

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
GENERAL MEETING
Honolulu, Hawaii, 96813
November 3, 2021

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii

SUBJECT: Monthly Financial Highlights for September 2021

HAWAII COMMUNITY DEVELOPMENT REVOLVING FUND:

Revenues exceeded Expenditures by approximately \$387,700.
Received shared equity payments totaling \$360,648 from 5 reserved housing units.
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$904,800.

KALAELOA COMMUNITY DEVELOPMENT REVOLVING FUND:

Received assessments totaling \$143,905
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$117,700.

HEEIA COMMUNITY DEVELOPMENT REVOLVING FUND:

There was no significant activity in the month of September.
For fiscal year to date, there is a net *decrease* in the fund balance of approximately \$9,200.

ADMINISTRATIVE EXPENSES:

Administrative expenses for Kalaeloa for the month of September totaled approx. \$66,300.
There were no unusual variances.

Administrative expenses for Kakaako for the month of September totaled approx. \$189,700.
There were no unusual variances.

SUBMITTED BY:



Garet Sasaki, Administrative Services Officer

APPROVED FOR SUBMITTAL:



Deepak Neupane, Executive Director

Attachment: Monthly Financial Report for September 2021

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Summary Financial Report
For the Month of September 2021, Fiscal Year Ending 06/30/22

10/21/21

I. Administrative Expenditures

District \ Period	Current Month - September 2021			Fiscal Year to Date			Variance explanation notes
	Actual	Budget	Variance	Actual	Budget	Variance	
Kakaako District	189,692	212,960	(23,268)	479,782	638,880	(159,098)	
Kalaeloa District	66,347	58,020	8,327	167,116	174,060	(6,944)	

II. Revolving Funds

Fund - sub \ Period	Current Month - September 2021			Fiscal Year to Date			Ending Balance	Balance Available
	Revenue	Expenditure	Net Change	Revenue	Expenditure	Net Change		
Kakaako Revolving Fund:								
-- Improvement Districts	-	7,877	(7,877)	7,989	33,602	(25,613)	6,136,685	5,269,293
-- Leasing & Management	92,338	31,723	60,615	461,040	101,699	359,341	4,367,082	694,864
-- Public Facility Dedication	-	25,692	(25,692)	1,744	38,563	(36,819)	7,517,935	6,547,707
-- Reserved Housing	360,648	-	360,648	1,694,240	-	1,694,240	8,269,819	8,269,819
-- Security Deposits	-	-	-	-	-	-	73,272	-
Kalaeloa Revolving Fund	159,070	5,443	153,627	323,145	5,443	317,702	1,658,934	1,484,733
He'eia Revolving Fund	-	281	(281)	4	9,204	(9,200)	9,874	9,874

III. Project Performance

Projects:	September 2021	Fiscal YTD
-- Project utilizing legislative appropriation	20,248	20,248
-- Project utilizing Kakaako Community Development District revolving fund	262	7,160
-- Project utilizing Kalaeloa Community Development District revolving fund	-	-
-- Project utilizing He'eia Community Development District revolving fund	-	8,500

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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Kakaako Community Development District Administrative Expenditures

For the Month of September 2021, Fiscal Year Ending 06/30/22

Line #	Description	Current Month - September 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit	105,221			302,332			
1.1	Salary & fringe benefit - Allocate to KLOE	(11,997)			(49,256)			
2.1	Salary benefit - funded by General fund	62,630	-		171,005	-		-
2.2	Salary benefit - funded by General fund Allocate to KLOE	(17,746)			(41,102)			
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>	138,108	186,720	(48,612)	382,979	560,160	(177,181)	2,240,640
3	Personal Services	30,057	15,020	15,037	60,096	45,060	15,036	180,240
6	Supplies	726	470	256	2,212	1,410	802	5,640
7	Dues, subscriptions and conferences	-	130	(130)	756	390	366	1,560
8	Postage	-	100	(100)	792	300	492	1,200
9	Telephone	1,307	1,340	(33)	3,524	4,020	(496)	16,080
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	32	-	32	-
12	Transportation & travel	333	330	3	998	990	8	3,960
13	Equipment rental	898	770	128	1,623	2,310	(687)	9,240
14	Repair and maintenance	3,949	3,620	329	7,757	10,860	(3,103)	43,440
15	Service for a fee	-	3,450	(3,450)	4,515	10,350	(5,835)	41,400
16	Insurance	7,855	490	7,365	7,855	1,470	6,385	5,880
17	Miscellaneous	96	10	86	96	30	66	120
18	Equipment purchase	6,363	510	5,853	6,547	1,530	5,017	6,120
19	<i>Subtotal - Other Administrative Expenditures</i>	51,584	26,240	25,344	96,803	78,720	18,083	314,880
20	<i>Total</i>	189,692	212,960	(23,268)	479,782	638,880	(159,098)	2,555,520

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Kalaeloa Community Development District Administrative Expenditures

For the Month of September 2021, Fiscal Year Ending 06/30/22

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Line #	Description	Current Month - September 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1.1	Salary & fringe benefit - Allocate from KAOE	11,997			49,256			
2.1	Salary Benefit - funded by General fund	7,642			22,926			-
2.2	Salary Benefit - funded by General fund Allocate from KAOE	17,746			41,102			
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>	37,385	43,240	(5,855)	113,284	129,720	(16,436)	518,880
3	Personal Services	16,907	8,450	8,457	33,804	25,350	8,454	101,400
5	Office rent	-	-	-	-	-	-	-
6	Supplies	408	270	138	1,224	810	414	3,240
7	Dues, subscriptions and conferences	-	80	(80)	-	240	(240)	960
8	Postage	-	60	(60)	445	180	265	720
9	Telephone	737	750	(13)	1,982	2,250	(268)	9,000
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	18	-	18	-
12	Transportation & travel	187	190	(3)	562	570	(8)	2,280
13	Equipment rental	505	430	75	913	1,290	(377)	5,160
14	Repair and maintenance	2,221	2,040	181	4,364	6,120	(1,756)	24,480
15	Service for a fee	-	1,940	(1,940)	2,419	5,820	(3,401)	23,280
16	Insurance	4,418	280	4,138	4,418	840	3,578	3,360
17	Miscellaneous	-	-	-	-	-	-	-
18	Equipment purchase	3,579	290	3,289	3,683	870	2,813	3,480
19	<i>Subtotal - Other Administrative Expenditures</i>	28,962	14,780	14,182	53,832	44,340	9,492	177,360
20	<i>Total</i>	66,347	58,020	8,327	167,116	174,060	(6,944)	696,240

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kakaako Community Development Revolving Fund Summary
For the Month of September 2021, Fiscal Year Ending 06/30/22

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Description	Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Security Deposits		Total	
		Sep-21	Fiscal YTD	Sep-21	Fiscal YTD	Sep-21	Fiscal YTD	Sep-21	Fiscal YTD	Sep-21	Fiscal YTD	Sep-21	Fiscal YTD
1	Revenues												
2	Assessment from property owners	-	6,576	-	-							-	6,576
3	Dedication & reserved housing fees					-	-	360,648	1,692,581			360,648	1,692,581
4	Investment earnings	-	1,413	-	1,185	-	1,744	-	1,659			-	6,001
5	Leasing and management			86,558	442,344							86,558	442,344
6	Less: Revenue share transfer			-	-							-	-
7	Makai common area maintenance			-	-							-	-
8	Other	-	-	5,780	17,511	-	-	-	-	-	-	5,780	17,511
8.1	Loan Principal Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
8.2	Loan Interests Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
9	Total Revenues	-	7,989	92,338	461,040	-	1,744	360,648	1,694,240	-	-	452,986	2,165,013
10	Expenditures												
11	Personal Services			-	-							-	-
12	Utilities	1,573	4,436	27	143	7,336	20,207	-	-	-	-	8,936	24,786
13	Security, repair & maintenance	-	-	30,283	94,314	18,356	18,356	-	-	-	-	48,639	112,670
14	Expend. other than asset mgt	-	-	-	1,448	-	-	-	-	-	-	-	1,448
15	Other	-	-	1,413	3,694	-	-	-	-	-	-	1,413	3,694
16	Capital outlays	6,304	29,166	-	2,100	-	-	-	-	-	-	6,304	31,266
17	Total Expenditures	7,877	33,602	31,723	101,699	25,692	38,563	-	-	-	-	65,292	173,864
18	Excess (Deficit) of Revenue over Expenditures	(7,877)	(25,613)	60,615	359,341	(25,692)	(36,819)	360,648	1,694,240	-	-	387,694	1,991,149
19	Transfer in (out)	-	-	-	(1,086,377)	-	-	-	-	-	-	-	(1,086,377)
20	Fund Balance, Beginning of Period	6,144,562	6,162,298	4,306,467	5,094,118	7,543,627	7,554,754	7,909,171	6,575,579	73,272	73,272	25,976,009	25,458,931
21	Fund Balance, End of Period	6,136,685	6,136,685	4,367,082	4,367,082	7,517,935	7,517,935	8,269,819	8,269,819	73,272	73,272	26,363,703	26,363,703
22	Less Restrictions												
23	Contract balance		199,923		1,146,204		711,048		-				2,057,175
24	Commitment (Budget balance)		667,469		2,526,013		259,181		-		73,272		3,525,935
25	Fund Balance Available		5,269,293		694,864		6,547,707		8,269,819		-		20,780,594

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Kalaeloa Community Development Revolving Fund Summary
 For the Month of September 2021, Fiscal Year Ending 06/30/22

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Description	Leasing & Management	
	Sep-21	Fiscal YTD
1 Revenues		
2 Assessment from property owners	143,905	299,965
3 Dedication & reserved housing fees	-	-
4 Investment earnings	-	214
5 Leasing and management	15,165	22,966
6 Less: Revenue share transfer	-	-
7 Common area maintenance	-	-
8 Other	-	-
9 Total Revenues	159,070	323,145
10 Expenditures		
11 Personal Services	-	-
12 Utilities	-	-
13 Security, repair & maintenance	-	-
14 Expend. other than asset management	-	-
15 Other	5,443	5,443
16 Capital outlays	-	-
17 Total Expenditures	5,443	5,443
18 Excess (Deficit) of Revenue over Expenditures	153,627	317,702
19 Transfer in (out)	-	(200,000)
20 Fund Balance, Beginning of Period	1,505,307	1,541,232
21 Fund Balance, Ending of Period	1,658,934	1,658,934
22 Less Restrictions		
23 Contract balance		-
24 Commitment		174,201
25 Fund Balance Available		1,484,733

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
He'eia Community Development Revolving Fund Summary
For the Month of September 2021, Fiscal Year Ending 06/30/22

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Description	Sep-21	Fiscal YTD
1 Revenues		
2 Assessment from property owners		
3 Dedication & reserved housing fees		
4 Investment earnings	-	4
5 Leasing and management	-	-
6 Less: Revenue share transfer		
7 Common area maintenance		
8 Other		
9 Total Revenues	-	4
10 Expenditures		
11 Personal Services		
12 Utilities		
13 Security, repair & maintenance		
14 Expend. other than asset management		
15 Other	281	9,204
16 Capital outlays		
17 Total Expenditures	281	9,204
18 Excess (Deficit) of Revenue over Expenditures	(281)	(9,200)
19 Transfer in (out)	-	-
20 Fund Balance, Beginning of Period	10,155	19,075
21 Fund Balance, Ending of Period	9,874	9,874
22 Less Restrictions		
23 Contract balance		-
24 Commitment (Budget balance)		-
25 Fund Balance Available		9,874

Description		Current Month - September 2021					Fiscal Year to Date						
Fund symbol	Fund Title / Sub - Fund	Interest income	Other receipts	Transfer	Disburse ment	Net change	Interest income	Other receipts	Transfer	Disburse ment	Net change	Beginning Balance	Ending Balance
<u>Pursuant to §206E-16, 206E-16.5, HRS</u>													
S-xx-352	Hawaii community development revolving fund	-	452,986	-	65,292	387,694	6,001	2,159,012	(1,086,377)	173,864	904,772	25,458,931	26,363,703
Sub fund	Improvement Districts	-	-	-	7,877	(7,877)	1,413	6,576	-	33,602	(25,613)	6,162,298	6,136,685
Sub fund	Leasing & Management	-	92,338	-	31,723	60,615	1,185	459,855	(1,086,377)	101,699	(727,036)	5,094,118	4,367,082
Sub fund	Public Facility Dedication	-	-	-	25,692	(25,692)	1,744	-	-	38,563	(36,819)	7,554,754	7,517,935
Sub fund	Reserved Housing	-	360,648	-	-	360,648	1,659	1,692,581	-	-	1,694,240	6,575,579	8,269,819
Sub fund	Receipts from Ceded Lands	-	-	-	-	-	-	-	-	-	-	(1,090)	(1,090)
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	73,272	73,272
S-xx-358	Hawaii community development authority (Kakaako District operating fund)	-	-	-	156,804	(156,804)	221	70	1,087,964	399,136	689,119	429,439	1,118,558
<u>Pursuant to §206E-195, HRS</u>													
S-xx-326	Kalaeloa community development revolving fund	-	159,070	-	5,443	153,627	214	322,931	(200,000)	5,443	117,702	1,541,232	1,658,934
Sub fund	Leasing & Management	-	159,070	-	5,443	153,627	214	322,931	(200,000)	5,443	117,702	1,541,232	1,658,934
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-
S-xx-356	Kalaeloa community development district (Kalaeloa District operating fund)	-	-	-	28,962	(28,962)	16	38	198,413	53,832	144,635	66,686	211,321
<u>Pursuant to §206E-204, HRS</u>													
S-xx-364	He'eia community development revolving fund	-	-	-	281	(281)	4	-	-	9,204	(9,201)	19,075	9,874

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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Summary report for Legislative Appropriations

For the Month of September 2021, Fiscal Year Ending 06/30/22

Fund title / symbol	Cost element	Law	Lapsing date	Total Allotment	Transfer	Lapsed	Encumbrance	PTD Expenditure	Beginning Balance	CM	YTD	Ending Balance
<u>Kalaeloa Enterprise Energy Corridor, Kalaeloa, Oahu</u>												
B-16-409	Design	A124/SLH16	6/30/2021	500,000			480,515	480,515	-	-	-	-
B-16-410	Construction	A124/SLH16	6/30/2021	2,500,000			2,500,000	2,500,000	-	-	-	-
Subtotal				3,000,000			2,980,515	2,980,515	-	-	-	-
B-14-410	Plan	A122/SLH14	06/30/16	1,000			1,000	1,000	-	-	-	-
B-14-411	Design	A122/SLH14	06/30/16	349,000			349,000	349,000	-	-	-	-
B-14-412	Construction	A122/SLH14	06/30/19	6,650,000			5,960,120	5,960,120	-	-	-	-
Subtotal				7,000,000			6,310,120	6,310,120	-	-	-	-
<u>Kalaeloa Enterprise AVE Energy Corridor, Kalaeloa, Oahu</u>												
B-17-404	Design	A 49/SL 17	06/30/20	500,000			500,000	500,000	-	-	-	-
B-17-405	Construction	A 49/SL 17	06/30/20	2,500,000			1,872,266	1,872,266	-	-	-	-
				3,000,000			2,372,266	2,372,266	-	-	-	-
<u>Kalaeloa Comm Dev PLN Update, Kalaeloa, Oahu</u>												
B-18-422	Plan	A 53/SL 18	06/30/20	500,000			400,000	133,114	287,134	20,248	20,248	266,886
				500,000			400,000	133,114	287,134	20,248	20,248	266,886
<u>HCDA Stadium Development District</u>												
B-19-409	Plan	S 4/SL 20	06/30/22	2,500,000			1,114,881	1,114,881	-	-	-	-
				2,500,000			1,114,881	1,114,881	-	-	-	-
<u>HCDA CSFRF Heeia District Mangrove Remediation</u>												
S-22-224	Plan	A 88/SL 21	06/30/23	300,000								
<u>HCDA's community development districts, Oahu</u>												
(for General-funded staff cost)												
G-22-102	Plan	A88/SL 21 3-A23	07/01/21	198,094			198,094	193,931	74,435	70,272	193,931	4,163

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Capital Improvement Project Summary
For the Month of September 2021, Fiscal Year Ending 06/30/22

10/21/21

Line	Title / Description	Approved Funding			Project Performance				
		Appropriation	Revolving Fund		Contract Amount	Current Month September 2021	Fiscal Year to Date	Project to Date	Contract Balance
		Amount	Amount	Sub Fund					
Projects utilizing revolving funds									
1	KL - Energy Corridor	1,050,000	ID		1,037,281	262	5,060	895,679	141,602
2	KA - Fishman's Wharf repair	485,000	Leasing		461,852	-	-	461,852	-
3	KA - ABB renovation	5,411,914	Leasing		5,396,014	-	2,100	5,396,014	-
4	KA - ABB Counsel	350,000	Leasing		350,000	-	-	262,294	87,706
5	KA - 690 Counsel	350,000	Leasing		65,744	-	-	65,744	-
6	KA - NPDES Permit & Storm Water Management Progam Plan	100,000	ID		72,594	-	-	72,594	-
7	KL - Kalaeloa Safe & Reliable Energy Infrastructure	450,000	KL		275,799	-	-	275,799	-
8	He`eia - He`eia Plan & Rule	150,000	He`eia		150,000	-	8,500	150,000	-
Projects utilizing legislative appropriations									
1	Historic Pump Station Rehab 2nd Phase	1,500,000	CIP		1,446,766	-	-	1,446,766	-
2	Kalaeloa Enterprise Energy Corridor	7,000,000	CIP		6,310,120		-	6,310,120	-
3	Kalaeloa Enterprise Energy Corridor (Completion)	3,000,000	CIP		2,980,515	-	-	2,980,515	-
4	Kalaeloa Enterprise Ave Energy Corridor	3,000,000	CIP		2,372,266	-	-	2,372,266	-
5	HCDA Stadium Development District	170,000,000	CIP		1,114,881	-	-	1,114,881	-
6	Kalaeloa Comm Dev PLN Update, Kalaeloa, Oahu	500,000	CIP		400,000	20,248	20,248	133,114	266,886

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
List of Outstanding Obligations
As of September 30 2021, Fiscal Year Ending 06/30/22

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Project Code	Subfund Code	Date Authority Approved	Authority-approved Budget	Contract Amount	Budget Balance	PTD contract expenditure	Contract Balance
Electric corridor KL	ID	4/1/09	1,050,000	1,037,281	12,719	895,679	141,602
KL NOV	ID	6/30/15	654,750	-	654,750	-	-
NPDES-6	ID	12/9/20	82,427	82,427	-	24,106	58,321
SUB TOTAL:			1,787,177	1,119,708	667,469	919,785	199,923
Fish-wharf repair	Leasing	1/9/13	485,000	461,852	23,149	461,852	-
ABB	Leasing	4/10/13	5,411,914	5,396,014	15,900	5,396,014	-
690 Counsel	Leasing	10/10/12	350,000	65,744	284,256	65,744	-
TOD Plan & Rules	Leasing	2/3/21	150,000	149,581	419	-	149,581
ABB Counsel	Leasing	4/2/14	350,000	262,294	87,706	262,294	-
ABB AC	Leasing	3/2/16	230,951	121,899	109,051	82,740	39,159
ABB Elevator-18	Leasing	7/11/18	63,080	29,421	33,659	17,023	12,398
ABB Janitorial-18	Leasing	3/7/18	307,995	220,976	87,019	180,561	40,415
ABB Maint. 2019	Leasing	6/5/19	400,200	240,480	159,720	27,441	213,039
KBH Ceded land	Leasing	6/30/15	1,271,923	-	1,271,923	-	-
Refuse-KBH & Ahui	Leasing	7/10/19	245,292	147,175	98,117	74,937	72,238
Kolowalu & KBH Maint	Leasing	7/10/19	517,940	310,764	207,176	125,931	184,833
Hearing Officer	Leasing	3/1/18	33,167	32,814	353	32,814	-
KBH-DH Parking	Leasing	7/7/21	215,547	129,328	86,219	-	129,328
Patrol-KBH DH	Leasing	8/4/21	281,183	281,183	-	-	281,183
Kauhale Elevator-18	Leasing	7/11/18	76,160	26,212	49,948	17,383	8,829
Kauhale Parking Maint	Leasing	12/5/18	169,191	157,791	11,400	142,591	15,200
SUB TOTAL:			10,559,542	8,033,528	2,526,013	6,887,324	1,146,204
Sewage Pump-17	Ded	10/4/17	194,650	86,193	108,457	60,069	26,123
Kolowalu Park 19	Ded	1/9/19	366,960	216,237	150,723	177,713	38,524
Patrol-Kolowalu	Ded	8/4/21	275,183	275,183	0	-	275,183
Kauhale Parking Impr	Ded	12/5/18	618,779	618,779	-	247,562	371,217
SUB TOTAL:			1,455,572	1,196,392	259,181	485,344	711,048
KAL Safe & Reliable Energy	KL	12/6/17	450,000	275,799	174,201	275,799	-
SUB TOTAL:			450,000	275,799	174,201	275,799	-
Heeia Plan & Rule	He'eia	5/3/17	150,000	150,000	-	150,000	-
SUB TOTAL:			150,000	150,000	-	150,000	-
Subtotal			14,402,291	10,775,427	3,626,864	8,718,253	2,057,174