

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
GENERAL MEETING
Honolulu, Hawaii, 96813
November 4, 2020

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii

SUBJECT: Monthly Financial Highlights for September 2020

HAWAII COMMUNITY DEVELOPMENT REVOLVING FUND:

Revenues exceeded Expenditures by approximately \$324,800.
Received shared equity payments totaling \$100,300 from the sale of two reserved housing units.
Transferred approximately \$916,200 to the Kakaako District operating fund for current fiscal year administrative expenditures.
For fiscal year to date, there is a net *decrease* in the fund balance of approximately \$872,600.

KALAELOA COMMUNITY DEVELOPMENT REVOLVING FUND:

Expenditures exceeded Revenues by approximately \$31,200.
Issued the final payment of \$45,563 to C. H. Guernsey & Company for the completion of the technical and financial studies for the Kalaeloa safe and reliable energy infrastructure project.
For fiscal year to date, there is a net *decrease* in the fund balance of approximately \$151,600.

HEEIA COMMUNITY DEVELOPMENT REVOLVING FUND:

There was no activity in the month of September.
For fiscal year to date, there is a net *increase* in the fund balance of \$30.

ADMINISTRATIVE EXPENSES:

Administrative expenses for Kalaeloa for the month of September totaled approx. \$38,400.
There were no unusual variances.

Administrative expenses for Kakaako for the month of September totaled approx. \$136,400.
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 2020

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Summary Financial Report
 For the Month of September 2020, Fiscal Year Ending 06/30/21

10/15/20

I. Administrative Expenditures

District / Period	Current Month - September 2020		Fiscal Year to Date		Variance explanation notes
	Actual	Budget	Actual	Budget	
Kakaako District	136,389	148,820	381,504	446,460	(64,956)
Kalaeloa District	38,426	45,630	105,793	136,890	(31,097)

II. Revolving Funds

Fund - sub / Period	Current Month - September 2020		Fiscal Year to Date		Ending Balance	Balance Available
	Revenue	Expenditure	Revenue	Expenditure		
Chapter Revolving Fund:						
-- Improvement Districts	-	7,175	10,229	9,369	5,851,432	5,004,885
-- Leasing & Management	151,352	24,510	380,660	113,150	3,952,534	678,784
-- Public Facility Dedication	124,214	19,358	137,377	38,251	7,576,182	6,798,206
-- Reserved Housing	100,300	-	313,400	-	5,212,572	5,212,572
-- Security Deposits	-	-	-	-	73,272	-
Kalaeloa Revolving Fund	20,873	52,063	68,037	52,547	987,766	813,565
He'eia Revolving Fund	-	-	30	-	25,649	11,149

III. Project performance

Projects:	September 2020	Fiscal YTD
-- Project utilizing legislative appropriation	-	518,147
-- Project utilizing Hawaii community development (Chapter) revolving fund	51,193	51,193
-- Project utilizing Kalaeloa Community Development District revolving fund	-	-

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Kakaako Community Development District Administrative Expenditures
 For the Month of September 2020, Fiscal Year Ending 06/30/21

Line #	Description
1	Salary & fringe benefit
1.1	Salary & fringe benefit - Allocate to KLOE
2.1	Salary benefit - funded by General fund
2.2	Salary benefit - funded by General fund Allocate to KLOE
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>
3	Personal Services
6	Supplies
7	Dues, subscriptions and conferences
8	Postage
9	Telephone
10	Printing
11	Legal notes & advertising
12	Transportation & travel
13	Equipment rental
14	Repair and maintenance
15	Service for a fee
16	Insurance
17	Miscellaneous
18	Equipment purchase
19	<i>Subtotal - Other Administrative Expenditures</i>
20	<i>Total</i>

Current Month - September 2020		
Actual	Budget	Variance
79,599		
(8,717)		
53,742	-	
(10,086)		
114,538	121,820	(7,282)
14,557	15,690	(1,133)
503	530	(27)
-	80	(80)
-	100	(100)
2,401	1,180	1,221
-	-	-
-	-	-
333	450	(117)
654	750	(96)
3,317	3,780	(463)
-	2,960	(2,960)
-	490	(490)
86	50	36
-	940	(940)
21,851	27,000	(5,149)
136,389	148,820	(12,431)

Fiscal Year to Date		
Actual	Budget	Variance
227,642		
(24,930)		
157,862	-	
(30,259)		
330,316	365,460	(35,144)
29,675	47,070	(17,395)
2,467	1,590	877
-	240	(240)
145	300	(155)
4,269	3,540	729
-	-	-
-	-	-
998	1,350	(352)
1,182	2,250	(1,068)
6,270	11,340	(5,070)
-	8,880	(8,880)
-	1,470	(1,470)
70	150	(80)
6,112	2,820	3,292
51,188	81,000	(29,812)
381,504	446,460	(64,956)

Annual Budget
1,461,840
188,280
6,360
960
1,200
14,160
-
-
5,400
9,000
45,360
35,520
5,880
600
11,280
324,000
1,785,840

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Kalaheo Community Development District Administrative Expenditures

For the Month of September 2020, Fiscal Year Ending 06/30/21

10/15/20

Line #	Description
1.1	Salary & fringe benefit - Allocate from KAOE
2.1	Salary Benefit - funded by General fund
2.2	Salary Benefit - funded by General fund Allocate from KAOE
	<i>Subtotal - Salary & Fringe Benefit from all Fund</i>
3	Personal Services
5	Office rent
6	Supplies
7	Dues, subscriptions and conferences
8	Postage
9	Telephone
10	Printing
11	Legal notes & advertising
12	Transportation & travel
13	Equipment rental
14	Repair and maintenance
15	Service for a fee
16	Insurance
17	Miscellaneous
18	Equipment purchase
19	<i>Subtotal - Other Administrative Expenditures</i>
20	<i>Total</i>

Current Month - September 2020		
Actual	Budget	Variance
8,717		
7,332		
10,086		
26,135	30,440	(4,305)
8,189	8,820	(631)
-	-	-
283	300	(17)
-	50	(50)
-	60	(60)
1,350	660	690
-	-	-
-	-	-
187	250	(63)
368	420	(52)
1,866	2,130	(264)
-	1,660	(1,660)
-	280	(280)
48	30	18
-	530	(530)
12,291	15,190	(2,899)
38,426	45,630	(7,204)

Fiscal Year to Date			
Actual	Budget	Variance	
24,930			
21,996			
30,259			
77,184	91,320	(14,136)	
16,692	26,460	(9,768)	
-	-	-	
1,219	900	319	
-	150	(150)	
82	180	(98)	
2,376	1,980	396	
-	-	-	
-	-	-	
562	750	(188)	
665	1,260	(595)	
3,527	6,390	(2,863)	
-	4,980	(4,980)	
-	840	(840)	
48	90	(42)	
3,438	1,590	1,848	
28,609	45,570	(16,961)	
105,793	136,890	(31,097)	

Annual Budget
-
365,280
105,840
-
3,600
600
720
7,920
-
-
3,000
5,040
25,560
19,920
3,360
360
6,360
182,280
547,560

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Kakaako Community Development Revolving Fund Summary
 For the Month of September 2020, Fiscal Year Ending 06/30/21

10/15/20

Description	Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Security Deposits		Total	
		Sep-20	Fiscal YTD	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD
1	Revenues												
2	Assessment from property owners	-	5	-	-	-	-	-	-	-	-	-	5
3	Dedication & reserved housing fees			124,214	124,214	100,300	303,700					224,514	427,914
4	Investment earnings	-	10,224	-	9,294	-	9,700					-	42,381
5	Leasing and management			145,315	352,656							145,315	352,656
6	Less: Revenue share transfer			-	-							-	-
7	Makai common area maintenance			-	-							-	-
8	Other	-	-	6,037	18,710	-	-	-	-	-	-	6,037	18,710
8.1	Loan Principal Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
8.2	Loan Interests Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
9	Total Revenues	-	10,229	151,352	380,660	124,214	137,377	100,300	313,400	-	-	375,866	841,666
10	Expenditures												
11	Personal Services			-	-							-	-
12	Utilities	1,545	3,739	209	424	6,285	17,863	-	-	-	-	8,039	22,026
13	Security, repair & maintenance	-	-	22,401	109,876	13,073	20,388	-	-	-	-	35,474	130,264
14	Expend. other than asset mgt	-	-	-	-	-	-	-	-	-	-	-	-
15	Other	-	-	1,900	2,850	-	-	-	-	-	-	1,900	2,850
16	Capital outlays	5,630	5,630	-	-	-	-	-	-	-	-	5,630	5,630
17	Total Expenditures	7,175	9,369	24,510	113,150	19,358	38,251	-	-	-	-	51,043	160,770
	Excess (Deficit) of Revenue over Expenditures	(7,175)	860	126,842	267,510	104,856	99,126	100,300	313,400	-	-	324,823	680,896
19	Transfer in (out)	-	-	(916,249)	(1,553,527)	-	-	-	-	-	-	(916,249)	(1,553,527)
20	Fund Balance, Beginning of Period	5,858,607	5,850,572	4,741,941	5,238,551	7,471,326	7,477,056	5,112,272	4,899,172	73,272	73,272	23,257,418	23,538,623
21	Fund Balance, End of Period	5,851,432	5,851,432	3,952,534	3,952,534	7,576,182	7,576,182	5,212,572	5,212,572	73,272	73,272	22,665,992	22,665,992
22	Less Restrictions												
23	Contract balance		163,244		1,164,070		542,996		-				1,870,310
24	Commitment (Budget balance)		683,303		2,109,680		234,980		-				3,101,235
25	Fund Balance Available		5,004,885		678,784		6,798,206		5,212,572				17,694,447

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Kalaeloa Community Development Revolving Fund Summary
 For the Month of September 2020, Fiscal Year Ending 06/30/21

Description	Leasing & Management		Security Deposits		Total	
	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD	Sep-20	Fiscal YTD
1 Revenues						
2 Assessment from property owners	-	3,310			-	3,310
3 Dedication & reserved housing fees	-	-			-	-
4 Investment earnings	-	2,148			-	2,148
5 Leasing and management	20,833	62,499			20,833	62,499
6 Less: Revenue share transfer	-	-			-	-
7 Common area maintenance	-	-			-	-
8 Other	40	80	-	-	40	80
9 Total Revenues	20,873	68,037	-	-	20,873	68,037
10 Expenditures						
11 Personal Services	-	-			-	-
12 Utilities	-	-			-	-
13 Security, repair & maintenance	-	-			-	-
14 Expend. other than asset management	-	-			-	-
15 Other	52,063	52,547	-	-	52,063	52,547
16 Capital outlays	-	-			-	-
17 Total Expenditures	52,063	52,547	-	-	52,063	52,547
Excess (Deficit) of Revenue over						
18 Expenditures	(31,190)	15,490	-	-	(31,190)	15,490
19 Transfer in (out)	-	(167,128)	-	-	-	(167,128)
20 Fund Balance, Beginning of Period	1,018,956	1,139,404	-	-	1,018,956	1,139,404
21 Fund Balance, Ending of Period	987,766	987,766	-	-	987,766	987,766
22 Less Restrictions						
23 Contract balance		-				-
24 Commitment		174,201				174,201
25 Fund Balance Available		813,565				813,565

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 He'eia Community Development Revolving Fund Summary
 For the Month of September 2020, Fiscal Year Ending 06/30/21

Description	Sep-20	Fiscal YTD
1 Revenues		
2 Assessment from property owners		
3 Dedication & reserved housing fees		
4 Investment earnings	-	30
5 Leasing and management	-	-
6 Less: Revenue share transfer		
7 Common area maintenance		
8 Other		
9 Total Revenues	-	30
10 Expenditures		
11 Personal Services		
12 Utilities		
13 Security, repair & maintenance		
14 Expend. other than asset management		
15 Other	-	-
16 Capital outlays		
17 Total Expenditures	-	-
Excess (Deficit) of Revenue over		
18 Expenditures	-	30
19 Transfer in (out)	-	-
20 Fund Balance, Beginning of Period	25,649	25,619
21 Fund Balance, Ending of Period	25,649	25,649
22 Less Restrictions		
23 Contract balance		14,500
24 Commitment (Budget balance)		-
25 Fund Balance Available		11,149

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Summary report for Special Funds created by \$206E_HRS
 For the Month of September, 2020, Fiscal Year Ending 06/30/21

10/15/20

Description		Current Month - September 2020						Fiscal Year to Date					
		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	-	375,866	(916,249)	51,043	(691,426)	42,381	799,285	(1,553,527)	160,770	(872,631)	23,538,623	22,665,992
Sub fund	Improvement Districts	-	-	-	7,175	(7,175)	10,224	5	-	9,369	860	5,850,572	5,851,432
Sub fund	Leasing & Management	-	151,352	(916,249)	24,510	(789,407)	9,294	371,366	(1,553,527)	113,150	(1,286,017)	5,238,551	3,952,534
Sub fund	Public Facility Dedication	-	124,214	-	19,358	104,856	13,163	124,214	-	38,251	99,126	7,477,056	7,576,182
Sub fund	Reserved Housing	-	100,300	-	-	100,300	9,700	303,700	-	-	313,400	4,899,172	5,212,572
Sub fund	Receipts from Ceded Lands	-	-	-	-	-	-	-	-	-	-	-	-
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	73,272	73,272
S-xx-358	Hawaii community development authority (Kakaako District operating fund)	-	-	916,249	101,450	814,799	1,138	128	1,553,527	278,830	1,275,963	190,767	1,466,730
<u>Pursuant to \$206E-195, HRS</u>													
S-xx-326	Kalaieoa community development revolving fund	-	20,873	-	52,063	(31,190)	2,148	65,889	(167,128)	52,547	(151,638)	1,139,404	987,766
Sub fund	Leasing & Management	-	20,873	-	52,063	(31,190)	2,148	65,889	(167,128)	52,547	(151,638)	1,139,404	987,766
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-
S-xx-356	Kalaieoa community development district (Kalaieoa District operating fund)	-	-	-	12,291	(12,291)	136	70	167,128	28,610	138,724	64,666	203,391
<u>Pursuant to \$206E-204, HRS</u>													
S-xx-364	He'ieia community development revolving fund	-	-	-	-	-	31	-	-	-	31	25,619	25,649

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Summary report for Legislative Appropriations
 For the Month of September 2020, Fiscal Year Ending 06/30/21

Fund title / symbol	Cost element	Law	Lapsing date	Total Allotment	Transfer	Lapsed	Encumbrance	PTD Expenditure	Beginning Balance	CM	YTD	Ending Balance
<u>Historic Pump Station Rehab, Oahu (2nd Phase-HCDA)</u>												
B-15-408	Plan	A119/SL 15	06/30/18	80,000			80,000	80,000	-	-	-	-
B-15-410	Design	A119/SL 15	06/30/18	120,000			120,000	120,000	-	-	-	-
B-15-411	Construction	A119/SL 15	06/30/21	1,300,000			1,246,766	1,246,766	-	-	-	-
Subtotal				1,500,000			1,446,766	1,446,766	-	-	-	-
<u>Kalaeloa Enterprise Energy Corridor, Kalaeloa, Oahu</u>												
B-16-409	Design	A124/SLH16	6/30/2021	500,000			500,000	478,565	21,435	-	30,920	21,435
B-16-410	Construction	A124/SLH16	6/30/2021	2,500,000			2,500,000	2,500,000	-	-	250,000	-
Subtotal				3,000,000			3,000,000	2,978,565	21,435	-	280,920	21,435
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			6,027,086	6,018,820	8,266	-	-	8,266
Subtotal				7,000,000			6,377,086	6,368,820	8,266	-	-	8,266
<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	-	-	50,000	-
B-17-405	Construction	A 49/SL 17	06/30/20	2,500,000			1,872,266	1,872,266	-	-	187,227	-
Subtotal				3,000,000			2,372,266	2,372,266	-	-	237,227	-
<u>Kalaeloa Comm Dev PLN Update, Kalaeloa, Oahu</u>												
B-18-422	Plan	A 53/SL 18	06/30/20	500,000			-	-	-	-	-	-
Subtotal				500,000			-	-	-	-	-	-
<u>HCDA Stadium Development District</u>												
B-19-409	Plan	S 4/SL 20	06/30/22	170,000,000			-	-	-	-	-	-
Subtotal				170,000,000			-	-	-	-	-	-
<u>HCDA's community development districts, Oahu</u>												
(for General-funded staff cost)												
G-20-102	Plan	A 5/SL 19	06/30/20	939,174			939,174	939,174	-	-	6,295	-
G-21-102	Plan	A 5/SL 19	07/01/20	398,772			398,772	173,563	286,283	61,074	173,563	225,209

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Capital Improvement Project Summary
 For the Month of September 2020, Fiscal Year Ending 06/30/21

Line	Title / Description	Approved Funding				Project Performance				
		Appropriation Amount	Revolving Fund		Contract Amount	Current Month September 2020	Fiscal Year to Date	Project to Date	Contract Balance	
			Amount	Sub Fund						
Projects utilizing revolving funds										
1	KL - Energy Corridor	1,050,000	ID		1,048,853	-	-	885,609	163,244	
2	KA - Fishman's Wharf repair	485,000	Leasing		485,000	-	-	461,852	23,148	
3	KA - ABB renovation	5,411,914	Leasing		5,411,914	-	-	5,393,914	18,000	
4	KA - ABB Counsel	350,000	Leasing		350,000	-	-	262,294	87,706	
5	KA - 690 Counsel	350,000	Leasing		350,000	-	-	65,744	284,256	
6	KA - NPDES Permit & Storm Water Management Program Plan	100,000	ID		72,594	5,630	5,630	72,594	-	
7	KL - Kalaeloa Safe & Reliable Energy Infrastructure	450,000	KL		275,799	45,563	45,563	275,799	-	
8	KL - Kalaeloa Right Of Way Maps For Streets	200,000	KL		198,836	-	-	198,836	-	
9	KL - Kalaeloa Heritage Park Stockpile Removal	875,076	KL		561,716	-	-	561,716	-	
10	He'eia - He'eia Plan & Rule	150,000	He'eia		150,000	-	-	135,500	14,500	
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		6,377,086	-	-	6,368,820	8,266	
3	Kalaeloa Enterprise Energy Corridor (Completion)	3,000,000	CIP		3,000,000	-	280,920	2,978,565	21,435	
4	Kalaeloa Enterprise Ave Energy Corridor	3,000,000	CIP		2,372,266	-	237,227	2,372,266	-	
5	HTDC Facility	2,725,000	CIP		2,131,255	-	-	2,131,255	-	



HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 List of Outstanding Obligations
 As of September 30 2020, Fiscal Year Ending 06/30/21

10/15/20

Project Code	Subfund Code	Date Authority Approved	Authority-approved Budget	Contract Amount	Budget Balance	PTD contract expenditure	Contract Balance
HPLLC-H	Housing	1/7/09	4,280,374	4,280,374		4,280,374	-
HPLLC-ID	ID	1/7/09	10,719,626	10,719,626		10,719,626	-
HPLLC-Ded	Ded	11/4/09	2,000,000	2,000,000	-	2,000,000	-
SUB TOTAL:			17,000,000	17,000,000	-	17,000,000	-
NPDES-5	ID	1/31/18	100,000	72,594	27,406	72,594	-
Electric corridor KL	ID	4/1/09	1,050,000	1,048,853	1,147	885,609	163,244
KL NOV	ID	6/30/15	654,750	-	654,750	-	-
SUB TOTAL:			1,804,750	1,121,447	683,303	958,203	163,244
Fish-wharf repair	Leasing	1/9/13	485,000	485,000		461,852	23,148
ABB	Leasing	4/10/13	5,411,914	5,411,914		5,393,914	18,000
690 Counsel	Leasing	10/10/12	350,000	350,000	-	65,744	284,256
ABB Counsel	Leasing	4/2/14	350,000	350,000	-	262,294	87,706
ABB AC	Leasing	3/2/16	230,951	99,484	131,466	55,945	43,539
ABB Elevator-18	Leasing	7/11/18	63,080	27,848	35,232	5,450	22,398
ABB Janitorial-18	Leasing	3/7/18	307,995	166,368	141,627	128,587	37,781
ABB Maint. 2019	Leasing	6/5/19	400,200	240,480	159,720	15,072	225,408
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	24,480	122,695
Kolowalu & KBH Maint	Leasing	7/10/19	517,940	310,764	207,176	45,843	264,921
Hearing Officer	Leasing	3/1/18	33,167	33,167	-	31,970	1,197
Kauhale Elevator-18	Leasing	7/11/18	76,160	34,542	41,618	16,722	17,820
Kauhale Parking Maint	Leasing	12/5/18	90,942	68,142	22,800	52,942	15,200
SUB TOTAL:			9,834,563	7,724,883	2,109,679	6,560,813	1,164,070
Sewage Pump-17	Ded	10/4/17	194,650	104,150	90,500	42,486	61,664
Kolowalu Park 19	Ded	1/9/19	366,960	222,480	144,480	112,366	110,114
Kauhale Parking Impr	Ded	12/5/18	618,779	618,779	-	247,562	371,217
SUB TOTAL:			1,180,389	945,409	234,980	402,413	542,996
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	-
Hee'ia Plan & Rule	He'e'ia	5/3/17	150,000	150,000	-	135,500	14,500
SUB TOTAL:			150,000	150,000	-	135,500	14,500
Subtotal			30,419,702	27,217,538	3,202,163	25,332,729	1,884,810