

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
GENERAL MEETING  
Honolulu, Hawaii, 96813  
*January 5, 2022*

Chairperson and Members  
Hawaii Community Development Authority  
State of Hawaii

**SUBJECT:** Monthly Financial Highlights for November 2021

**ADMINISTRATIVE EXPENSES:**

Administrative expenses for Kakaako for the month of November totaled approx. \$233,100.  
There were no unusual variances.

Administrative expenses for Kalaeloa for the month of November totaled approx. \$60,700.  
There were no unusual variances.

**HAWAII COMMUNITY DEVELOPMENT REVOLVING FUND:**

Revenues exceeded Expenditures by approximately \$219,300.  
Received shared equity payments totaling \$178,027 from 3 reserved housing units.  
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$1,455,800.

**KALAELOA COMMUNITY DEVELOPMENT REVOLVING FUND:**

There was no significant activity in the month of November.  
For fiscal year to date, there is a net *increase* in the fund balance of approximately \$153,300.

**HEEIA COMMUNITY DEVELOPMENT REVOLVING FUND:**

There was no significant activity in the month of November.  
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 November 2021

**I. Administrative Expenditures**

District \ Period	Current Month - November 2021			Fiscal Year to Date			Variance explanation notes
	Actual	Budget	Variance	Actual	Budget	Variance	
Kakaako District	233,106	212,960	20,146	863,814	1,064,800	(200,986)	
Kalaeloa District	60,684	58,020	2,664	269,099	290,100	(21,001)	

**II. Revolving Funds**

Fund - sub \ Period	Current Month - November 2021			Fiscal Year to Date			Ending Balance	Balance Available
	Revenue	Expenditure	Net Change	Revenue	Expenditure	Net Change		
Kakaako Revolving Fund:								
-- Improvement Districts	2,221	15,460	(13,239)	10,210	50,123	(39,913)	6,122,385	5,268,850
-- Leasing & Management	81,364	19,941	61,423	717,381	143,496	573,885	4,581,626	1,207,177
-- Public Facility Dedication	2,742	12,237	(9,495)	4,486	36,674	(32,188)	7,522,566	6,556,233
-- Reserved Housing	180,636	-	180,636	2,040,414	-	2,040,414	8,615,993	8,615,993
-- Security Deposits	-	-	-	-	-	-	73,272	-
Kalaeloa Revolving Fund	21,913	-	21,913	360,222	6,924	353,298	1,694,530	1,520,329
He'eia Revolving Fund	11	-	11	15	9,204	(9,189)	9,886	9,886

**III. Project Performance**

Projects:	November 2021	Fiscal YTD
-- Project utilizing legislative appropriation	-	20,248
-- Project utilizing Kakaako Community Development District revolving fund	1,721	8,881
-- Project utilizing Kalaeloa Community Development District revolving fund	-	-
-- Project utilizing He'eia Community Development District revolving fund	-	8,500

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/14/21

Kakaako Community Development District Administrative Expenditures

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

Line #	Description	Current Month - November 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit	229,419			641,495			
1.1	Salary & fringe benefit - Allocate to KLOE	(18,629)			(79,883)			
2.1	Salary benefit - funded by General fund	(2,468)	-		232,871	-		-
2.2	Salary benefit - funded by General fund Allocate to KLOE	(13,102)			(71,950)			
	<i>Subtotal - Salary &amp; Fringe Benefit from all Fund</i>	195,220	186,720	8,500	722,534	933,600	(211,066)	2,240,640
3	Personal Services	15,029	15,020	9	75,125	75,100	25	180,240
6	Supplies	-	470	(470)	2,929	2,350	579	5,640
7	Dues, subscriptions and conferences	-	130	(130)	2,052	650	1,402	1,560
8	Postage	-	100	(100)	792	500	292	1,200
9	Telephone	1,887	1,340	547	5,690	6,700	(1,010)	16,080
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	32	-	32	-
12	Transportation & travel	666	330	336	1,664	1,650	14	3,960
13	Equipment rental	-	770	(770)	2,380	3,850	(1,470)	9,240
14	Repair and maintenance	3,076	3,620	(544)	14,043	18,100	(4,057)	43,440
15	Service for a fee	13,760	3,450	10,310	18,607	17,250	1,357	41,400
16	Insurance	-	490	(490)	7,855	2,450	5,405	5,880
17	Miscellaneous	-	10	(10)	96	50	46	120
18	Equipment purchase	3,468	510	2,958	10,015	2,550	7,465	6,120
19	<i>Subtotal - Other Administrative Expenditures</i>	37,886	26,240	11,646	141,280	131,200	10,080	314,880
20	<i>Total</i>	233,106	212,960	20,146	863,814	1,064,800	(200,986)	2,555,520

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/14/21

Kalaeloa Community Development District Administrative Expenditures

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

Line #	Description	Current Month - November 2021			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1.1	Salary & fringe benefit - Allocate from KAOE	18,629			79,883			
2.1	Salary Benefit - funded by General fund	7,642			38,210			-
2.2	Salary Benefit - funded by General fund Allocate from KAOE	13,102			71,950			
	<i>Subtotal - Salary &amp; Fringe Benefit from all Fund</i>	<b>39,373</b>	<b>43,240</b>	<b>(3,867)</b>	<b>190,042</b>	<b>216,200</b>	<b>(26,158)</b>	<b>518,880</b>
3	Personal Services	8,454	8,450	4	42,258	42,250	8	101,400
5	Office rent	-	-	-	-	-	-	-
6	Supplies	-	270	(270)	2,101	1,350	751	3,240
7	Dues, subscriptions and conferences	-	80	(80)	464	400	64	960
8	Postage	-	60	(60)	445	300	145	720
9	Telephone	1,062	750	312	3,200	3,750	(550)	9,000
10	Printing	-	-	-	-	-	-	-
11	Legal notes & advertising	-	-	-	18	-	18	-
12	Transportation & travel	374	190	184	936	950	(14)	2,280
13	Equipment rental	-	430	(430)	1,339	2,150	(811)	5,160
14	Repair and maintenance	1,730	2,040	(310)	7,899	10,200	(2,301)	24,480
15	Service for a fee	7,740	1,940	5,800	10,345	9,700	645	23,280
16	Insurance	-	280	(280)	4,418	1,400	3,018	3,360
17	Miscellaneous	-	-	-	-	-	-	-
18	Equipment purchase	1,951	290	1,661	5,634	1,450	4,184	3,480
19	<i>Subtotal - Other Administrative Expenditures</i>	<b>21,311</b>	<b>14,780</b>	<b>6,531</b>	<b>79,057</b>	<b>73,900</b>	<b>5,157</b>	<b>177,360</b>
20	<i>Total</i>	<b>60,684</b>	<b>58,020</b>	<b>2,664</b>	<b>269,099</b>	<b>290,100</b>	<b>(21,001)</b>	<b>696,240</b>

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

12/14/21

Description	Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Security Deposits		Total	
		Nov-21	Fiscal YTD	Nov-21	Fiscal YTD	Nov-21	Fiscal YTD	Nov-21	Fiscal YTD	Nov-21	Fiscal YTD	Nov-21	Fiscal YTD
1	Revenues												
2	Assessment from property owners	-	6,576	-	-							-	6,576
3	Dedication & reserved housing fees					-	-	178,027	2,036,145			178,027	2,036,145
4	Investment earnings	2,221	3,634	1,863	3,048	2,742	4,486	2,609	4,269			9,435	15,437
5	Leasing and management			73,761	685,114							73,761	685,114
6	Less: Revenue share transfer			-	-							-	-
7	Makai common area maintenance			-	-							-	-
8	Other	-	-	5,740	29,219	-	-	-	-	-	-	5,740	29,219
8.1	Loan Principal Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
8.2	Loan Interests Receivable (HP)	-	-	-	-	-	-	-	-	-	-	-	-
9	Total Revenues	2,221	10,210	81,364	717,381	2,742	4,486	180,636	2,040,414	-	-	266,963	2,772,491
10	Expenditures												
11	Personal Services			-	-							-	-
12	Utilities	1,603	7,100	27	171	8,967	15,048	-	-	-	-	10,597	22,319
13	Security, repair & maintenance	-	-	18,014	133,790	3,270	21,626	-	-	-	-	21,284	155,416
14	Expend. other than asset mgt	-	-	-	1,841	-	-	-	-	-	-	-	1,841
15	Other	-	-	1,900	5,594	-	-	-	-	-	-	1,900	5,594
16	Capital outlays	13,857	43,023	-	2,100	-	-	-	-	-	-	13,857	45,123
17	Total Expenditures	15,460	50,123	19,941	143,496	12,237	36,674	-	-	-	-	47,638	230,293
18	Excess (Deficit) of Revenue over Expenditures	(13,239)	(39,913)	61,423	573,885	(9,495)	(32,188)	180,636	2,040,414	-	-	219,325	2,542,198
19	Transfer in (out)	-	-	-	(1,086,377)	-	-	-	-	-	-	-	(1,086,377)
20	Fund Balance, Beginning of Period	6,135,624	6,162,298	4,520,203	5,094,118	7,532,061	7,554,754	8,435,357	6,575,579	73,272	73,272	26,695,427	25,458,931
21	Fund Balance, End of Period	6,122,385	6,122,385	4,581,626	4,581,626	7,522,566	7,522,566	8,615,993	8,615,993	73,272	73,272	26,914,752	26,914,752
22	Less Restrictions												
23	Contract balance		186,066		1,129,984		741,733		-				2,057,782
24	Commitment (Budget balance)		667,469		2,244,465		224,601		-		73,272		3,209,807
25	Fund Balance Available		5,268,850		1,207,177		6,556,233		8,615,993		-		21,647,163

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

12/14/21

Description	Leasing & Management	
	Nov-21	Fiscal YTD
1 Revenues		
2     Assessment from property owners	-	299,965
3     Dedication & reserved housing fees	-	-
4     Investment earnings	348	562
5     Leasing and management	15,165	53,295
6     Less: Revenue share transfer	-	-
7     Common area maintenance	-	-
8     Other	6,400	6,400
9     Total Revenues	21,913	360,222
10 Expenditures		
11     Personal Services	-	-
12     Utilities	-	-
13     Security, repair & maintenance	-	-
14     Expend. other than asset management	-	-
15     Other	-	6,924
16     Capital outlays	-	-
17     Total Expenditures	-	6,924
18 Excess (Deficit) of Revenue over Expenditures	21,913	353,298
19     Transfer in (out)	-	(200,000)
20 Fund Balance, Beginning of Period	1,672,617	1,541,232
21 Fund Balance, Ending of Period	1,694,530	1,694,530
22 Less Restrictions		
23     Contract balance		-
24     Commitment		174,201
25 Fund Balance Available		1,520,329

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

12/14/21

Description	Nov-21	Fiscal YTD
1 Revenues		
2     Assessment from property owners		
3     Dedication & reserved housing fees		
4     Investment earnings	11	15
5     Leasing and management	-	-
6     Less: Revenue share transfer		
7     Common area maintenance		
8     Other		
9     Total Revenues	11	15
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	11	(9,189)
19     Transfer in (out)	-	-
20 Fund Balance, Beginning of Period	9,874	19,075
21 Fund Balance, Ending of Period	9,886	9,886
22 Less Restrictions		
23     Contract balance		-
24     Commitment (Budget balance)		-
25 Fund Balance Available		9,886

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

12/14/21

Description		Current Month - November 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
<b><u>Pursuant to §206E-16, 206E-16.5, HRS</u></b>													
S-xx-352	Hawaii community development revolving fund	9,435	257,528	-	47,638	219,325	15,437	2,757,054	(1,086,377)	230,293	1,455,821	25,458,931	<b>26,914,752</b>
Sub fund	Improvement Districts	2,221	-	-	15,460	(13,239)	3,634	6,576	-	50,123	(39,913)	6,162,298	6,122,385
Sub fund	Leasing & Management	1,863	79,501	-	19,941	61,423	3,048	714,333	(1,086,377)	143,496	(512,492)	5,094,118	4,581,626
Sub fund	Public Facility Dedication	2,742	-	-	12,237	(9,495)	4,486	-	-	36,674	(32,188)	7,554,754	7,522,566
Sub fund	Reserved Housing	2,609	178,027	-	-	180,636	4,269	2,036,145	-	-	2,040,414	6,575,579	8,615,993
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)	340	-	-	267,305	(266,965)	561	293	1,087,964	782,774	306,045	429,439	<b>735,484</b>
<b><u>Pursuant to §206E-195, HRS</u></b>													
S-xx-326	Kalaeloa community development revolving fund	348	21,565	-	-	21,913	562	359,660	(200,000)	6,924	153,298	1,541,232	<b>1,694,530</b>
Sub fund	Leasing & Management	348	21,565	-	-	21,913	562	359,660	(200,000)	6,924	153,298	1,541,232	1,694,530
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-
S-xx-356	Kalaeloa community development district (Kalaeloa District operating fund)	42	-	-	21,311	(21,269)	58	134	198,413	79,058	119,547	66,686	<b>186,233</b>
<b><u>Pursuant to §206E-204, HRS</u></b>													
S-xx-364	He'eia community development revolving fund	11	-	-	-	11	15	-	-	9,204	(9,189)	19,075	<b>9,886</b>



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

12/14/21

Line	Title / Description	Approved Funding			Project Performance				
		Appropriation	Revolving Fund		Contract Amount	Current Month November 2021	Fiscal Year to Date	Project to Date	Contract Balance
		Amount	Amount	Sub Fund					
<b>Projects utilizing revolving funds</b>									
1	KL - Energy Corridor		1,050,000	ID	1,037,281	1,721	6,781	897,400	139,881
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	-
<b>Projects utilizing legislative appropriations</b>									
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	1,407,701	-	-	1,114,881	292,820
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 November 2021, Fiscal Year Ending 06/30/22

12/14/21

Fund title / symbol	Cost element	Law	Lapsing date	Total Allotment	Transfer	Lapsed	Encumbrance	PTD Expenditure	Beginning Balance	CM	YTD	Ending Balance
<b><u>Kalaeloa Enterprise Energy Corridor, Kalaeloa, Oahu</u></b>												
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
<b><u>Kalaeloa Enterprise AVE Energy Corridor, Kalaeloa, Oahu</u></b>												
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	-	-	-	-
<b><u>Kalaeloa Comm Dev PLN Update, Kalaeloa, Oahu</u></b>												
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
<b><u>HCDA Stadium Development District</u></b>												
B-19-409	Plan	S 4/SL 20	06/30/22	2,500,000			1,407,701	1,407,701	292,820	292,820	292,820	-
Subtotal				2,500,000			1,407,701	1,407,701	292,820	292,820	292,820	-
<b><u>HCDA CSFRF Heeia District Mangrove Remediation</u></b>												
S-22-224	Plan	A 88/SL 21	06/30/23	300,000								
<b><u>HCDA's community development districts, Oahu</u></b>												
(for General-funded staff cost)												
G-22-102	Plan	A88/SL 21 3-A23	07/01/21	794,082			794,082	271,081	528,175	5,174	271,081	523,001

## List of Outstanding Obligations

As of November 30 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	897,400	139,881
KL NOV	ID	6/30/15	654,750	-	654,750	-	-
NPDES-6	ID	12/9/20	82,427	82,427	-	36,242	46,185
<b>SUB TOTAL:</b>			<b>1,787,177</b>	<b>1,119,708</b>	<b>667,469</b>	<b>933,642</b>	<b>186,066</b>
Fish-wharf repair	Leasing	1/9/13	485,000	461,852	23,149	461,852	-
TOD Plan & Rules	Leasing	2/3/21	150,000	149,581	419	-	149,581
ABB AC	Leasing	3/2/16	230,951	121,899	230,951	82,740	39,159
ABB Elevator-18	Leasing	7/11/18	63,080	29,421	33,659	17,459	11,962
ABB Janitorial-18	Leasing	3/7/18	307,995	220,976	87,019	188,587	32,389
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	82,058	65,118
Kolowalu & KBH Maint	Leasing	7/10/19	517,940	310,764	207,176	139,029	171,735
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	18,255	23,189
Kauhale Parking Maint	Leasing	12/5/18	169,191	157,791	11,400	144,491	13,300
<b>SUB TOTAL:</b>			<b>4,414,461</b>	<b>2,291,894</b>	<b>2,244,466</b>	<b>1,161,911</b>	<b>1,129,983</b>
Sewage Pump-17	Ded	10/4/17	194,650	120,773	73,877	60,694	60,078
Kolowalu Park 19	Ded	1/9/19	366,960	216,237	150,723	180,983	35,254
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
<b>SUB TOTAL:</b>			<b>1,455,572</b>	<b>1,230,972</b>	<b>224,601</b>	<b>489,239</b>	<b>741,733</b>
KAL Safe & Reliable Energy	KL	12/6/17	450,000	275,799	174,201	275,799	-
<b>SUB TOTAL:</b>			<b>450,000</b>	<b>275,799</b>	<b>174,201</b>	<b>275,799</b>	<b>-</b>
Heeia Plan & Rule	He'eia	5/3/17	150,000	150,000	-	150,000	-
<b>SUB TOTAL:</b>			<b>150,000</b>	<b>150,000</b>	<b>-</b>	<b>150,000</b>	<b>-</b>
<b>Subtotal</b>			<b>8,257,210</b>	<b>5,068,373</b>	<b>3,310,736</b>	<b>3,010,591</b>	<b>2,057,782</b>