STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

FINANCIAL AND COMPLIANCE AUDIT

For the Year Ended June 30, 2018

CW Associates

A Hawaii Certified Public Accounting Corporation

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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PART I

TRANSMITTAL

CW Associates
A Hawaii Certified Public Accounting Corporation

December 12, 2018

Mr. Les Kondo
Office of the Auditor
State of Hawaii

The Board of Directors
Hawaii Community Development Authority
State of Hawaii

We have completed our financial and compliance audit of the State of Hawaii, Hawaii Community Development Authority (HCDA) as of and for the fiscal year ended June 30, 2018. The audit was performed in accordance with our agreement, dated April 13, 2016, as amended, with the Auditor, State of Hawaii, and with the requirements of 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.

OBJECTIVES

The primary purpose of our audit was to form an opinion on the fair presentation of the HCDA's financial statements as of and for the fiscal year ended June 30, 2018. The objectives of our audit were as follows:

- To provide a basis for an opinion on the fair presentation of the financial statements of the HCDA.
- To determine whether expenditures have been made, and all revenues and other receipts to which the HCDA is entitled have been collected and accounted for, in accordance with the laws, rules and regulations, and policies and procedures of the State of Hawaii (State) and, if applicable, the federal government.
- To ascertain the adequacy of the financial and other management information reports in providing officials at the different levels of the State and the HCDA the proper financial information to plan, evaluate, control, and correct program activities.
- To evaluate the adequacy, effectiveness, and efficiency of the systems and procedures for financial accounting, reporting, and internal controls, and to recommend improvements to such systems and procedures.
- To determine whether the HCDA has complied with laws, regulations, contracts, and grants that may have a material effect on the financial statements.

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SCOPE OF THE AUDIT

Our audit was performed in accordance with auditing standards generally accepted in the United States of America as prescribed by the American Institute of Certified Public Accountants and *Government Auditing Standards* issued by the Comptroller General of the United States. The scope of our audit included an examination of the transactions and accounting records of the HCDA as of and for the fiscal year ended June 30, 2018.

ORGANIZATION OF THE REPORT

This report is organized into four parts:

PART I – Presents the transmittal letter.

PART II – Presents management's discussion and analysis.

PART III – Presents the financial section which includes the HCDA's financial statements, the related notes to the financial statements, and the auditor's report on such financial statements.

PART IV – Contains the report on internal control over financial reporting and on compliance.

We want to thank the personnel of the HCDA for their cooperation and the assistance extended to us. We will be happy to respond to any questions that you may have on this report.

Sincerely,

Terri Fujii
Managing Partner

PART II

MANAGEMENT'S DISCUSSION AND ANALYSIS

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended June 30, 2018

This section of the annual financial report presents management's discussion and analysis of the HCDA's financial performance during the fiscal year ended June 30, 2018. It should be read in conjunction with the HCDA's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the HCDA exceeded its liabilities and deferred inflows at June 30, 2018 by approximately $183.1 million (net position).
- The HCDA's assets and deferred outflows decreased by approximately $1.0 million, or 0.5% from June 30, 2017 to June 30, 2018.
- The HCDA's total liabilities and deferred inflows increased by approximately $0.6 million, or 3.3% from June 30, 2017 to June 30, 2018.
- The HCDA's total net position decreased by approximately $1.7 million, or 0.9% from June 30, 2017 to June 30, 2018.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the HCDA's basic financial statements. The HCDA's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements report information about the HCDA as a whole using accounting methods similar to those used by private sector companies. The *Statement of Net Position* provides both short-term and long-term information about the HCDA's financial position, which reflects the HCDA's financial condition at the end of the fiscal year.

The *Statement of Net Position* presents the HCDA's assets and deferred outflows, and liabilities and deferred inflows, with the difference between the two reported as "net position." Increases or decreases in net position are one indicator of whether the financial position of the HCDA is improving or deteriorating, respectively.

The *Statement of Activities* reflects the operations of the HCDA during the fiscal year and the resultant change in its net position. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenditures are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g. unused vacation leave).

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Governmental Funds Financial Statements

The Governmental Funds financial statements provide detailed information about the HCDA's significant funds. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The HCDA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the HCDA funds are categorized as Governmental Funds.

Governmental Funds account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, Governmental Funds focus on short-term inflows and outflows of spendable resources, as well as on the balance of spendable resources available at the end of the fiscal year. Such information is useful in evaluating the HCDA's near-term financing requirements.

Because the focus of the Governmental Funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the Governmental Funds with similar information presented for governmental activities in the government-wide financial statements. Both the Governmental Funds balance sheet and the Governmental Funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between Governmental Funds and governmental activities in the government-wide financial statements.

Information is presented separately in the Governmental Funds balance sheet and in the Governmental Funds statement of revenues, expenditures, and changes in fund balances for the general fund, Hawaii Community Development fund, Kalaeloa Community Development fund, He'eia Community Development fund, and capital projects fund.

Notes to the Financial Statements

The Notes to the Financial Statements provide additional disclosures for the information reflected in the financial statements essential to understanding the financial data provided in the government-wide financial statements.

Other Reports

Following the Notes to the Financial Statements is a Report 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*.

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Government-Wide Financial Analysis

The following presents a summarized comparison of net position and changes in net position for the fiscal years ended June 30, 2018 and 2017.

	2018	2017
ASSETS		
Current assets	$ 39,531,000	$ 40,080,000
Capital assets, net of depreciation	147,721,000	145,861,000
Other assets	16,046,000	17,356,000
Deferred outflows of resources	-	1,012,000
Total assets and deferred outflows of resources	$203,298,000	$204,309,000
LIABILITIES		
Current liabilities	$ 2,438,000	$ 2,031,000
Long-term liabilities	17,597,000	17,557,000
Deferred inflows of resources	194,000	-
Total liabilities and deferred inflows of resources	20,229,000	19,588,000
NET POSITION		
Invested in capital assets	147,721,000	145,861,000
Restricted for capital assets	10,234,000	11,468,000
Unrestricted	25,114,000	27,392,000
Total net position	183,069,000	184,721,000
Total liabilities, deferred inflows of resources, and net position	$203,298,000	$204,309,000

Analysis of Net Position

The assets and deferred outflows of the HCDA exceeded its liabilities and deferred inflows at June 30, 2018 by approximately $183,069,000 (net position). Investments in capital assets (e.g. land, buildings, infrastructure networks, construction in progress, land improvements, and equipment, furniture, and fixtures), represent a significant portion of the HCDA's net position. The HCDA uses these capital assets for the benefit of and use by government agencies and the public; consequently, these assets are not available for future spending and cannot be used to settle any liabilities. The restricted assets of approximately $10,234,000 at June 30, 2018, represent resources that are subject to external restrictions or enabling legislation on how they may be used. The unrestricted assets may be used to finance day-to-day operations without any constraints established by debt, or other legal requirements.

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

Changes in Net Position

The following financial information was derived from the government-wide statement of activities and reflects how the HCDA's net position changed during the fiscal year.

	2018	2017
Revenues		
Program Revenues:		
Leasing and management	$ 1,967,000	$ 2,136,000
Community redevelopment	764,000	1,646,000
General Revenues:		
Investment earnings	175,000	201,000
State allotment, net of lapsed appropriations	3,057,000	2,064,000
Total	5,963,000	6,047,000
Expenses		
General government	2,698,000	2,901,000
Leasing and management	1,849,000	2,511,000
Community redevelopment	1,961,000	1,668,000
Capital projects	1,107,000	1,240,000
Total	7,615,000	8,320,000
Change in net position	(1,652,000)	(2,273,000)
Net position – beginning of year, as restated	184,721,000	186,994,000
Net position – end of year	$183,069,000	$184,721,000

Analysis of Changes in Net Position

The HCDA's net position decreased by $1.7 million or 0.9% during the fiscal year ended June 30, 2018. For the fiscal year ended June 30, 2018, the HCDA experienced a reduction in program revenues of approximately $1 million, primarily attributable to the results of its Public Facility Dedication program. For the fiscal year ended June 30, 2017, the HCDA experienced a reduction in program revenues of approximately $5 million, primarily attributable to the results of its Public Facility Dedication program.

In 2012, the HCDA lost a significant amount of recurring revenues from its leasing and management activities when a significant portion of its land holdings and associated rents were transferred to the Office of Hawaiian Affairs under Act 15 of the 2012 legislative session. Since then, the HCDA's operations have become largely dependent on State allotments and development activity in its districts. The decrease in net position for the fiscal year ended June 30, 2018 demonstrates the HCDA's sensitivity to development activity.

For the fiscal year ended, June 30, 2018, the HCDA's proportionate share of the State's liability for pension and other post-employment benefits also decreased by approximately $88,000 and increased by approximately $717,000, respectively, contributing to the decrease in the HCDA's net position.

OVERVIEW OF THE FINANCIAL STATEMENTS (Continued)

During fiscal year 2018, the HCDA implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.* Statement No. 75 replaces GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions,* as amended, and Statement No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans.* The adoption of Statement No. 75 has no impact on the HCDA's governmental fund financial statements, which continue to report expenditures in the amount of statutorily required payments. However, adoption has resulted in the restatement of the HCDA's fiscal year 2017 government-wide financial statements to reflect the reporting of a net OPEB liability in accordance with the provisions of Statement No. 75. Net OPEB liability for governmental activities of $2,068,461 and deferred outflows of resources related to OPEB for governmental activities of $944,058 were reported as of July 1, 2017. Accordingly, the long-term liabilities as of June 30, 2017 increased by approximately $677,000 and unrestricted net position as of June 30, 2017 decreased by approximately $677,000.

FINANCIAL ANALYSIS OF THE HCDA'S INDIVIDUAL FUNDS

As noted earlier, the HCDA uses fund accounting to ensure and demonstrate compliance with finance and legislative-related legal requirements.

The focus of the HCDA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the HCDA's financing requirements. In particular, the unreserved fund balance may serve as a useful measure of the net resources available for spending at the end of the fiscal year.

For the fiscal year ended June 30, 2018, the HCDA opted to present the fund information, by grouping the activity by community development revolving fund as established by Hawaii Revised Statutes (HRS) as follows:

- Hawaii Community Development Revolving Fund – HRS § 206E-16;
- Kalaeloa Community Development Revolving Fund – HRS § 206E-195; and
- He'eia Community Development Revolving Fund – HRS § 206E-204.

Previously, this activity was presented by the HCDA programs – Community Redevelopment and Leasing and Management. The HCDA continues to track expenditure activity by program on the Statement of Revenues, Expenditures, and Changes in Fund Balance, otherwise there were no changes to the presentation of the General Fund or Capital Projects Fund.

The change in presentation highlights revolving fund activity in each of the HCDA's community development districts, which the HCDA believes is more relevant to the public.

At June 30, 2018, the HCDA's governmental funds reported combined ending fund balances of approximately $53.2 million, a decrease of approximately $2.2 million or 4.0% from the previous fiscal year.

FINANCIAL ANALYSIS OF THE HCDA'S INDIVIDUAL FUNDS (Continued)

General Fund

For the fiscal year ended June 30, 2017, funding for 19 of the HCDA's 23 staff position was changed from a Capital Project appropriation to a General Fund appropriation. The HCDA also received a transfer of General Funds to address vagrancy and vandalism issues associated with illegal campers on the HCDA's property. These appropriations amounted to approximately $684,000 for the fiscal year ended June 30, 2018, and resulted in an ending general fund balance of approximately $1,000.

For the upcoming fiscal year ending June 30, 2019, funding for these 19 positions has changed from the General Fund to the Hawaii Community Development Revolving Fund. The various changes in funding source is consistent with Act 53 of the 2018 Session Laws of Hawaii.

Hawaii Community Development Revolving Fund

This fund was originally established when the HCDA was created. Pursuant to HRS § 206E-16, this fund was created for the receipt and disbursement of monies directed or allocated to the HCDA. Proceeds from the fund are to be expressly used for the purposes of the HCDA.

Activity in this fund is primarily comprised of the activity of the Kaka'ako community development district. When subsequent community development districts were created, district-specific revolving funds were also created. As the most mature development district, it is the largest of the revolving funds and has the most activity.

The net reduction in fund balance of approximately $841,000 is attributable to transfers of funds out of this fund and into the Kalaeloa and He'eia Community Development Revolving Funds to subsidize district operations. Unlike the other districts, there is no district restriction on the use of proceeds generated in Kaka'ako.

Kalaeloa Community Development Revolving Fund

This fund was established with the Kalaeloa community development district. Pursuant to HRS § 206E-195, this fund was created for the receipt and disbursement of monies directed or allocated to the HCDA for Kalaeloa. The statute expressly restricts the use of proceeds for administration and operation of the Kalaeloa Community Development District.

The net increase of approximately $507,000 is attributable to transfers of funds from the Hawaii Community Development Revolving Fund to subsidize operations.

FINANCIAL ANALYSIS OF THE HCDA'S INDIVIDUAL FUNDS (Continued)

He'eia Community Development Revolving Fund

This fund was established with the He'eia community development district. Pursuant to HRS § 206E-204, this fund was created for the receipt and disbursement of monies directed or allocated to the HCDA for He'eia. The statute expressly restricts the use of proceeds for the administration and operation of the He'eia community development district.

The net increase of approximately $71,000 is attributable to the transfer of funds from the Hawaii Community Development Revolving Fund to provide funding for the necessary work and studies to establish the community development plan and rules for the district.

Capital Projects Fund

The Capital Projects Fund is used to account for financial resources for the acquisition or construction of major capital improvements. For the current fiscal year, the fund balance of the capital projects fund decreased by approximately $1.2 million, or 10.8%.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The HCDA's investment in capital assets as of June 30, 2018 and 2017, consisted of the following:

	2018	2017
Capital assets not being depreciated:		
Land	$ 95,137,000	$ 95,137,000
Land improvements	13,969,000	13,969,000
Construction in progress	6,800,000	3,129,000
Total capital assets not being depreciated	115,906,000	112,235,000
Capital assets being depreciated:		
Buildings	21,861,000	21,515,000
Wharves	4,268,000	4,268,000
Land improvements	26,805,000	26,151,000
Infrastructure networks	44,314,000	44,314,000
Furniture and equipment	428,000	428,000
Total capital assets being depreciated	97,676,000	96,676,000
Less accumulated depreciation	65,861,000	63,050,000
Capital assets, net of depreciation	$147,721,000	$145,861,000

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

The HCDA's investments in capital assets as of June 30, 2018, amounted to approximately $147.7 million (net of accumulated depreciation). These investments in capital assets include land, land improvements, construction in progress, buildings, wharves, infrastructure networks, and furniture and equipment. Major capital improvement project expenditures for the current fiscal year included the renovation of the Enterprise Energy Corridor, the Historic Kaka'ako Pumping Station, and Kewalo Basin jetty repair.

Debt Administration

The HCDA is authorized to issue revenue bonds relative to its reserved housing loan program. Under the reserved housing loan program, the HCDA may lend loan proceeds to qualifying applicants, lenders, or developers to acquire or develop reserved housing units. The bonds are a limited obligation of the HCDA, payable solely from proceeds derived from loan re-payments and other financing charges. At the end of the current fiscal year, the HCDA did not have any outstanding revenue bonds.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

Kaka'ako

Development continues at a robust pace with seven projects under construction, providing 2,111 new residential units. Of these units, 950 units will be priced for qualifying families with low- to moderate-income levels.

The HCDA approved amendments to its reserved and workforce housing programs in Kaka'ako to increase home ownership opportunities for qualifying families with low- to moderate-income levels, and on June 28, 2018, the Governor signed the rules into law.

In the makai area, the HCDA is ahead of schedule on the Sandbox, a world-class innovation center on the HCDA's property in partnership with the Hawaii Technology Development Corporation. In 2018, the HCDA also completed the design and planning for the renovations of the Ala Moana Pump Station Screen House and 1940 Pump Station.

The HCDA's partnership with the City of Honolulu has helped to improve public safety at the State's 35-acre Waterfront Park. The HCDA also required Howard Hughes Corporation to build a portion of the planned Central Plaza that will open early next year, a 1.5-acre open space for public use and community events in the middle of Kaka'ako near one of the district's two proposed rail stations, increasing outdoor open areas landscaped with native plants for the community to enjoy.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS (Continued)

Kalaeloa

Construction of the first phase of electrical upgrades along Enterprise Avenue, the Enterprise Energy Corridor, is expected to be completed by the end of 2018. Phase II is scheduled to start in 2019.

Upon completion, the $13.5 million energy corridor will bring reliable power into the district to tenants and landowners in the vicinity. In addition to reliable power, these improvements will also provide increased capacity to support redevelopment.

To address the needs of other areas in the district, the HCDA also initiated a study to identify a district-wide reliable energy solution. Upon completion, it is the HCDA's intent to issue a solicitation based on the findings and recommendations of the study. Outreach has been completed with the Navy, landowners, and other district stakeholders. The HCDA is currently working with the Navy to gather more information on the existing system for further analysis.

Also related to infrastructure, the HCDA has been working to survey Kalaeloa roadways to establish right of ways in the district in support of infrastructure expansion. It has completed the majority of the roadways, with the remaining work in the more remote areas of the district.

He'eia

In 2017, the entire He'eia community development district and surrounding area was identified as a National Estuarine Research Reserve (NERR) by the National Oceanic and Atmospheric Administration (NOAA). This has provided access to additional federal funding under the Federal Coastal Zone Management Act.

With grant funding, the HCDA's lessee, Kako'o'Oiwi, has worked to remove six acres of invasive mangrove from the mauka and makai sides of Kamehameha Highway that had destroyed the structural integrity of historic farm roads as well as the fishpond below.

Kako'o'Oiwi has also restored 1.3 miles of historic farm roads in the district, improving access and the ability to place more agricultural land into production. They have also worked to secure power to the main farm site.

In 2019, the HCDA will seek to complete the community development plan and rules for the district, having initiated this process in 2018. In 2018, the HCDA completed the necessary community outreach for input to the plan, which is currently being drafted.

REQUEST FOR INFORMATION

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, Hawaii Community Development Authority, 547 Queen Street, Honolulu, Hawaii 96813. General information about the HCDA can be found at the HCDA's website http://dbedt.hawaii.gov/hcda.

PART III

FINANCIAL SECTION

CW Associates
A Hawaii Certified Public Accounting Corporation

INDEPENDENT AUDITOR'S REPORT

Office of the Auditor
State of Hawaii

The Board of Directors
Hawaii Community Development Authority
State of Hawaii

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the State of Hawaii, Hawaii Community Development Authority (HCDA) as of and for the fiscal year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the HCDA's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion on the Financial Statements

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the HCDA as of June 30, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note A, the financial statements of the HCDA include only the governmental activities, each major fund, and the aggregate remaining fund information of the HCDA, and are not intended to present fairly the financial position of the State of Hawaii as of June 30, 2018, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

As discussed in Note B, the HCDA adopted Government Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. Application of this statement was effective as of July 1, 2017. As a result of this implementation, the 2017 beginning net position of the HCDA has been restated. Our opinion is not modified with respect to this matter.

Other Matters

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 6 through 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated December 12, 2018, on our consideration of the HCDA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grants 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 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 the HCDA's internal control over financial reporting and compliance.

CW Associates, CPAs

Honolulu, Hawaii
December 12, 2018

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES

As of June 30, 2018

Current Assets	
Cash in State Treasury and petty cash	$ 28,466,457
Due from State	10,633,048
Accounts receivable, net	427,731
Prepaid expenses	4,001
Total current assets	39,531,237
Noncurrent Assets	
Loan receivable – Halekauwila Partners, LLC	15,694,695
Investment in limited partnerships	101,877
Water source allocation credits	249,642
Land, improvements and construction in progress	115,906,330
Other capital assets, net of depreciation	31,814,804
Total noncurrent assets	163,767,348
Total assets	203,298,585
Deferred outflows of resources	-
Total assets and deferred outflows of resources	$203,298,585

(Continued)

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES
(Continued)

As of June 30, 2018

Current Liabilities	
Accounts payable	$ 608,840
Unearned revenue	153,286
Accrued payroll	183,743
Rental security deposits	90,994
Current portion of long-term obligations	131,883
Due to State Treasury	1,268,923
Total current liabilities	2,437,669
Long-term Liabilities	
Noncurrent portion of long-term obligations	17,597,263
Total long-term liabilities	17,597,263
Total liabilities	20,034,932
Deferred inflows of resources	193,978
Net Position	
Invested in capital assets	147,721,134
Restricted for capital projects	10,234,454
Unrestricted	25,114,087
Total net position	183,069,675
Total liabilities, deferred inflows of resources, and net position	$203,298,585

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

STATEMENT OF ACTIVITIES – GOVERNMENTAL ACTIVITIES

For the Year Ended June 30, 2018

Functions/Programs	Expenses	Program Revenues	Net (Expenses) Revenues and Changes in Net Position
Governmental Activities			
General government	$ 2,698,187	$ -	$ (2,698,187)
Leasing and management	1,848,943	1,966,747	117,804
Community redevelopment	1,960,770	764,470	(1,196,300)
Capital projects	1,106,613	-	(1,106,613)
Total governmental activities	$ 7,614,513	$2,731,217	(4,883,296)
General Revenues			
State allotments, net of lapsed appropriations			3,057,540
Investment earnings			174,900
Total general revenues			3,232,440
Change in net position			(1,650,856)
Net position – beginning of year, as restated (See Note B)			184,720,531
Net position – end of year			$183,069,675

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BALANCE SHEET – GOVERNMENTAL FUNDS

As of June 30, 2018

	General Fund	Hawaii Community Development	Kalaeloa Community Development	He'eia Community Development	Capital Projects	Total Governmental Funds
ASSETS						
Cash in State Treasury and petty cash	$ 3,500	$ 27,598,598	$ 788,330	$ 76,029	$ -	$ 28,466,457
Due from State	1,117	-	-	-	10,631,931	10,633,048
Accounts receivable – net	-	427,731	300,000	-	-	727,731
Prepaid and other assets	-	249,642	4,001	-	-	253,643
Loan receivable – Halekauwila Partners, LLC	-	15,694,695	-	-	-	15,694,695
TOTAL ASSETS	$ 4,617	$ 43,970,666	$ 1,092,331	$ 76,029	$ 10,631,931	$ 55,775,574
LIABILITIES						
Accounts payable	$ -	$ 511,175	$ 187	$ -	$ 397,477	$ 908,839
Unearned revenues	-	153,286	-	-	-	153,286
Accrued payroll	-	167,731	16,012	-	-	183,743
Rental security deposits	-	90,994	-	-	-	90,994
Due to State Treasury	3,500	1,268,923	-	-	-	1,272,423
Total liabilities	3,500	2,192,109	16,199	-	397,477	2,609,285
FUND BALANCES						
Nonspendable:						
Prepaid and other assets	-	249,642	4,001	-	-	253,643
Loan receivable	-	15,694,695	-	-	-	15,694,695
Total nonspendable fund balances	-	15,944,337	4,001	-	-	15,948,338
Restricted	1,117	25,834,220	1,072,131	76,029	10,234,454	37,217,951
Total fund balances	1,117	41,778,557	1,076,132	76,029	10,234,454	53,166,289
TOTAL LIABILITIES AND FUND BALANCES	$ 4,617	$ 43,970,666	$ 1,092,331	$ 76,029	$ 10,631,931	$ 55,775,574

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION

As of June 30, 2018

Total fund balances – governmental funds	$ 53,166,289
Amounts reported for governmental activities that are different in the Statement of Net Position due to:	
Capital assets used in governmental activities are not financial resources and therefore not reported in the governmental funds	147,721,134
Investments in limited partnerships are not financial resources and therefore are not reported in the governmental funds	101,877
Accrued employee benefits payable not reported in the governmental funds	(423,245)
Accrued other post-employment benefits payable are not reported in the governmental funds	(2,785,232)
Unearned reserved housing and public facility credits are not reported in the governmental funds	(10,935,255)
Deferred inflows of resources represent an acquisition of fund equity that will be recognized as an inflow of resources in a future period and therefore are not reported in the governmental funds	(193,978)
Net pension liability is not reported in the governmental funds	(3,581,915)
Total net position – governmental activities	$183,069,675

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended June 30, 2018

	General Fund	Hawaii Community Development	Kalaeloa Community Development	He'eia Community Development	Capital Projects	Total Governmental Funds
REVENUES						
State allotted appropriations	$ 683,823	$ -	$ -	$ -	$ 2,373,717	$ 3,057,540
Contributions from property owners	-	334,325	200,000	-	-	534,325
Dedication and reserve housing fees	-	199,870	-	-	-	199,870
Investment earnings	-	172,522	2,277	101	-	174,900
Leasing and management	-	1,783,345	6,000	-	-	1,789,345
Other	-	257,799	7,330	-	-	265,129
Total	683,823	2,747,861	215,607	101	2,373,717	6,021,109
EXPENDITURES						
General government	1,369,738	335,059	249,399	-	-	1,954,196
Leasing and management	34,040	1,009,296	88,962	-	-	1,132,298
Community redevelopment		1,358,665	105,788	79,500	-	1,543,953
Capital outlays	-	-	-	-	3,607,513	3,607,513
Total	1,403,778	2,703,020	444,149	79,500	3,607,513	8,237,960
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(719,955)	44,841	(228,542)	(79,399)	(1,233,796)	(2,216,851)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	23,374,428	1,017,186	155,432	-	24,547,046
Transfers out	-	(24,260,403)	(281,211)	(5,432)	-	(24,547,046)
Total	-	(885,975)	735,975	150,000	-	-
NET CHANGE IN FUND BALANCES	(719,955)	(841,134)	507,433	70,601	(1,233,796)	(2,216,851)
FUND BALANCES, BEGINNING OF YEAR	721,072	42,619,691	568,699	5,428	11,468,250	55,383,140
FUND BALANCES, END OF YEAR	$ 1,117	$ 41,778,557	$ 1,076,132	$ 76,029	$ 10,234,454	$ 53,166,289

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2018

Total net change in fund balances – governmental funds		$ (2,216,851)
Amounts reported for governmental activities that are different in the Statement of Activities due to:		
Governmental funds report capital asset outlays as expenditures. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital asset outlays net of reimbursements in the current period.		
Depreciation expense	$2,810,737	
Capital asset outlays	4,671,142	
Excess of depreciation expense over capital asset outlays		1,860,405
The net limited partnership losses and distributions are reported in the Statement of Activities, but are not reported in the governmental funds as they do not provide current financial resources.		
Na Lei Hulu Kupuna Limited Partnership		(4,858)
The net change in obligations for accrued vested vacation benefits is reported in the Statement of Activities, but is not reported as an expenditure in the governmental funds as it does not require the use of current financial resources.		(132,065)

(Continued)

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
(Continued)

For the Year Ended June 30, 2018

The net change in obligations for accrued other post-employment benefits is reported in the Statement of Activities, but is not reported as an expenditure in the governmental funds as it does not require the use of current financial resources.	$ (39,117)
The net change in deferred outflows and inflows of resources is reported in the Statement of Activities, but it not reported as an expenditure in the governmental funds as it does not require the use of current financial resources.	(1,206,653)
The net change in obligations for net pension liability is reported in the Statement of Activities, but is not reported as an expenditure in the governmental funds as it does not require the use of current financial resources.	88,283
Change in net position of governmental activities	$ (1,650,856)

See accompanying notes to the financial statements.

STATE OF HAWAII,
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended June 30, 2018

NOTE A – FINANCIAL REPORTING ENTITY

The State of Hawaii, Hawaii Community Development Authority (HCDA) was created in 1976 by Hawaii Revised Statutes (HRS) Chapter 206E, to establish community development plans in community development districts; determine community development programs; and cooperate with private enterprise and various components of federal, state, and county governments to bring community plans to fruition. Kaka'ako was the first designated community development district, the Kalaeloa community development district (Kalaeloa) was later established in 2002, and He'eia was designated as a community development district in 2011.

Each community development district has its own board with nine voting members who only vote on issues in their respective district. The three boards together as a body (the Authority) oversee the HCDA's operations and establish policies to implement its legislative objectives.

The HCDA is established as a body corporate and public instrumentality of the State of Hawaii (State) which is attached to the Department of Business, Economic Development and Tourism for administrative purposes.

The HCDA's financial statements reflect only that portion of the governmental activities and major fund information of the State that are attributable to the transactions of the HCDA. The State Comptroller maintains the central accounts for all State funds and publishes financial statements for the State annually, which includes the HCDA's financial activities.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the HCDA are prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies used by the HCDA.

Government-Wide and Fund Financial Statements – The government-wide financial statements (the statement of net position and the statement of activities) report information for all of the nonfiduciary activities of the HCDA. The effect of interfund activity has been removed from these government-wide financial statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges to customers who purchase, use, or directly benefit from goods or services provided by a given function. Resources that are dedicated internally are reported as general revenues rather than as program revenues.

Net position is reported as restricted when constraints placed on use are either imposed by legally enforceable enabling legislation or are externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governmental agencies. Internally imposed designations of resources are not presented as restricted net position. When both restricted and unrestricted resources are available for use, generally it is the HCDA's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (continued) – The financial statements of the HCDA are recorded in individual funds. The HCDA uses fund accounting to report on its financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

The financial activities of the HCDA that are reported in the accompanying fund financial statements have been classified into the following major governmental funds:

The General Fund is the HCDA's general operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The State Legislature authorizes the annual operating budget which provides the basic framework within which resources and obligations are accounted.

The Special Revenue Funds consist of the Hawaii Community Development Revolving Fund created by HRS 206E-16, Kalaeloa Community Development Revolving Fund created by HRS 206E-195, and He'eia Community Development Revolving Fund created by HRS 206E-204. Except for administrative expenditures, and except as otherwise provided by law, expenditures from the revolving funds may be made by the Authority without appropriation by the legislature.

The Capital Projects Fund is used to account for financial resources to be used for the construction or acquisition of major capital improvements in the HCDA's community development districts.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation – The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available if they are to be collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the HCDA considers revenues other than federal grants and assistance awards to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates – The preparation of basic financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and accompanying notes. Actual results could differ from those estimates, and it is reasonably possible that such estimates may change within the near term.

Appropriations – An authorization granted by the State Legislature permitting a state agency, within established fiscal and budgetary controls, to incur an obligation and to make expenditures is an appropriation. Appropriations are allotted quarterly for General Fund appropriations and upon request for Capital Projects Fund appropriations. The allotted appropriations lapse if not expended or encumbered at the end of the fiscal year, except for allotted appropriations related to capital improvement projects, which lapse three years after the first year of the biennium appropriation, unless extended.

Unearned Revenues – The HCDA reports unearned revenues on its statement of net position – governmental activities and balance sheet – governmental funds, as a liability, when a potential revenue item does not meet both the measurable and available criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met or when the HCDA has a legal claim to the resources, the liability is removed from the statement of net position – governmental activities and balance sheet – governmental funds, and recognized as revenue.

Encumbrances – Encumbrances are recorded obligations in the form of purchase orders or contracts. The HCDA records encumbrances at the time purchase orders or contracts are awarded and executed. Encumbrances outstanding at fiscal year-end represent commitments related to unperformed contracts for goods or services and are included in restricted or committed fund balances.

Interfund and Intrafund Transfers – Significant transfers of financial resources between activities within the same fund are offset within that fund. Transfers of revenues from funds authorized to receive such funds, to funds authorized to expend such funds are recorded as operating transfers in the basic financial statements.

Prepaid Expenses – Prepaid expenses are payments to vendors for services or goods that will benefit periods beyond June 30, 2018.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets – Capital assets are expenditures in the funds used to acquire or construct such assets. Such capital acquisitions and construction are reflected as expenditures in governmental funds, and the related assets are reported in the statement of net position – governmental activities. Capital assets are defined by the HCDA as land, land improvements, buildings, wharves, infrastructure networks, construction in progress, furniture and equipment, and those assets with estimated useful lives greater than one year and acquisition costs greater than $100,000 for land, land improvements, infrastructure networks, buildings and wharves; and $5,000 for furniture and equipment.

Purchased and constructed assets are recorded at cost. Donated assets are recorded at their estimated fair market value at the date of donation. The cost of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities, or extend useful lives are capitalized. When capital assets are disposed, the cost and related accumulated depreciation are removed from the respective accounts with a resulting gain or loss reflected in operations.

Major outlays for capital assets and improvements for improvement district (ID) projects are capitalized to the extent capitalization thresholds are met. Improvements to roadways and utility systems involve lands that are owned or acquired by the HCDA and lands owned by other governmental jurisdictions; primarily the City and County of Honolulu and the State of Hawaii, Highway Division of the Department of Transportation.

Accumulated project expenditures are removed from the respective accounts after all construction phases have been completed and final inspections concluded. The improvements constructed on lands owned by other jurisdictions are transferred to those jurisdictions and recognized in the government-wide financial statements. Improvements made to lands owned by the HCDA are capitalized as land improvements and infrastructure networks until the land parcels have been dedicated to the respective jurisdictions.

Depreciation expense is recorded on capital assets in the government-wide statement of activities. The HCDA utilizes the straight-line method over the assets' estimated useful lives. No depreciation is recorded for land and construction in progress. The estimated useful lives for depreciable assets are 30 years for land improvements, infrastructure networks, buildings, and wharves, and seven years for furniture and equipment.

Compensated Absences – Eligible employees are credited with vacation at the rate of 168 hours per calendar year. Accumulation of such vacation credits is limited to 720 hours at calendar year-end and is convertible to pay upon termination of employment. Such accumulated vacation has been accrued and reflected in the statement of net position – governmental activities.

Deferred Outflows/Inflows of Resources – In addition to assets, the statement of net position – governmental activities will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of fund equity that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources (continued) – In addition to liabilities, the statement of net position – governmental activities will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of fund equity that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred outflows/inflows of resources reported by the HCDA relate to its proportionate share of the State's net pension liability.

Pensions – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Employees' Retirement System of the State of Hawaii (ERS), and additions to/deductions from the ERS's fiduciary net position have been determined on the same basis as they are reported by the ERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at their fair value.

Postemployment Benefits Other Than Pensions (OPEB) – For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Hawaii Employer-Union Health Benefits Trust Fund (EUTF), and additions to/deductions from the EUTF's fiduciary net position have been determined on the same basis as they are reported by the EUTF. For this purpose, benefit payments are recognized when due and payable in accordance with benefit terms. Investments are reported at their fair value.

Governmental Fund Balances – In accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the HCDA classifies fund balances based primarily on the extent to which it is bound to follow constraints on how resources can be spent. Classifications used by the HCDA are:

Nonspendable – Represents resources that are not in a spendable form (such as inventory) or are required to be maintained intact.

Restricted – Represents resources that are restricted for specific purposes by external parties such as creditors, grantors, or other governmental agencies.

Committed – Represents resources that can only be used for specific purposes pursuant to constraints imposed by formal action of the State Legislature.

Assigned – Represents resources that are constrained by management to be used for specific purposes, but are neither restricted nor committed.

Unassigned – Represents residual balances that are neither nonspendable, restricted, committed or assigned.

Risk Management – The HCDA is exposed to various risks for losses related to torts; theft of, damages to, or destruction of assets; errors or omissions; natural disasters; and injuries to employees. A liability for a claim for a risk of loss is established if information indicates that it is probable that a liability has been incurred at the date of the basic financial statements and the amount of the loss is reasonably estimable.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Newly Issued Accounting Pronouncements

GASB Statement No. 75 – During fiscal year 2018, the HCDA implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.* Statement No. 75 establishes standards of accounting and financial reporting for defined benefit OPEB and defined contribution OPEB that are provided to the employees of state and local governmental employers through OPEB plans that are administered through trusts or equivalent arrangements in which:

- Contributions from employers and nonemployer contributing entities to the OPEB plan and earnings on those contributions are irrevocable.
- OPEB plan assets are dedicated to providing OPEB to plan members in accordance with the benefit terms.
- OPEB plan assets are legally protected from the creditors of employers, nonemployer contributing entities, and the OPEB plan administrator. If the plan is a defined benefit OPEB plan, plan assets also are legally protected from creditors of the plan members.

Statement No. 75 replaces GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions,* as amended, and Statement No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans.*

The adoption of Statement No. 75 has no impact on the HCDA's governmental fund financial statements, which continue to report expenditures in the amount of statutorily required payments. However, adoption has resulted in the restatement of the HCDA's fiscal year 2017 government-wide financial statements to reflect the reporting of a net OPEB liability in accordance with the provisions of Statement No. 75. Net OPEB liability for governmental activities of $2,068,461 and deferred outflows of resources related to OPEB for governmental activities of $944,058 were reported as of July 1, 2017. Accordingly, the long-term liabilities as of June 30, 2017 increased by approximately $677,000 and unrestricted net position as of June 30, 2017 decreased by approximately $677,000.

GASB Statement No. 81 – GASB issued Statement No. 81, *Irrevocable Split-Interest Agreements*. The objective of this statement is to improve accounting and financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement. The requirements of this statement are effective for reporting periods beginning after December 15, 2016. This statement did not have a material effect on the HCDA's financial statements.

GASB Statement No. 83 – GASB issued Statement No. 83, *Certain Asset Retirement Obligations*. The objective of this statement is to provide financial statement users with information about asset retirement obligations that were not addressed in GASB standards by establishing uniform accounting and financial reporting requirements for these obligations. The requirements of this statement are effective for reporting periods beginning after June 15, 2018. The HCDA has not yet determined the effect this statement will have on its financial statements.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Newly Issued Accounting Pronouncements (continued)

GASB Statement No. 84 – GASB issued Statement No. 84, *Fiduciary Activities*. The objective of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this statement are effective for reporting periods beginning after December 15, 2018. The HCDA has not yet determined the effect this Statement will have on its financial statements.

GASB Statement No. 85 – GASB issued Statement No. 85, *Omnibus 2017*. The objective of this statement is to address practice issues that have been identified during implementation and application of certain GASB Statements. This statement did not have a material effect on the HCDA's financial statements.

GASB Statement No. 86 – GASB issued Statement No. 86, *Certain Debt Extinguishment Issues*. The primary objective of this statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources – resources other than the proceeds of refunding debt – are placed in an irrevocable trust for the sole purpose of extinguishing debt. This statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. This statement did not have a material effect on the HCDA's financial statements.

GASB Statement No. 87 – GASB issued Statement No. 87, *Leases*. The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The requirements of this statement are effective for reporting periods beginning after December 15, 2019. The HCDA has not yet determined the effect this statement will have on its financial statements.

GASB Statement No. 88 – The GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The primary objective of this statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. The requirements of this statement are effective for reporting periods beginning after June 15, 2018. The HCDA has not yet determined the effect this statement will have on its financial statements.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Newly Issued Accounting Pronouncements (continued)

GASB Statement No. 89 – The GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period.* This statement replaces Paragraph 5-22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. This statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. The requirements of this statement are effective for reporting periods beginning after December 15, 2019. The HCDA has not yet determined the effect this statement will have on its financial statements.

GASB Statement No. 90 – The GASB issued Statement No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61.* The primary objectives of this statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and improve the relevance of financial statement information for certain component units. The requirements of this statement are effective for reporting periods beginning after December 15, 2018. The HCDA has not yet determined the effect this statement will have on its financial statements.

NOTE C – BUDGETING AND BUDGETARY CONTROL

Revenue estimates are provided to the State Legislature at the time of budget consideration and are revised and updated periodically during the fiscal year. Budgeted expenditures are derived primarily from acts of the State Legislature and from other authorizations contained in other specific appropriation acts in various Session Laws of Hawaii.

To the extent not expended or encumbered, the General Fund appropriations generally lapse at the end of the fiscal year for which the appropriations were made. The State Legislature specifies the lapse dates and any other contingencies which may terminate the authorizations for other appropriations.

For the fiscal year ended June 30, 2018, the adoption of an annual budget for the Special Revenue Funds was not required.

NOTE D – CASH AND CASH EQUIVALENTS

The State Director of Finance is responsible for the safekeeping of all monies deposited into the State Treasury. The HRS authorizes the Director of Finance to invest in obligations of or guaranteed by the U.S. Government, obligations of the State, federally-insured savings and checking accounts, time certificates of deposit, and repurchase agreements with federally-insured financial institutions. Deposits not covered by federal deposit insurance are fully collateralized by government securities held in the name of the State by third party custodians.

The Director of Finance pools and invests any monies of the HCDA, which in the Director's judgment, are in excess of the amount necessary for meeting the specific requirements of the HCDA. Investment earnings are allocated to the HCDA based on its equity interest in the pooled monies.

For purposes of the financial statements, the HCDA considers all cash held in the State Treasury and investments with maturity of three months or less when purchased to be cash equivalents.

The State holds investments both for its own benefit and as an agent for other parties.

Further, the State pools all excess funds into an investment pool that is administered by the State Department of Budget and Finance (Budget and Finance). The pool's investment options are limited to investments listed in the HRS. As of June 30, 2018, the State had material investments in repurchase agreements. According to Budget and Finance, the repurchase agreement investment contracts are reported at fair value.

At the end of each year, Budget and Finance allocates the investment pool amount to each of the participants including those participants who are part of the Proprietary Funds and Fiduciary Funds. The allocation is based on the average monthly investment balance of each participant in the investment pool.

The State invests in various investment securities. In general, investment securities are exposed to various risks such as interest rate risk, credit risk, custodial risk, concentration of credit risk, and overall market volatility.

NOTE E – CEDED LAND REVENUE

In 1898, the Republic of Hawaii transferred certain lands to the United States. Upon Hawaii's admission to the Union in 1959, the United States conveyed title to those lands (collectively, the ceded lands) back to the State to be held as public trust for five purposes: (1) public education; (2) betterment of the conditions of native Hawaiians; (3) development of farm and homeownership; (4) making public improvements; and (5) provision of land for public use. In 1978, the State Constitution was amended expressly to provide that the ceded lands were to be held as a public trust for native Hawaiians and the general public, and to establish the Office of Hawaiian Affairs (OHA) to administer and manage the proceeds and income derived from a pro-rata portion of the ceded lands for native Hawaiians.

NOTE E – CEDED LAND REVENUE (Continued)

The HCDA pays to OHA its share of revenue received from properties that are considered ceded lands. Under Act 15, Session Laws of Hawaii 2012, as part of the State of Hawaii's settlement with OHA on past ceded land claims, effective July 1, 2012, most of the ceded lands controlled by the State through the HCDA were conveyed to OHA.

During the fiscal year ended June 30, 2013, the HCDA discovered that certain properties located at Kewalo Basin Harbor (KBH) were deemed ceded lands. Upon discovery, the HCDA calculated amounts owed to OHA from March 1, 2009 when the HCDA took over management of KBH. As of June 30, 2018, the balance owed to OHA on the KBH ceded lands amounts to $1,268,923.

NOTE F – INVESTMENT IN LIMITED PARTNERSHIPS

The HCDA is a general partner in two separate limited partnerships as follows:

Na Lei Hulu Kupuna Limited Partnership – The HCDA entered into this partnership in November 1991 for the purpose of constructing, maintaining, and operating an elderly, low-income rental housing project called Na Lei Hulu Kupuna. On March 30, 2015, the partnership consented to the sale of Na Lei Hulu Kupuna. With the sale of Na Lei Kupuna, the partnership is currently in the process of dissolution, with the final liquidation expected to be completed by December 31, 2018.

Honuakaha Limited Partnership – The HCDA entered into this partnership in December 1993 to construct, maintain, and operate 150 studios designated as elderly, low-income rental units in the multi-complex project known as Honuakaha. The agreement will continue until December 2030. The HCDA made a capital contribution of $169,000 and has a 1% interest in the partnership. Any net income or loss generated from the project is allocated to the partners based on their interest in the partnership.

As of June 30, 2018, the HCDA's investment, net of distributions and allocated income and losses, in the limited partnerships is as follows:

Na Lei Hulu Kupuna Limited Partnership	$ 28,692
Honuakaha Limited Partnership	73,185
Total	$101,877

NOTE F – INVESTMENT IN LIMITED PARTNERSHIPS (Continued)

The properties are managed by contracted property managers. The HCDA receives management fees of 5% of rental income collected. The following are management fees included in leasing and management revenue:

Na Lei Hulu Kupuna Limited Partnership	$ 33,616
Honuakaha Limited Partnership	45,715
Total	$ 79,331

The partnership tax returns and financial statements for both limited partnerships are maintained by and are available at the HCDA.

NOTE G – CAPITAL ASSETS

For the fiscal year ended June 30, 2018, capital asset activity was as follows:

	Beginning Balance	Additions	Deductions	Ending Balance
Capital assets not being depreciated:				
Land	$ 95,136,918	$ -	$ -	$ 95,136,918
Land improvements	13,968,842	-	-	13,968,842
Construction in progress	3,129,056	4,325,752	654,238	6,800,570
Total capital assets not being depreciated	112,234,816	4,325,752	654,238	115,906,330
Capital assets being depreciated:				
Buildings	21,515,316	345,388	-	21,860,704
Wharves	4,267,956	-	-	4,267,956
Land improvements	26,150,784	654,240	-	26,805,024
Infrastructure networks	44,314,272	-	-	44,314,272
Furniture and equipment	427,644	-	-	427,644
Total capital assets being depreciated	96,675,972	999,628	-	97,675,600
Less accumulated depreciation for:				
Buildings	9,941,198	747,341	-	10,688,539
Wharves	4,108,463	30,394	-	4,138,857
Land improvements	22,892,889	532,008	-	23,424,897
Infrastructure networks	25,819,622	1,461,352	-	27,280,974
Furniture and equipment	287,887	39,642	-	327,529
Total accumulated depreciation	63,050,059	2,810,737	-	65,860,796
Capital assets, net of depreciation	$ 145,860,729	$ 2,514,643	$ 654,238	$ 147,721,134

NOTE G – CAPITAL ASSETS (Continued)

Real property acquired for future development projects is administered by the HCDA until the projects' completion.

Depreciation expense was charged to functions of the HCDA as follows:

Governmental activities:	
Leasing and management	$ 536,127
Community redevelopment	449,757
Capital improvement projects	1,824,853
Total depreciation expense	$2,810,737

NOTE H – CHANGES IN LONG-TERM LIABILITIES

Changes in the long-term liabilities of the HCDA were as follows:

	Beginning Balance	Additions	Deductions	Ending Balance	Due Within One Year
Unearned reserved housing credit	$ 311,400	$ -	$ -	$ 311,400	$ -
Unearned public facility credits	10,623,855	-	-	10,623,855	-
Due to State Treasury	3,500	-	-	3,500	-
Accrued vacation leave	291,179	257,066	125,001	423,244	131,883
Accrued other post-employment benefits	2,746,116	876,997	160,225	2,785,232	-
Accrued net pension liability	3,670,198	-	88,283	3,581,915	-
Total long-term liabilities	$17,646,248	$1,134,063	$ 373,509	$17,729,146	$131,883

NOTE I – RETIREMENT BENEFITS

General Information on the Pension Plan

Plan Description – All eligible employees of the State and counties are required by HRS Chapter 88 to become members of the ERS, a cost-sharing, multiple-employer, defined benefit public employee retirement plan. The ERS provides retirement benefits, as well as death and disability benefits, and is governed by a Board of Trustees. All contributions, benefits, and eligibility requirements are established by HRS Chapter 88 and can be amended by legislative action. The ERS issues a comprehensive annual financial report that is available to the public. The report may be obtained at ERS's website: http://ers.ehawaii.gov or by writing to the ERS at 201 Merchant Street, Suite 1400, Honolulu, Hawaii 96813.

NOTE I – RETIREMENT BENEFITS (Continued)

General Information on the Pension Plan (continued)

Benefits Provided – The ERS provides retirement, disability, and death benefits that are covered by the provisions of the noncontributory, contributory, and hybrid retirement membership classes. The three classes provide a monthly retirement allowance equal to the benefit multiplier multiplied by the average final compensation multiplied by years of credited service. Average final compensation is an average of the highest salaries during any three years of credited service, excluding any salary paid in lieu of vacation for employees hired on January 1, 1971 or later and the average of the highest salaries during any five years of credited service including any salary paid in lieu of vacation for employees hired prior to January 1, 1971.

For members hired before July 1, 2012, the original retirement allowance is increased by 2.5% each July 1 following the calendar year of retirement. This cumulative benefit is not compounded and increases each year by 2.5% of the original retirement allowance without a ceiling (2.5% of the original retirement allowance the first year, 5.0% the second year, 7.5% the third year, etc.). For members hired after June 30, 2012, the post-retirement annuity increase was decreased to 1.5% per year.

Noncontributory Class

Retirement Benefits – General employees' retirement benefits are determined as 1.25% of average final compensation multiplied by the years of credited service. Employees with 10 years of credited service are eligible to retire at age 62. Employees with 30 years of credited service are eligible to retire at age 55.

Disability Benefits – Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 12.5% of average final compensation.

Death Benefits – For service-connected deaths, the surviving spouse/reciprocal beneficiary receives a monthly benefit of 30% of the average final compensation until remarriage or re-entry into a new reciprocal beneficiary relationship. Additional benefits are payable to surviving dependent children up to age 18. If there is no spouse/reciprocal beneficiary or dependent children, no benefit is payable.

Ten years of credited service is required for ordinary death benefits. For ordinary death benefits, the surviving spouse/reciprocal beneficiary (until remarriage/re-entry into a new reciprocal beneficiary relationship) and dependent children (up to age 18) receive a benefit equal to a percentage of the member's accrued maximum allowance unreduced for age or, if the member was eligible for retirement at the time of death, the surviving spouse/reciprocal beneficiary receives 100% joint and survivor lifetime pension.

NOTE I – RETIREMENT BENEFITS (Continued)

Contributory Class for Employees Hired Prior to July 1, 2012

Retirement Benefits – General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. Employees with five years of credited service are eligible to retire at age 55.

Disability Benefits – Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 50% of their average final compensation plus refund of contributions and accrued interest. Ten years of credited service is required for ordinary disability.

Death Benefits – For service-connected deaths, the designated beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation to the surviving spouse/reciprocal beneficiary until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/reciprocal beneficiary, surviving children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or dependent children/parents, the death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least one year of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage of the salary earned in the 12 months preceding death, or 50% Joint and Survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100% Joint and Survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

Contributory Class for Employees Hired After June 30, 2012

Retirement Benefits – General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with 10 years of credited service are eligible to retire at age 60.

Disability and Death Benefits – Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 50% of their average final compensation plus refund of contributions and accrued interest. Ten years of credited service is required for ordinary disability. Death benefits for contributory plan members hired after June 30, 2012 are generally the same as those for contributory plan members hired prior to June 30, 2012 and prior.

NOTE I – RETIREMENT BENEFITS (Continued)

Hybrid Class for Employees Hired Prior to July 1, 2012

Retirement Benefits – General employees' retirement benefits are determined as 2% of average final compensation multiplied by the years of credited service. General employees with five years of credited service are eligible to retire at age 62. General employees with 30 years of credited service are eligible to retire at age 55.

Disability Benefits – Members are eligible for service-related disability benefits regardless of length of service and receive a lifetime pension of 35% of their average final compensation plus refund of their contributions and accrued interest. Ten years of credited service is required for ordinary disability. Ordinary disability benefits are determined in the same manner as retirement benefits but are payable immediately, without an actuarial reduction, and at a minimum of 25% of average final compensation.

Death Benefits – For service-connected deaths, the designated beneficiary receives a lump sum payment of the member's contributions and accrued interest plus a monthly benefit of 50% of the average final compensation to the surviving spouse/reciprocal beneficiary until remarriage or re-entry into a new reciprocal beneficiary relationship. If there is no surviving spouse/reciprocal beneficiary, surviving children (up to age 18) or dependent parents are eligible for the monthly benefit. If there is no spouse/reciprocal beneficiary or dependent children/parents, the death benefit is payable to the designated beneficiary.

Ordinary death benefits are available to employees who were active at time of death with at least five years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage multiplied by 150%, or 50% Joint and Survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100% Joint and Survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary.

Hybrid Class for Employees Hired After June 30, 2012

Retirement Benefits – General employees' retirement benefits are determined as 1.75% of average final compensation multiplied by the years of credited service. General employees with 10 years of credited service are eligible to retire at age 65. Employees with 30 years of credited service are eligible to retire at age 60.

Disability and Death Benefits – Provisions for disability and death benefits generally remain the same except for ordinary death benefits. Ordinary death benefits are available to employees who were active at time of death with at least 10 years of service. Ordinary death benefits consist of a lump sum payment of the member's contributions and accrued interest plus a percentage multiplied by 120%, or 50% Joint and Survivor lifetime pension if the member was not eligible for retirement at the time of death but was credited with at least 10 years of service and designated one beneficiary, or 100% Joint and Survivor lifetime pension if the member was eligible for retirement at the time of death and designated one beneficiary or if less than 10 years of service, return of member's contributions and accrued interest.

NOTE I – RETIREMENT BENEFITS (Continued)

Contributions

Contributions are established by HRS Chapter 88 and may be amended through legislation. The employer rate is set by statute based on the recommendations of the ERS actuary resulting from an experience study conducted every five years. Since July 1, 2005, the employer contribution rate is a fixed percentage of compensation, including the normal cost plus amounts required to pay for the unfunded actuarial accrued liabilities. The contribution rates for fiscal year 2018 were 17.0% for employees other than police and firefighters. Contributions to the pension plan from the State were $470,548,000 for the fiscal year ended June 30, 2018.

On May 18, 2017, the Governor signed into law Act 17 SLH 2017. Per Act 17, future employer contributions from the State and counties are expected to increase pursuant to a phased-in contribution rate increase over four years beginning July 1, 2017. The rate for employees (other than police and firefighters) increases to 18.00% on July 1, 2017; 19.00% on July 1, 2018; 22.00% on July 1, 2019; and 24.00% on July 1, 2020.

The employer is required to make all contributions for noncontributory members. For contributory class employees hired prior to July 1, 2012, employees other than police, firefighters, judges and elected officials, are required to contribute 7.8% of their salary. Contributory members hired after June 30, 2012 are required to contribute 9.8% of their salary. Hybrid members hired prior to July 1, 2012 are required to contribute 6.0% of their salary. Hybrid members hired after June 30, 2012 are required to contribute 8.0% of their salary.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2018, the State reported a liability of approximately $6.7 billion for its proportionate share of net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The State's proportion of the net pension liability was based on a projection of the State's long-term share of contributions to the pension plan relative to projected contributions of all participants, actuarially determined. At June 30, 2017, the State's proportion was 56.6073%, which was an increase of 0.0076% from its proportion measured as of June 30, 2016.

There was no change in actuarial assumptions as of June 30, 2016 to June 30, 2017.

There were no other changes between the measurement date, June 30, 2017, and the reporting date, June 30, 2018, that are expected to have a significant effect on the proportionate share of the net pension liability.

NOTE I – RETIREMENT BENEFITS (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

For the fiscal year ended June 30, 2018, the State recognized pension expense of $902,844,000. At June 30, 2018, the State reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 111,786,000	$ (71,104,000)
Changes of assumptions	1,030,572,000	-
Net difference between projected and actual earnings on pension plan investments	900,000	-
Changes in proportion and differences between State contributions and proportionate share of contributions	30,548,000	(17,014,000)
State contributions subsequent to the measurement date	470,548,000	-
Total	$1,644,354,000	$ (88,118,000)

The $470,548,000 reported as deferred outflows of resources related to pensions resulting from State contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending June 30th	
2019	$ 250,603,000
2020	$ 372,998,000
2021	$ 313,666,000
2022	$ 146,079,000
2023	$ 2,343,000

NOTE I – RETIREMENT BENEFITS (Continued)

Actuarial Assumptions

The total pension liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Payroll growth rate	3.50%
Investment rate of return	7.00% per year, compounded annually including inflation

There were no changes to ad hoc postemployment benefits including cost of living adjustments (COLA). Post-retirement mortality rates are based on the 2016 Public Retirees of Hawaii mortality table with adjustments based on generational projections of the BB projection table for 2016 and full generational projections in future years. Pre-retirement mortality rates are based on multiples of the RP-2014 mortality table based on the occupation of the member.

The actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the five-year period ending June 30, 2010. ERS updates their experience studies every five years.

The long-term expected rate of return on pension plan investments was determined using a "top down approach" of the Bespoke Client-Constrained Simulation-based Optimization Model (a statistical technique known as "re-sampling with replacement" that directly keys in on specific plan-level risk factors as stipulated by the ERS Board) in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Strategic Allocation (risk-based classes)	Target Allocation	Long-Term Expected Geometric Rate of Return
Broad growth	63.0%	5.80%
Principal protection	7.0%	0.20%
Real return	10.0%	3.60%
Crisis risk offset	20.0%	3.10%
Total Investments	100.0%	

NOTE I – RETIREMENT BENEFITS (Continued)

Actuarial Assumptions (continued)

Discount Rate

The discount rate used to measure the net pension liability was 7.00%, consistent with the rate used at the prior measurement date. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the State will be made at statutorily required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the State's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the State's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the State's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage point lower (6.00%) or one-percentage point higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
State's proportionate share of the net pension liability	$8,700,518,000	$6,711,776,000	$5,071,956,000

Pension Plan Fiduciary Net Position

The pension plan's fiduciary net position is determined on the same basis used by the pension plan. The ERS financial statements are prepared using the accrual basis of accounting under which expenses are recorded when the liability is incurred, and revenues are recorded in the accounting period in which they are earned and become measurable. Employer and member contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded as of their trade date. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the pension plan's fiduciary net position is available in the separately issued ERS financial report. ERS's complete financial statements are available at http://www.ers.ehawaii.gov.

NOTE I – RETIREMENT BENEFITS (Continued)

Payables to the Pension Plan

At June 30, 2018, the amount payable to the ERS from the State was $8,789,000.

Post-Employment Health Care and Life Insurance Benefits

Plan Description – The State provides certain health care and life insurance benefits to all qualified employees. Pursuant to Act 88, SLH of 2001, the State contributes to the EUTF, an agent multiple-employer defined benefit plan that replaced the Hawaii Public Employees Health Fund effective July 1, 2003. The EUTF was established to provide a single delivery system of health benefits for state and county workers, retirees, and their dependents. The EUTF issues an annual financial report that is available to the public. That report may be obtained by writing to the EUTF at P.O. Box 2121, Honolulu, Hawaii 96805-2121.

For employees hired before July 1, 1996, the State pays the entire base monthly contribution for employees retiring with 10 or more years of credited service, and 50% of the base monthly contribution for employees retiring with fewer than 10 years of credited service. A retiree can elect a family plan to cover dependents.

For employees hired after June 30, 1996, but before July 1, 2001, and who retire with less than 10 years of service, the State makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the State pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the State pays 75% of the base monthly contribution. For those employees retiring with at least 25 years of service, the State pays 100% of the base monthly contribution. Retirees in this category can elect a family plan to cover dependents.

For employees hired on or after July 1, 2001, and who retire with less than 10 years of service, the State makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the State pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the State pays 75% of the base monthly contribution. For those employees retiring with at least 25 years of service, the State pays 100% of the base monthly contribution. Only single plan coverage is provided for retirees in this category. Retirees can elect family coverage but must pay the difference.

Employees Covered by Benefit Terms – At July 1, 2017, the following number of plan members were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefits	35,374
Inactive plan members entitled to but not yet receiving benefits	8,124
Active plan members	50,101
Total plan members	93,599

Contributions – Contributions are governed by HRS Chapter 87A and may be amended through legislation. Contributions to the OPEB plan from the State was $590,764,000 for the fiscal year ended June 30, 2018. The employer is required to make all contributions for members.

NOTE I – RETIREMENT BENEFITS (Continued)

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB – At June 30, 2018, the State reported a net OPEB liability of approximately $6.8 billion. The net OPEB liability was measured as of July 1, 2017, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

There were no changes between the measurement date, July 1, 2017, and the reporting date, June 30, 2018, that are expected to have a significant effect on the net OPEB liability.

For the fiscal year ended June 30, 2018, the State recognized OPEB expense of approximately $618,973,000. At June 30, 2018, the State reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources (amounts expressed in thousands):

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on OPEB plan investments	$ -	$ (12,990,000)
State contributions subsequent to the measurement date	518,720,000	-
Total	$ 518,720,000	$ (12,990,000)

The $615,714,000 reported as deferred outflows of resources related to OPEB resulting from State contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the fiscal year ending June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows (amounts expressed in thousands):

Years Ending June 30th	
2019	$ (3,248,000)
2020	$ (3,248,000)
2021	$ (3,248,000)
2022	$ (3,246,000)

NOTE I – RETIREMENT BENEFITS (Continued)

Actuarial Assumptions – The total OPEB liability in the July 1, 2017 actuarial valuation was determined using the following actuarial assumptions adopted by the Board of Trustees of the Hawaii Employer-Union Health Benefits Trust Fund of the State of Hawaii, on January 8, 2018, based on the experience study covering the five year period ended June 30, 2015:

Inflation	2.50%
Payroll growth rate	3.50% to 7.00%, including inflation
Investment rate of return	7.00% per year, compounded annual including inflation

Healthcare Cost Trend Rates

PPO*	Initial rates of 6.60%, 6.60% and 9.00%; declining to a rate of 4.86% after 14 years
HMO*	Initial rate of 9.00%; declining to a rate of 4.86% after 14 years
Part B & Base Monthly Contribution (BMC)	Initial rates of 2.00% and 5.00%; declining to a rate of 4.70% after 14 years
Dental	3.50%
Vision	2.50%
Life Insurance	0.00%

* Blended rates for medical and prescription drug

Mortality rates are based on system-specific mortality tables utilizing scale BB to project generational morality improvement.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

NOTE I – RETIREMENT BENEFITS (Continued)

Actuarial Assumptions (continued)

The target allocation and best estimates of arithmetic real rates of return for each asset class are summarized in the following table:

Strategic Allocation (risk-based classes)	Target Allocation	Long-Term Expected Real Rate of Return
U.S. Equity	19.0%	5.50%
International Equity	19.0%	7.00%
U.S. Microcap	7.0%	7.00%
Private Equity	10.0%	9.25%
REITs	6.0%	5.85%
Core Real Estate	10.0%	3.80%
Global Options	7.0%	5.50%
Core Bonds	3.0%	0.55%
Long Treasuries	7.0%	1.90%
Trend Following	7.0%	1.75%
TIPS	5.0%	0.50%
Total Investments	100.0%	

Single Discount Rate – The discount rate used to measure the net OPEB liability was 7.00%, based on the expected rate of return on OPEB plan investments of 7.00% and the municipal bond rate of 3.56% (based on the daily rate closest to but not later than the measurement date of the Fidelity "20-year Municipal GO AA index"). Beginning with the fiscal year 2019 contribution, the State's funding policy is to pay the recommended actuarially determined contribution, which is based on layered, closed amortization periods. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

NOTE I – RETIREMENT BENEFITS (Continued)

OPEB Plan Fiduciary Net Position –The OPEB plan's fiduciary net position has been determined on the same basis used by the OPEB plan. The EUTF's financial statements are prepared using the accrual basis of accounting under which revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of the cash flows. Employer contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investment purchases and sales are recorded on a trade-date basis. Administrative expenses are financed exclusively with investment income.

There were no significant changes after the report measurement date. Detailed information about the OPEB plan's fiduciary net position is available in the separately issued EUTF financial report. EUTF's complete financial statements are available at http://eutf.hawaii.gov.

Changes in Net OPEB Liability – The following table represents a schedule of changes in the net OPEB liability. The ending balances are as of the measurement date, July 1, 2017.

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Beginning Balance	$ 7,126,528	$ 355,521	$6,771,007
Service cost	173,124	-	173,124
Interest on the total OPEB liability	525,677	-	525,677
Employer contributions	-	516,850	(516,850)
Net investment income	-	51,748	(51,748)
Benefit payments	(259,904)	(259,904)	-
Administrative expense	-	(133)	133
Other	-	4,155	(4,155)
Net changes	438,897	312,716	126,181
Ending Balance	$ 7,565,425	$ 668,237	$6,897,188

NOTE I – RETIREMENT BENEFITS (Continued)

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates – The following table presents the State's net OPEB liability calculated using the discount rate of 7.00%, as well as what the State's net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current discount rate (amounts expressed in thousands):

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
State's proportionate share of the net pension liability	$8,095,108,000	$6,897,188,000	$5,927,820,000

The following table presents the State's net OPEB liability calculated using the assumed healthcare cost trend rate, as well as what the State's net OPEB liability would be if it were calculated using the trend rate that is one percentage point lower or one percentage point higher than the current healthcare cost trend rate (amounts expressed in thousands):

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
State's proportionate share of the net pension liability	$5,872,005,000	$6,897,188,000	$8,191,082,000

Payables to the OPEB Plan – At June 30, 2018, the amount payable to the EUTF was $28,470,000, consisting of the State's employer contributions.

NOTE J – COMMITMENTS AND CONTINGENCIES

Leases

The HCDA leases a parking garage situated at 860 Halekauwila Street, Honolulu, Hawaii, from the Hawaii Housing Finance and Development Corporation, State of Hawaii, under a 99-year operating lease expiring on November 30, 2092. During the current lease term, which ends November 2028, the monthly rent is $10,197. For the remainder of the lease term, the rent will be a $1 per year. Total rent expense related to this lease amounted to $122,364 for the fiscal year ended June 30, 2018. The HCDA also leases space from the Department of Hawaiian Homelands and the Department of Land and Natural Resources through January 2019 and February 2019, respectively. Total rent expense related to those leases amounted to $121,605.

NOTE J – COMMITMENTS AND CONTINGENCIES (Continued)

Leases

At June 30, 2018, future minimum lease rent payments approximate the following:

Years Ending June 30th	
2019	$ 193,300
2020	122,400
2021	122,400
2022	122,400
2023	122,400
Thereafter	661,900
Total	$ 1,344,800

Accumulated Sick Leave Pay – Sick leave for employees accumulates at the rate of one and three-quarter working days for each month of service without limit, but may be taken only in the event of illness and is not convertible to pay upon termination of employment. However, a State employee who retires or leaves government service in good standing with 60 days or more of unused sick leave is entitled to additional service credit in the ERS. At June 30, 2018, accumulated sick leave was approximately $861,785.

Deferred Compensation Plan – The State offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all state employees, permits employees to defer a portion of their compensation until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

All plan assets are held in a trust fund to protect them from claims of general creditors. The State has no responsibility for loss due to the investment or failure of investment of funds and assets in the plan, but does have the duty of due care that would be required of an ordinary prudent investor. Accordingly, the assets and liabilities of the State's deferred compensation plan are not reported in the accompanying basic financial statements.

Issuance of Revenue Bonds

The State Legislature has authorized the issuance of revenue bonds for the Kaka'ako Community Development District Project. As of June 30, 2018, the following amounts were authorized and unissued:

Purpose	Authorized	Unissued
Improvement project	$60,000,000	$47,245,000

NOTE J – COMMITMENTS AND CONTINGENCIES (Continued)

Encumbrances

Commitments for the HCDA include encumbrances outstanding as of June 30, 2018 for its major governmental funds. Encumbrances are included in each fund's respective fund balance as follows:

Kaka'ako	$ 2,710,312
Kalaeloa	651,002
He'eia	70,500
Capital Projects Fund	7,631,931
Total	$ 11,063,745

General Contingencies

The HCDA operates in the State of Hawaii. National and international events can have severe, adverse effects on economic conditions in Hawaii. The effects on the financial statements of the HCDA, from such changes in economic conditions, if any, are not presently determinable.

NOTE K – LEASES

The HCDA leases properties located in the Kaka'ako District to various government agencies, non-profit organizations and private businesses under operating leases expiring at various dates through April 2083, various month-to-month and/or percentage rent leasing arrangements.

At June 30, 2018, future minimum lease rentals approximate the following:

Years Ending June 30th	
2019	$ 762,000
2020	639,300
2021	636,600
2022	637,100
2023	627,800
Thereafter	14,915,000
Total	$18,217,800

NOTE L – DEVELOPMENT CREDITS

In previous years, the HCDA entered into various transactions with the Trustees of the Estate of Bernice Pauahi Bishop (Bishop Estate) and with Victoria Ward, Limited (VWL) in which the HCDA received land parcels in the Kaka'ako development district and, in exchange, granted public facilities dedication credits (Dedication Credit). The credits totaled $10,623,855 as of June 30, 2018. There were no dedication credits used in the fiscal year ended June 30, 2018.

The HCDA also previously received in-lieu fees in the amount of $311,400 and granted reserved housing credits to a landowner for its future planned development project(s).

NOTE M – RISK MANAGEMENT

The State records a liability for risk financing and insurance related losses if it is determined that a loss has been incurred and the amount can be reasonably estimated. The State retains various risks and insures certain excess layers with commercial insurance companies. The excess layers insured with commercial insurance companies are consistent with the prior fiscal year. Settled claims have not exceeded the coverage provided by commercial insurance companies in any of the past three fiscal years. A summary of the State's underwriting risks is as follows:

Property Insurance – The State has an insurance policy with a variety of insurers in a variety of layers for property coverage. The deductible for coverage is 3% of loss subject to a $1,000,000 per occurrence minimum. This policy includes windstorm, earthquake, flood damage, tsunami, and volcanic action coverage. The limit of loss per occurrence is $100,000,000, except for flood and earthquake which individually is a $40,000,000 aggregate loss, terrorism which is $50,000,000 per occurrence, and boiler and machinery which is $40,000,000 per occurrence.

The State also has a crime insurance policy for various types of coverages with a limit of loss of $10,000,000 per occurrence with a $500,000 deductible per occurrence, except for claims expense coverage which has a $100,000 limit per occurrence and a $1,000 deductible. Losses not-covered by insurance are paid from legislative appropriations of the State's General Fund.

General Liability (Including Torts) – Claims under $10,000 are handled by the risk management office of the Department of Accounting and General Services. All other claims are handled by the Department of the Attorney General. The State has a personal injury and property damage liability, including automobile, and public errors and omissions insurance policy, in force with a $3,000,000 self-insured retention per occurrence. The annual aggregate per occurrence is $10,000,000.

Losses under the deductible amount or over the aggregate limit are paid from legislative appropriations of the State's General Fund.

Self-Insured Risks – The State generally self-insures its automobile no-fault and workers' compensation losses. Automobile losses are administered by third-party administrators. The State administers its workers' compensation losses.

NOTE N – CONSTRUCTION LOAN TO HALEKAUWILA PLACE, AN AFFORDABLE RENTAL HOUSING PROJECT

In April 2009, the HCDA entered into an agreement with Halekauwila Partners, LLC (HP) to lend up to $15,000,000 to finance development of Halekauwila Place, an affordable rental housing project.

In November 2009, the Authority authorized an expenditure of $2,000,000 for HP to build an additional floor of parking at the Halekauwila Place project in the interest of providing additional public parking within the district.

In October 2012, the Authority provided authorization to execute the Loan Agreement and appurtenant subordinate loan documents for the Halekauwila Place project, and in December 2012, HP closed on the $17,000,000 loan. At June 30, 2018, HP repaid $1,305,305. As of June 30, 2018, the HCDA has outstanding disbursements of $15,694,695 pursuant to the loan agreement.

The loan follows terms similar to Hawaii Housing Finance Development Corporation's "Rental Housing Trust Fund" interim construction loan program. Loan interest will be paid in the amount of 1.0% per year after completion of construction. The repayment period is over 50 years beginning upon issuance of certificate of occupancy of the last residential unit.

NOTE O – BRAC LAND PARCELS CONVEYANCE

In 1993, the U.S. Congress approved the closure of the Barbers Point Naval Air Station (BPNAS), as part of the Base Closure and Realignment (BRAC) process. Land parcels of former BPNAS identified as BRAC parcels were conveyed to various State and city agencies. By October 2011, the HCDA, as the designated Local Redevelopment Authority, had received six BRAC land parcels totaling approximately 157.198 acres. The HCDA's capital assets reflects the land acquisitions at an estimated value of $1,711,886.

PART IV

INTERNAL CONTROL AND COMPLIANCE SECTION

CW Associates
A Hawaii Certified Public Accounting Corporation

INDEPENDENT AUDITOR'S REPORT 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*

Office of the Auditor
State of Hawaii

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 the governmental activities, each major fund, and the aggregate remaining fund information of the State of Hawaii, Hawaii Community Development Authority (HCDA) as of and for the fiscal year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the HCDA's basic financial statements, and have issued our report thereon dated December 12, 2018.

Internal Control over Financial Reporting

The management of the HCDA is responsible for establishing and maintaining effective internal control over financial reporting (internal control). In planning and performing our audit of the financial statements, we considered the HCDA's internal control to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the HCDA's internal control. Accordingly, we do not express an opinion on the effectiveness of the HCDA'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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency or 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 significant deficiencies or material weaknesses. 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 may exist that have not been identified.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the HCDA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including applicable provisions of the Hawaii Public Procurement Code (Chapter 103D of the Hawaii Revised Statutes) and procurement rules, directives and circulars, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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.

CW ASSOCIATES, CPAs

Honolulu, Hawaii
December 12, 2018