Buildings, which include building improvements, are depreciated over their estimated useful life of 10 - 40 years using the straight-line method. Land improvements are depreciated over their estimated useful life of 15 years using the straight-line method. Furniture and equipment are depreciated over their estimated useful life of 5 - 10 years using the straight-line method. Depreciation expense for the years ended December 31, 2023 and 2022 was \$193,866 and \$199,484, respectively.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Impairment of long-lived assets

The Entity reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flows expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. No impairment losses were recognized during 2023 or 2022.

Cash distributions

Cash distributions are limited by agreements between the Entity and HUD to the extent of surplus cash as defined by HUD. Undistributed amounts are cumulative and may be distributed in subsequent years if future operations provide surplus cash in excess of current requirements. For the years ended December 31, 2023 and 2022, no distributions were made to the partners.

Income taxes

Income taxes on Entity income are levied on the partners at the partner level. Accordingly, all profits and losses of the Entity are recognized by each partner on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the Entity to report information regarding its exposure to various tax positions taken by the Entity. Management has determined whether any tax positions have met the recognition threshold and has measured the Entity's exposure to those tax positions. Management believes that the Entity has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to the Entity are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Revenue recognition for tenant leases and tenant charges

The Entity is the lessor of the Property and accounts for tenant leases as operating leases. The Entity determines if a contract is a lease or contains a lease at inception. At the commencement of an operating lease, no income is recognized; subsequently, lease payments received are recognized on a straight-line basis. Rental revenue attributable to tenant leases is recorded when due from residents, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly. Other revenue includes fees for late payments, cleaning, damages, laundry facilities and other charges and is recorded when earned. Advance receipts of revenue are deferred and classified as liabilities until earned.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Federally-subsidized rent income

The Property is subject to two Section 8 Housing Assistance Payments Program (“HAP”) agreements with HUD. The effective date of these agreements is April 1, 2018, and the agreements expire on March 31, 2038. HUD agreed to pay the owner the difference between the contract rent, as defined in the HAP agreement, and that portion of such rent payable by qualified tenants. Rental subsidy for the years ended December 31, 2023 and 2022 totaled \$710,689 and \$674,418, respectively.

Economic concentrations

The Entity operates one property in Jefferson City, Missouri. 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. In addition, the Entity operates in a heavily regulated environment. The operations of the Entity are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

Ground lease

The Entity determines if an arrangement is a lease at inception. An arrangement is a lease if the arrangement conveys a right to direct the use of and to obtain substantially all of the economic benefits from the use of an asset for a period of time in exchange for consideration.

Operating lease right-of-use assets and liabilities are recognized at the commencement date based on the present value of lease payments over the lease term. The Entity uses a risk-free rate at the commencement date in determining the present value of lease payments.

The operating lease right-of-use asset also includes any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that the Entity will exercise that option. The ground lease agreement does not contain any material residual value guarantees or material restrictive covenants. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

Subsequent events

Subsequent events have been evaluated through February 29, 2024, which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

3. Restricted deposits and funded reserves

Escrow deposits

Pursuant to a regulatory agreement between the Entity and HUD, required monthly payments to the mortgagee include amounts for deposit to mortgage escrow funds. These are held by the mortgagee for future payment of property and mortgage insurance. This fund is restricted in accordance with the provisions of the regulatory agreement. As of December 31, 2023 and 2022, the escrow deposits had a balance of \$97,874 and \$41,005, respectively.

Replacement reserve

Pursuant to a regulatory agreement between the Entity and HUD, monthly deposits of \$9,583 are made to the replacement reserve account. These deposits are held by the mortgagee until HUD approval is obtained for use of the funds to repair or replace certain assets of the Property. As of December 31, 2023 and 2022, the balance was \$372,149 and \$312,849, respectively.

Residual receipts reserve

Pursuant to a regulatory agreement between the Entity and MHDC, surplus cash in excess of the cumulative allowable distributions are deposited into the residual receipts reserve account. These deposits are held by MHDC until approval is obtained for use of the funds. As of December 31, 2023 and 2022, the balance was \$162,534 and \$157,721, respectively.

4. Mortgage payable – first mortgage

On June 15, 2018, the Entity refinanced the original mortgage with a permanent loan (the “Permanent Loan”) in the amount of \$3,206,400 from Gershman Investment Corporation (the “Lender”). The Permanent Loan had an interest rate of 4.05% per annum. The Permanent Loan matures on July 1, 2038. Principal and interest payments of \$19,515 were due monthly. The Permanent Loan is secured by a first Deed of Trust and an Assignment of Rents. The Permanent Loan is insured by the US Department of Housing and Urban Development under the 223(f) program.

On August 1, 2020, the Entity executed a Modification of Note Agreement with the Lender to reduce the interest rate from 4.05% per annum to 3.25% per annum. The maturity date remained the same. Principal and interest payments were reduced to \$18,309 per month. The effective date of the modification was September 1, 2020, with the first modified payment amount due on October 1, 2020. During 2023 and 2022, interest expense was \$84,858 and \$89,164, respectively. As of December 31, 2023 and 2022, accrued interest was \$6,904 and \$7,268, respectively.

Debt issuance costs of \$99,720 are being amortized to interest expense over the term of the loan. For the years ended December 31, 2023 and 2022, the effective interest rate was 3.53% each year. During 2023 and 2022, amortization expense for debt issuance costs was \$7,367 and \$7,738, respectively.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

4. Mortgage payable – first mortgage (continued)

Future minimum principal payment requirements over the next five years and thereafter are as follows:

Year ending December 31,		
2024	\$	138,917
2025		143,500
2026		148,234
2027		153,124
2028		158,175
Thereafter		<u>1,807,062</u>
Total	\$	<u>2,549,012</u>

5. Other loans and notes payable – surplus cash

Permanent financing was provided by MHDC under a \$1,000,000 loan commitment (the “Second Mortgage”). The nonrecourse loan is secured by a second Deed of Trust. The Second Mortgage has an interest rate of 3.0% per annum and matures on January 1, 2040. Principal and interest payments are payable from surplus cash beginning September 1, 2003. As of December 31, 2023 and 2022, the principal balance was \$557,099 each year. During 2023 and 2022, interest expense was \$16,713 each year. As of December 31, 2023 and 2022, accrued interest was \$56,744 and \$40,031, respectively.

6. Related party transactions

Property management fee

The Entity entered into a management agreement with the Housing Authority of the City of Jefferson, Missouri (the “Management Agent”), a related party of the General Partner, for services rendered in connection with the leasing and operation of the Property. The Management Agent fee for its services was \$42 per occupied unit per month. During 2023 and 2022, property management fees of \$56,910 and \$55,230, respectively, was incurred. As of December 31, 2023 and 2022, property management fees of \$28,098 and \$0, respectively, remained outstanding.

Partnership administration fee

Pursuant to the Partnership Administration Agreement, the Entity pays a partnership administration fee to the General Partner, subject to available cash flow. The fee is noncumulative and paid annually from available cash flow, as defined in the Partnership Agreement. During 2023 and 2022, no partnership administration fee was incurred.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

7. Ground lease

On August 18, 2003, the Entity entered into a ground lease agreement (the “Ground Lease”). The term of the Ground Lease commenced on August 18, 2003 and will terminate on August 31, 2081. Annually during the term of the lease, base rent (“Base Rent”) is due on February 1st of the following year. Base Rent is \$1 per year. During 2023 and 2022, the Entity incurred ground lease expense of \$1,010 each year, which is included in “miscellaneous operating and maintenance expenses” on the accompanying statement of income. As of December 31, 2023 and 2022, the right-of-use asset recognized was \$79,378 and \$80,388, respectively. As of December 31, 2023 and 2022, no ground lease payable was outstanding each year.

8. Low-income housing tax credits

The Entity generated \$1,964,750 of federal low-income housing tax credits and \$1,964,750 of state low-income housing tax credits (“Tax Credits”). Generally, such credits become available for use by its partners pro-rata over a ten-year period, which began in 2004. The year in which the credit period begins is determined on a building-by-building basis within the Entity. In order to qualify for these credits, the Property must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Entity has also agreed to maintain and operate the Property as low-income housing for an additional 15 years beyond the initial 15-year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized, and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Limited Partner under the terms of the Partnership Agreement.

As of December 31, 2014, the complete amount of Tax Credits, \$3,929,500, had been fully allocated to the Entity.

The Entity does not anticipate generating additional Tax Credits in future years.

MHDC SUPPLEMENTARY INFORMATION

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
Schedule of Funds in Financial Institutions
December 31, 2023

Funds in Financial Institutions as of December 31, 2023

A. Funds Held by Mortgagor, Regular Accounts:

1. Central Bank, operating cash, investment account	\$ 2,473
2. Central Bank, HAP reserve, business checking	-
3. Central Bank, HAP reserve, investment account	610,770

B. Funds Held by Mortgagor, in Trust, Tenant Security Deposit:

Jefferson Bank, business checking	<u>38,137</u>
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Funds Held by Mortgagor, TOTAL \$ 651,380

C. Funds Held by Mortgagee, in Trust:

1. Residual receipts reserve, Gershman Investment Corp.	\$ 162,534
2. Replacement reserve, Gershman Investment Corp.	372,149
3. Property insurance escrow, Gershman Investment Corp.	97,874
4. Residual receipts reserve, MHDC	<u>-</u>

Funds Held by Mortgagee, TOTAL \$ 632,557

TOTAL Funds in Financial Institutions \$1,283,937

Balances audited/verified as of December 31, 2023

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
TIN # 43-1940604
Schedule of Eligible and Allocated Federal and State Tax Credits (Unaudited)
December 31, 2023

Credit Year	Calendar Year	Annual Federal LIHTC		Annual State LIHTC	
		Allocated	Eligible	Allocated	Eligible
1	2000	196,475	181,661	196,475	181,661
2	2001	196,475	196,475	196,475	196,475
3	2002	196,475	196,475	196,475	196,475
4	2003	196,475	196,475	196,475	196,475
5	2004	196,475	196,475	196,475	196,475
6	2005	196,475	196,475	196,475	196,475
7	2006	196,475	196,475	196,475	196,475
8	2007	196,475	196,475	196,475	196,475
9	2008	196,475	196,475	196,475	196,475
10	2009	196,475	196,475	196,475	196,475
11	2010	-	14,814	-	14,814
12	2011	-	-	-	-
13	2012	-	-	-	-
14	2013	-	-	-	-
15	2014	-	-	-	-

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
Schedule of Replacement Reserves and Residual Receipts
Supporting Schedule Required by MHDC
December 31, 2023

Replacement Reserve

Balance, January 1, 2023	\$ 312,849
Monthly deposits	115,000
Interest earned	9,781
Release of funds	<u>(65,481)</u>
Balance, December 31, 2023	
Confirmed by mortgagee	<u><u>\$ 372,149</u></u>

Residual Receipts Reserve

Balance, January 1, 2023	\$ 157,721
Monthly deposits	-
Interest earned	<u>4,813</u>
Balance, December 31, 2023	
Confirmed by mortgagee	<u><u>\$ 162,534</u></u>

see report of independent auditors

COMPUTATION OF SURPLUS CASH, DISTRIBUTIONS AND RESIDUAL RECEIPTS

Project Name	Fiscal Period Ended	Project Number
Hyder Development Group, LP	December 31, 2023	085-11205

PART A - COMPUTE SURPLUS CASH

CASH	1. Cash (<i>Accounts 1120, 1170, 1191</i>)	\$ 40,610	
	2. Tenant subsidy vouchers due for period covered by financial statement	\$ 14,339	
	3. Other (<i>Describe</i>) (<i>S1300-030</i>)	\$ -	
	(a) Total Cash (Add Lines 1, 2, and 3)		\$ 54,949
CURRENT OBLIGATIONS	4. Accrued mortgage interest payable	\$ 6,904	
	5. Delinquent mortgage principal payments	\$ -	
	6. Delinquent deposits to reserve for replacements	\$ -	
	7. Accounts payable (<i>due within 30 days</i>)	\$ 12,091	
	8. Loans and notes payable... (<i>due within 30 days</i>)	\$ -	
	9. Deficient Tax Insurance or MIP Escrow Deposits	\$ -	
	10. Accrued expenses (<i>not escrowed</i>)	\$ 18,763	
	11. Prepaid Rents (<i>Account 2210</i>)	\$ 5,554	
	12. Tenant security deposits liability (<i>Account 2191</i>)	\$ 37,414	
	Other current obligations: required mortgage payments due		
	13. in following month	\$ 30,394	
	(b) Less Total Current Obligations (Add Lines 4 through 13)		\$ 111,120
	(c) Surplus Cash (Deficiency) (Line (a) minus Line (b))		\$ (56,171)

PART B - COMPUTE DISTRIBUTIONS TO OWNERS AND REQUIRED DEPOSIT TO RESIDUAL RECEIPTS

1. Surplus Cash		\$ -
LIMITED DIVIDEND PROJECTS	2a. Annual Distribution Earned During Fiscal Period Covered by the Statement	
	2b. Distributions Accrued and Unpaid as of the End of the Prior Fiscal Period	
	2c. Distributions Paid During Fiscal Period Covered by Statement	
	3. Amount to be Carried on Balance Sheet as Distribution Earned but Unpaid (<i>Line 2a plus 2b minus 2c</i>)	\$ -
4. Amount Available for Distribution During Next Fiscal Period		\$ -
5. Deposit Due Residual Receipts (<i>Must be deposited with Mortgagee within 60 days after Fiscal Period ends</i>)		-

PREPARED BY		REVIEWED BY	
LOAN TECHNICIAN		LOAN SERVICER	
DATE		DATE	

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
COMPUTATION OF DISTRIBUTIONS TO OWNERS AND
REQUIRED DEPOSIT TO RESIDUAL RECEIPTS

Development Name: Hyder Development Group, LP
MHDC #: 03-019-MT

Fiscal Period	from: <u>January 1, 2023</u> to: <u>December 31, 2023</u>
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A. Annual distribution earned during fiscal period covered by statement:

Current Equity *	\$943,001 (1)
Distribution percent per Regulatory Agreement	6% (2)
Annual distribution earned for: <u>2023</u>	\$56,580 (3)

B. Distributions accrued and unpaid as of the end of the prior fiscal period:

Distributions earned per Regulatory Agreement at 12/31, or end of accounting year,
if different, for years:

2022	\$ 56,580
2021	\$ 56,580
2020	\$ 56,580
2019	\$ 56,580
2018	\$ 249,586
2017	\$ 94,383
2016	\$ 87,300
2015	\$ 75,703
2014	\$ 69,752
2013	\$ 59,839
2012	\$ 56,443
2011	\$ 53,508
2010	\$ 50,724
2009	\$ 48,104
2008	\$ 44,937
2007 and prior years	\$ 202,162
Total prior year distributions earned	\$ 1,318,761 (4)
Less: Distributions made to partners in prior years	\$ 450,000 (5)
Less: Other Asset Management Fee	\$ 30,325 (6)

**Distributions accrued and unpaid as of period covered
by statement:**

\$ 838,436 (7)

C. Distributions paid during period covered by statement:

To partners	(8)
Other: Asset Management Fee	(9)
Total distributions paid during period covered by statement	\$ - (10)

D. Amount to be carried as distributions earned, but unpaid:

Line (3) + Line (7) - Line (10) ** \$ 895,016 (11)

E. Amount available for distribution during next fiscal period:

Surplus Cash (from form HUD-93486, Line 1. of Part B) \$ - (12)

F. Deposit due to Residual Receipts account:

If Line (11) is greater than Line (12), enter zero (\$0), else enter
Line (12) - Line (11), and deposit amount within 60 days of fiscal
year end into joint account with mortgagee (MHDC). \$ - (13)

* Current equity represents initial equity investment plus mortgage principal reduction through end of fiscal period.

** Distributions may only be made to the extent that there is surplus cash available as shown in Part E.

HUD SUPPLEMENTARY INFORMATION

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
BALANCE SHEET - HUD BASIS
December 31, 2023

ASSETS

CURRENT ASSETS

1120 Cash - operations	\$ 2,473
1125 Cash - entity	610,770
1130 Tenant accounts receivable	1,265
1130N Net tenant accounts receivable	<u>1,265</u>
1135 Accounts receivable - HUD	14,339
1200 Prepaid expenses	<u>22,827</u>

1100T	Total current assets	651,674
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1191	Tenant deposits held in trust	38,137
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RESTRICTED DEPOSITS AND FUNDED RESERVES

1310 Escrow deposits	97,874
1320 Replacement reserve	372,149
1340 Residual receipts reserve	162,534
1300T Total deposits	<u>632,557</u>

FIXED ASSETS

1420 Buildings	6,340,604
1460 Furnishings	218,678
1480 Motor vehicles	50,000
1490 Miscellaneous fixed assets	115,953
1400T Total fixed assets	<u>6,725,235</u>

1495	Accumulated depreciation	<u>3,494,324</u>
1400N	Net fixed assets	<u>3,230,911</u>

OTHER ASSETS

1590	Miscellaneous other assets	
	Right-of-use asset - ground lease	79,378
1500T	Total other assets	<u>79,378</u>

1000T	TOTAL ASSETS	<u><u>\$ 4,632,657</u></u>
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see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
BALANCE SHEET - HUD BASIS (CONTINUED)
December 31, 2023

LIABILITIES AND EQUITY

CURRENT LIABILITIES

2110	Accounts payable - operations	\$ 12,091
2123	Accrued management fee payable	28,098
2131	Accrued interest payable - first mortgage (or bonds)	6,904
2133	Accrued interest payable - other loans and notes (surplus cash)	56,744
2170	Mortgage (or bonds) payable - short-term	138,917
2190	Miscellaneous current liabilities	
	Accrued expenses	18,763
2210	Prepaid revenue	5,554
2122T	Total current liabilities	<u>267,071</u>

DEPOSIT LIABILITIES

2191	Tenant deposits held in trust - contra	37,414
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LONG-TERM LIABILITIES

2320	Mortgage (or bonds) payable - first mortgage	2,410,095
2323	Other loans and notes payable - surplus cash	557,099
2340	Debt issuance costs	56,621
2300T	Total long-term liabilities	<u>2,910,573</u>

2000T	Total liabilities	3,215,058
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3130	Total equity	<u>1,417,599</u>
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2033T	TOTAL LIABILITIES AND EQUITY	<u><u>\$ 4,632,657</u></u>
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HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF PROFIT AND LOSS - HUD BASIS
For the year ended December 31, 2023

RENTAL INCOME

5120	Rent revenue - gross potential	\$ 417,479
5121	Tenant assistance payments	710,689
5193	Special claims revenue	3,618
5100T	Total rental revenue	<u>1,131,786</u>

VACANCIES

5220	Apartments	42,387
5200T	Total vacancies	<u>42,387</u>
5152N	Net rental revenue (rent revenue less vacancies)	1,089,399

FINANCIAL REVENUE

5410	Financial revenue - project operations	12,679
5430	Revenue from investments - residual receipts	4,837
5440	Revenue from investments - replacement reserve	9,781
5400T	Total financial revenue	<u>27,297</u>

OTHER REVENUE

5910	Laundry and vending	5,024
5920	Tenant charges	7,766
5990	Miscellaneous (specify)	
	Miscellaneous revenue	22,862
5900T	Total other revenue	<u>35,652</u>
5000T	Total revenue	<u>1,152,348</u>

ADMINISTRATIVE EXPENSES

6210	Advertising and marketing	5,893
6250	Other renting expense	255
6310	Office salaries	72,613
6311	Office expenses	36,118
6320	Management fee	56,910
6330	Manager or superintendent salaries	53,871
6340	Legal expenses - project	2,343
6350	Auditing expenses	5,700
6370	Bad debts	3,994
6390	Miscellaneous administrative expenses (specify)	
	Miscellaneous administrative expenses	5,794
	Professional services	31,668
6263T	Total administrative expenses	<u>275,159</u>

UTILITY EXPENSES

6450	Electricity (light and miscellaneous power)	37,606
6451	Water	20,347
6452	Gas	13,724
6453	Sewer	11,545
6400T	Total utility expenses	<u>\$ 83,222</u>

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF PROFIT AND LOSS - HUD BASIS (CONTINUED)
For the year ended December 31, 2023

OPERATING AND MAINTENANCE EXPENSES

6510	Payroll	\$ 76,862
6515	Supplies	37,566
6520	Contracts	97,883
6525	Garbage and trash removal	6,736
6530	Security payroll/contract	11,077
6546	Heating/cooling repairs and maintenance	17,823
6548	Snow removal	706
6570	Vehicle and maintenance equipment operation and repairs	4,028
6590	Miscellaneous operating and maintenance expenses (specify)	
	Miscellaneous operating and maintenance expenses	951
	Lease expense	1,010
6500T	Total operating and maintenance expenses	<u>254,642</u>

TAXES AND INSURANCE

6711	Payroll taxes (project's share)	15,056
6720	Property and liability insurance (hazard)	101,980
6721	Fidelity bond insurance	227
6722	Workmen's compensation	9,637
6723	Health insurance and other employee benefits	77,047
6700T	Total taxes and insurance	<u>203,947</u>

FINANCIAL EXPENSES

6820	Interest on first mortgage (or bonds) payable	92,225
6850	Mortgage insurance premium/service charge	6,552
6890	Miscellaneous financial expenses (specify)	
	Interest on security deposit account	6
6800T	Total financial expenses	<u>98,783</u>

OPERATING RESULTS

6000T	Total costs of operation before depreciation	<u>915,753</u>
5060T	Profit (loss) before depreciation	236,595
6600	Depreciation expenses	193,866
5060N	Operating profit or (loss)	<u>42,729</u>

CORPORATE OR MORTGAGOR ENTITY EXPENSES

7142	Interest on mortgage payable - surplus cash	16,713
7100T	Net entity expenses	<u>16,713</u>
3250	Net income or (loss)	<u>\$ 26,016</u>

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF PROFIT AND LOSS - HUD BASIS (CONTINUED)
For the year ended December 31, 2023

Part II

S1000-010	Total first mortgage (or bond) principal payments required during the audit period (12 monthly payments). This applies to all direct loans, HUD-held and HUD-insured first mortgages.	<u>\$ 134,481</u>
S1000-020	The total of all monthly reserve for replacement deposits (usually 12 months) required during the audit period even if deposits have been temporarily waived or suspended.	<u>\$ 115,000</u>
S1000-030	Replacement Reserves, or Residual receipts and Releases which are included as expense items on this Profit and Loss statement.	<u>\$ 1,236</u>
S1000-040	Project Improvement Reserve Releases under the Flexible Subsidy Program that are included as expense items on this Profit and Loss Statement.	<u>\$ -</u>

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HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF EQUITY - HUD BASIS
For the year ended December 31, 2023

S1100-010	Beginning of year balance	\$ 1,391,583
3250	Net income or (loss)	<u>26,016</u>
3130	End of year balance	<u><u>\$ 1,417,599</u></u>

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HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF CASH FLOWS - HUD BASIS
For the year ended December 31, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

S1200-010	Rental receipts	\$ 1,090,956
S1200-020	Interest receipts	27,297
S1200-030	Other operating receipts	35,652
S1200-040	Total receipts	<u>1,153,905</u>

CASH PAID FOR:

S1200-050	Administrative expenses	(92,792)
S1200-070	Management fee expense	(28,812)
S1200-090	Utilities expenses	(83,222)
S1200-100	Salaries and wages expense	(305,086)
S1200-110	Operating and maintenance expenses	(176,770)
S1200-140	Property insurance expense	(164,192)
S1200-160	Tenant security deposits	(648)
S1200-180	Interest on first mortgage	(85,222)
S1200-210	Mortgage insurance premium	(6,552)
S1200-220	Miscellaneous financial	(6)
S1200-230	Total disbursements	<u>(943,302)</u>
S1200-240	Net cash provided by (used in) operating activities	210,603

CASH FLOWS FROM INVESTING ACTIVITIES

S1200-250	Net deposits to the reserve for replacement account	(59,300)
S1200-260	Net deposits to the residual receipts account	(4,813)
S1200-330	Net purchases of fixed assets	(52,460)
S1200-350	Net cash provided by (used in) investing activities	<u>(116,573)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

S1200-360	Principal payments - first mortgage (or bonds)	(134,481)
S1200-460	Net cash provided by (used in) financing activities	<u>(134,481)</u>

S1200-470	NET INCREASE (DECREASE) IN CASH & EQUIVALENTS	(40,451)
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S1200-480	BEGINNING OF PERIOD CASH	<u>653,694</u>
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S1200T	END OF PERIOD CASH	<u><u>\$ 613,243</u></u>
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HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
STATEMENT OF CASH FLOWS - HUD BASIS (CONTINUED)
For the year ended December 31, 2023

RECONCILIATION OF NET PROFIT (LOSS) TO NET	
CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	
3250 NET PROFIT OR (LOSS)	\$ 26,016
ADJUSTMENTS TO RECONCILE NET PROFIT (LOSS) TO NET CASH	
PROVIDED BY (USED IN) OPERATING ACTIVITIES	
6600 Depreciation expense	193,866
S1200-486 Amortization of debt issuance costs	7,367
Changes in asset and liability accounts	
Decrease (increase) in assets	
S1200-490 Decrease (increase) in tenant accounts receivable	248
S1200-520 Decrease (increase) in prepaid expenses	(5,116)
S1200-530 Decrease (increase) in cash restricted for tenant security deposits	(967)
Increase (decrease) in liabilities	
S1200-540 Increase (decrease) in accounts payable	(423)
S1200-560 Increase (decrease) in accrued liabilities	27,494
S1200-570 Increase (decrease) in accrued interest payable	16,349
S1200-580 Increase (decrease) in tenant security deposits held in trust	319
S1200-590 Increase (decrease) in prepaid revenue	1,309
S1200-600 Other adjustments (include detail):	
S1200-601 Mortgage escrow accounts	(56,869)
S1200-601 Lease expense	1,010
S1200-610 NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>\$ 210,603</u>

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
SCHEDULE OF CHANGES IN REPLACEMENT RESERVE
For the year ended December 31, 2023

BALANCE, JANUARY 1, 2023	\$	312,849
Monthly deposits		115,000
Interest income		9,781
Disbursements (approved by HUD)		<u>(65,481)</u>
BALANCE, DECEMBER 31, 2023	\$	<u>372,149</u>
Deposits Suspended or Waived indicator		No

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
COMPUTATION OF SURPLUS CASH - HUD BASIS
For the year ended December 31, 2023

COMPUTATION OF SURPLUS CASH, DISTRIBUTIONS, AND RESIDUAL RECEIPTS

S1300-010	Cash (Accounts 1120,1170, and 1191)	\$ 40,610
1135	Accounts receivable - HUD	<u>14,339</u>
S1300-040	Total cash	54,949
S1300-050	Accrued mortgage (or bond) interest payable	6,904
S1300-075	Accounts payable (due within 30 days)	12,091
S1300-100	Accrued expenses (not escrowed)	18,763
2210	Prepaid revenue	5,554
2191	Tenant deposits held in trust	37,414
S1300-110	Other current obligations:	
S1300-120	First mortgage principal due in the following month	
S1300-130	\$ 11,405	
S1300-120	Mortgage insurance premium due in the following month	
S1300-130	\$ 556	
S1300-120	Replacement reserve deposit due in the following month	
S1300-130	\$ 9,583	
S1300-120	Escrow deposits due in the following month	
S1300-130	\$ 8,850	<u>30,394</u>
S1300-140	Less total current obligations	<u>111,120</u>
S1300-150	Surplus cash (deficiency)	<u>\$ (56,171)</u>
S1300-200	Amount available for distribution during next fiscal period	<u>\$ -</u>

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
SCHEDULE OF CHANGES IN FIXED ASSET ACCOUNTS
For the year ended December 31, 2023

	Beginning Balance	Additions	Deductions	Ending Balance
1420 Buildings	\$ 6,288,144	\$ 52,460	\$ -	\$ 6,340,604
1460 Furnishings	223,222	-	(4,544)	218,678
1480 Motor vehicles	50,000	-	-	50,000
1490 Miscellaneous fixed assets	115,953	-	-	115,953
TOTAL	6,677,319	<u>\$ 52,460</u>	<u>\$ (4,544)</u>	6,725,235
Accumulated depreciation	<u>(3,305,002)</u>	<u>\$ (193,866)</u>	<u>\$ 4,544</u>	<u>(3,494,324)</u>
Net book value	<u>\$ 3,372,317</u>			<u>\$ 3,230,911</u>

see report of independent auditors

REPORT OF INDEPENDENT AUDITORS 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 Partners of

Hyder Development Group, LP:

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 Hyder Development Group, LP, which comprise the balance sheet as of December 31, 2023, and the related statements of income, partners' equity, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 29, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Hyder Development Group, LP'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 Hyder Development Group, LP's internal control. Accordingly, we do not express an opinion on the effectiveness of Hyder Development Group, LP'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 entity'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 and significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Hyder Development Group, LP's financial statements are free from 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 statements. 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Novogradac & Company LLP". The signature is written in a cursive, flowing style.

Austin, Texas

February 29, 2024

**REPORT OF INDEPENDENT AUDITORS ON COMPLIANCE FOR EACH MAJOR HUD PROGRAM AND REPORT
ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY
THE CONSOLIDATED AUDIT GUIDE FOR AUDITS OF HUD PROGRAMS**

To the Partners of

Hyder Development Group, LP:

Report on Compliance for Each Major HUD Program

Opinion on Each Major HUD Program

We have audited Hyder Development Group, LP's compliance with the compliance requirements described in the *Consolidated Audit Guide for Audits of HUD Programs* (the "Guide") that could have a direct and material effect on each of Hyder Development Group, LP's major U.S. Department of Housing and Urban Development ("HUD") programs for the year ended December 31, 2023. Hyder Development Group, LP's major HUD programs and the related direct and material compliance requirements are as follows:

Name of Major HUD Program	Direct and Material Compliance Requirements
Section 223(f) Multifamily Acquisition/Refinance	Mortgage status, replacement reserve, distributions to owners, equity skimming, cash receipts, cash disbursements, tenant security deposits, management functions, unauthorized change of ownership/acquisition of liabilities, and unauthorized loans of project funds
Section 8 Housing Assistance Payments	cash receipts, cash disbursements, tenant application, eligibility, and recertification, units leased to extremely low-income families, tenant security deposits, and management functions

In our opinion, Hyder Development Group, LP complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major HUD programs for the year ended December 31, 2023.

Basis for Opinion on Each Major HUD Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the Guide. Our responsibilities under those standards and the Guide are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Hyder Development Group, LP and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that our audit evidence provides a reasonable basis for our opinion on compliance for the major HUD program. Our audit does not provide a legal determination of Hyder Development Group, LP's compliance.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, regulations, rules, and provisions of contracts or grant agreements applicable to Hyder Development Group, LP's HUD programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Hyder Development Group, LP's compliance based on our audit. 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 GAAS, *Government Auditing Standards*, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Hyder Development Group, LP's compliance with the requirements of each major HUD program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Hyder Development Group, LP's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Hyder Development Group, LP's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide, but not for the purpose of expressing an opinion on the effectiveness of Hyder Development Group, LP's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in blue ink that reads "Novogradac & Company LLP". The signature is written in a cursive, flowing style.

Austin, Texas

February 29, 2024

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
SCHEDULE OF FINDINGS AND QUESTIONED COSTS AND RECOMMENDATIONS
December 31, 2023

Findings – Financial Statements Audit

Our audit disclosed no findings that are required to be reported herein under the HUD Consolidated Audit Guide.

see report of independent auditors

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
SCHEDULE OF THE STATUS OF PRIOR AUDIT FINDINGS, QUESTIONED COSTS,
AND RECOMMENDATIONS (UNAUDITED)
December 31, 2023

Findings – Financial Statement Audit for the year ended December 31, 2022

Audit report, dated February 24, 2023, for the year ended December 31, 2022, issued by Novogradac and Company LLP.

There were no financial statement audit findings for the year ended December 31, 2022.

Findings from Other Audits or Studies

Physical, Management, and Occupancy Review (POR) report was issued on April 7, 2023 by the Missouri Housing Development Commission. The POR rating was at least satisfactory for each assessment category. As of December 31, 2023, all findings and/or errors were responded to, according to the required corrective action requirements, and the property was removed from the monitoring status.

Findings from Deficiencies Listed in Letters or Reports Issued by HUD Management

There were no letters or reports issued by HUD during the period covered by this audit.

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
MORTGAGOR'S (OWNERS) CERTIFICATION (UNAUDITED)
December 31, 2023

I hereby certify that I have examined the accompanying financial statements and supplemental data of Hyder Development Group, LP and, to the best of my knowledge and belief, the same is complete and accurate.

Hyder Development Group, LP
(A Missouri Limited Partnership)

Michelle Wessler
Signature

February 29, 2024
Date

Name of Signatory

Michelle Wessler

Title of Certifying Official

President of the General Partner

Employer Identification Number of the owner

43-1940604

Auditee Telephone Number

(573) 635-6163

HYDER DEVELOPMENT GROUP, LP
HUD PROJECT NO. 085-11205
MANAGING AGENT CERTIFICATION (UNAUDITED)
December 31, 2023

I hereby certify that I have examined the accompanying financial statements and supplemental data of Hyder Development Group, LP and, to the best of my knowledge and belief, the same is complete and accurate.

Housing Authority for the City of Jefferson, Missouri

By: Michelle Wessler
Michelle Wessler
Executive Director

44-6005933
Employer Identification Number

Chera C. McCoy
Signature of Individual Responsible for
Management of Property

Chera McCoy
Printed Name of Individual Responsible for
Management of Property

February 29, 2024
Date