

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
GENERAL MEETING
Honolulu, Hawaii, 96813
December 1, 2021

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii

SUBJECT: Monthly Financial Highlights for October 2021

ADMINISTRATIVE EXPENSES:

Administrative expenses for Kakaako for the month of October totaled approx. \$150,900.
There were no unusual variances.

Administrative expenses for Kalaeloa for the month of October totaled approx. \$41,300.
There were no unusual variances.

HAWAII COMMUNITY DEVELOPMENT REVOLVING FUND:

Revenues exceeded Expenditures by approximately \$331,700.
Received shared equity payments totaling \$165,538 from 4 reserved housing units.
Recorded receipts of utility reimbursements totaling \$14,178 (expense recorded in September).
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$1,236,500.

KALAELOA COMMUNITY DEVELOPMENT REVOLVING FUND:

There was no significant activity in the month of October.
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$131,400.

HEEIA COMMUNITY DEVELOPMENT REVOLVING FUND:

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

SUBMITTED BY:



Garet Sasaki, Administrative Services Officer

APPROVED FOR SUBMITTAL:



Deepak Neupane, Executive Director

Attachment: Monthly Financial Report for October 2021

I. Administrative Expenditures

District \ Period	Current Month - October 2021			Fiscal Year to Date			Variance explanation notes
	Actual	Budget	Variance	Actual	Budget	Variance	
Kakaako District	150,924	212,960	(62,036)	630,707	851,840	(221,133)	
Kalaeloa District	41,300	58,020	(16,720)	208,415	232,080	(23,665)	

II. Revolving Funds

Fund - sub \ Period	Current Month - October 2021			Fiscal Year to Date			Ending Balance	Balance Available
	Revenue	Expenditure	Net Change	Revenue	Expenditure	Net Change		
Kakaako Revolving Fund:								
-- Improvement Districts	-	1,062	(1,062)	7,989	34,663	(26,674)	6,135,624	5,268,232
-- Leasing & Management	174,976	21,855	153,121	636,016	123,554	512,462	4,520,203	862,765
-- Public Facility Dedication	-	(14,126)	14,126	1,744	24,437	(22,693)	7,532,061	6,561,958
-- Reserved Housing	165,538	-	165,538	1,859,778	-	1,859,778	8,435,357	8,435,357
-- Security Deposits	-	-	-	-	-	-	73,272	-
Kalaeloa Revolving Fund	15,165	1,482	13,683	338,309	6,924	331,385	1,672,617	1,498,416
He'eia Revolving Fund	-	-	-	4	9,204	(9,200)	9,874	9,874

III. Project Performance

Projects:	October 2021	Fiscal YTD
-- Project utilizing legislative appropriation	-	20,248
-- Project utilizing Kakaako Community Development District revolving fund	-	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

11/18/21

Kakaako Community Development District Administrative Expenditures

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

Line #	Description	Current Month - October 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit	109,744			412,076			
1.1	Salary & fringe benefit - Allocate to KLOE	(11,997)			(61,253)			
2.1	Salary benefit - funded by General fund	64,335	-		235,339	-		-
2.2	Salary benefit - funded by General fund Allocate to KLOE	(17,746)			(58,848)			
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>	144,335	186,720	(42,385)	527,314	746,880	(219,566)	2,240,640
3	Personal Services	-	15,020	(15,020)	60,096	60,080	16	180,240
6	Supplies	718	470	248	2,929	1,880	1,049	5,640
7	Dues, subscriptions and conferences	1,296	130	1,166	2,052	520	1,532	1,560
8	Postage	-	100	(100)	792	400	392	1,200
9	Telephone	277	1,340	(1,063)	3,802	5,360	(1,558)	16,080
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	32	-	32	-
12	Transportation & travel	-	330	(330)	998	1,320	(322)	3,960
13	Equipment rental	757	770	(13)	2,380	3,080	(700)	9,240
14	Repair and maintenance	3,209	3,620	(411)	10,967	14,480	(3,513)	43,440
15	Service for a fee	332	3,450	(3,118)	4,847	13,800	(8,953)	41,400
16	Insurance	-	490	(490)	7,855	1,960	5,895	5,880
17	Miscellaneous	-	10	(10)	96	40	56	120
18	Equipment purchase	-	510	(510)	6,547	2,040	4,507	6,120
19	<i>Subtotal - Other Administrative Expenditures</i>	6,589	26,240	(19,651)	103,393	104,960	(1,567)	314,880
20	<i>Total</i>	150,924	212,960	(62,036)	630,707	851,840	(221,133)	2,555,520

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

11/18/21

Kalaeloa Community Development District Administrative Expenditures

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

Line #	Description	Current Month - October 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1.1	Salary & fringe benefit - Allocate from KAOE	11,997			61,253			
2.1	Salary Benefit - funded by General fund	7,642			30,568			-
2.2	Salary Benefit - funded by General fund Allocate from KAOE	17,746			58,848			
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>	37,385	43,240	(5,855)	150,669	172,960	(22,291)	518,880
3	Personal Services	-	8,450	(8,450)	33,804	33,800	4	101,400
5	Office rent	-	-	-	-	-	-	-
6	Supplies	877	270	607	2,101	1,080	1,021	3,240
7	Dues, subscriptions and conferences	464	80	384	464	320	144	960
8	Postage	-	60	(60)	445	240	205	720
9	Telephone	156	750	(594)	2,138	3,000	(862)	9,000
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	18	-	18	-
12	Transportation & travel	-	190	(190)	562	760	(198)	2,280
13	Equipment rental	426	430	(4)	1,339	1,720	(381)	5,160
14	Repair and maintenance	1,805	2,040	(235)	6,169	8,160	(1,991)	24,480
15	Service for a fee	187	1,940	(1,753)	2,605	7,760	(5,155)	23,280
16	Insurance	-	280	(280)	4,418	1,120	3,298	3,360
17	Miscellaneous	-	-	-	-	-	-	-
18	Equipment purchase	-	290	(290)	3,683	1,160	2,523	3,480
19	<i>Subtotal - Other Administrative Expenditures</i>	3,915	14,780	(10,865)	57,746	59,120	(1,374)	177,360
20	<i>Total</i>	41,300	58,020	(16,720)	208,415	232,080	(23,665)	696,240

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

11/18/21

Description	Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Security Deposits		Total	
		Oct-21	Fiscal YTD	Oct-21	Fiscal YTD	Oct-21	Fiscal YTD	Oct-21	Fiscal YTD	Oct-21	Fiscal YTD	Oct-21	Fiscal YTD
1	Revenues												
2	Assessment from property owners	-	6,576	-	-							-	6,576
3	Dedication & reserved housing fees					-	-	165,538	1,858,119			165,538	1,858,119
4	Investment earnings	-	1,413	-	1,185	-	1,744	-	1,659			-	6,001
5	Leasing and management			169,008	611,352							169,008	611,352
6	Less: Revenue share transfer			-	-							-	-
7	Makai common area maintenance			-	-							-	-
8	Other	-	-	5,968	23,479	-	-	-	-	-	-	5,968	23,479
8.1	Loan Principal Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
8.2	Loan Interests Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
9	Total Revenues	-	7,989	174,976	636,016	-	1,744	165,538	1,859,778	-	-	340,514	2,505,527
10	Expenditures												
11	Personal Services			-	-							-	-
12	Utilities	1,062	5,497	-	143	(14,126)	6,081	-	-	-	-	(13,064)	11,721
13	Security, repair & maintenance	-	-	21,462	115,776	-	18,356	-	-	-	-	21,462	134,132
14	Expend. other than asset mgt	-	-	393	1,841	-	-	-	-	-	-	393	1,841
15	Other	-	-	-	3,694	-	-	-	-	-	-	-	3,694
16	Capital outlays	-	29,166	-	2,100	-	-	-	-	-	-	-	31,266
17	Total Expenditures	1,062	34,663	21,855	123,554	(14,126)	24,437	-	-	-	-	8,791	182,654
18	Excess (Deficit) of Revenue over Expenditures	(1,062)	(26,674)	153,121	512,462	14,126	(22,693)	165,538	1,859,778	-	-	331,723	2,322,873
19	Transfer in (out)	-	-	-	(1,086,377)	-	-	-	-	-	-	-	(1,086,377)
20	Fund Balance, Beginning of Period	6,136,685	6,162,298	4,367,082	5,094,118	7,517,935	7,554,754	8,269,819	6,575,579	73,272	73,272	26,363,703	25,458,931
21	Fund Balance, End of Period	6,135,624	6,135,624	4,520,203	4,520,203	7,532,061	7,532,061	8,435,357	8,435,357	73,272	73,272	26,695,427	26,695,427
22	Less Restrictions												
23	Contract balance		199,923		1,146,656		710,923		-				2,057,502
24	Commitment (Budget balance)		667,469		2,510,781		259,181		-		73,272		3,510,703
25	Fund Balance Available		5,268,232		862,765		6,561,958		8,435,357		-		21,127,223

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

11/18/21

Description	Leasing & Management	
	Oct-21	Fiscal YTD
1 Revenues		
2 Assessment from property owners	-	299,965
3 Dedication & reserved housing fees	-	-
4 Investment earnings	-	214
5 Leasing and management	15,165	38,130
6 Less: Revenue share transfer	-	-
7 Common area maintenance	-	-
8 Other	-	-
9 Total Revenues	15,165	338,309
10 Expenditures		
11 Personal Services	-	-
12 Utilities	-	-
13 Security, repair & maintenance	-	-
14 Expend. other than asset management	-	-
15 Other	1,482	6,924
16 Capital outlays	-	-
17 Total Expenditures	1,482	6,924
18 Excess (Deficit) of Revenue over Expenditures	13,683	331,385
19 Transfer in (out)	-	(200,000)
20 Fund Balance, Beginning of Period	1,658,934	1,541,232
21 Fund Balance, Ending of Period	1,672,617	1,672,617
22 Less Restrictions		
23 Contract balance		-
24 Commitment		174,201
25 Fund Balance Available		1,498,416

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

11/18/21

Description	Oct-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	-	9,204
16 Capital outlays		
17 Total Expenditures	-	9,204
18 Excess (Deficit) of Revenue over Expenditures	-	(9,200)
19 Transfer in (out)	-	-
20 Fund Balance, Beginning of Period	9,874	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

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Summary report for Special Funds created by §206E, HRS
 For the Month of October 2021, Fiscal Year Ending 06/30/22

11/18/21

Description		Current Month - October 2021					Fiscal Year to Date						
Fund symbol	Fund Title / Sub - Fund	Interest income	Other receipts	Transfer	Disbursement	Net change	Interest income	Other receipts	Transfer	Disbursement	Net change	Beginning Balance	Ending Balance
<u>Pursuant to §206E-16, 206E-16.5, HRS</u>													
S-xx-352	Hawaii community development revolving fund	-	340,514	-	8,791	331,723	6,001	2,499,526	(1,086,377)	182,654	1,236,496	25,458,931	26,695,427
Sub fund	Improvement Districts	-	-	-	1,062	(1,062)	1,413	6,576	-	34,663	(26,674)	6,162,298	6,135,624
Sub fund	Leasing & Management	-	174,976	-	21,855	153,121	1,185	634,831	(1,086,377)	123,554	(573,915)	5,094,118	4,520,203
Sub fund	Public Facility Dedication	-	-	-	(14,126)	14,126	1,744	-	-	24,437	(22,693)	7,554,754	7,532,061
Sub fund	Reserved Housing	-	165,538	-	-	165,538	1,659	1,858,119	-	-	1,859,778	6,575,579	8,435,357
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)	-	224	-	116,333	(116,109)	221	293	1,087,964	515,469	573,009	429,439	1,002,448
<u>Pursuant to §206E-195, HRS</u>													
S-xx-326	Kalaeloa community development revolving fund	-	15,165	-	1,482	13,683	214	338,095	(200,000)	6,924	131,385	1,541,232	1,672,617
Sub fund	Leasing & Management	-	15,165	-	1,482	13,683	214	338,095	(200,000)	6,924	131,385	1,541,232	1,672,617
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-
S-xx-356	Kalaeloa community development district (Kalaeloa District operating fund)	-	96	-	3,914	(3,818)	16	134	198,413	57,747	140,817	66,686	207,503
<u>Pursuant to §206E-204, HRS</u>													
S-xx-364	He'eia community development revolving fund	-	-	-	-	-	4	-	-	9,204	(9,201)	19,075	9,874

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

11/18/21

Line	Title / Description	Approved Funding			Project Performance				
		Appropriation	Revolving Fund		Contract Amount	Current Month October 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	-	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	133,114	266,886

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Summary report for Legislative Appropriations
 For the Month of October 2021, Fiscal Year Ending 06/30/22

11/18/21

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	-	-	-	0
Subtotal				7,000,000			6,310,120	6,310,120	-	-	-	0
<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	-	-	-	-
Subtotal				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	266,886	-	20,248	266,886
Subtotal				500,000			400,000	133,114	266,886	-	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	-	-	-	-
Subtotal				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	794,082			794,082	265,907	600,151	71,977	265,907	528,175

List of Outstanding Obligations

As of October 31 2021, Fiscal Year Ending 06/30/22

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	17,241	12,180
ABB Janitorial-18	Leasing	3/7/18	307,995	220,976	87,019	184,574	36,402
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	78,501	68,674
Kolowalu & KBH Maint	Leasing	7/10/19	517,940	310,764	207,176	132,480	178,284
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	41,444	34,716	17,819	23,625
Kauhale Parking Maint	Leasing	12/5/18	169,191	157,791	11,400	142,591	15,200
SUB TOTAL:			10,559,542	8,048,760	2,510,781	6,902,104	1,146,656
Sewage Pump-17	Ded	10/4/17	194,650	86,193	108,457	60,194	25,998
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	485,469	710,923
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	10,790,659	3,611,632	8,733,158	2,057,501