



**DESTINATION MAUI** INC.  
Property Management

# Wailea Fairway Villas Association

(A 118-Unit Hawaii Condominium Association)

## Financial Statements and Supplementary Information

For the One Month and Four Months Ended

April 30, 2024

(May be Subject to Audit Adjustments)

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I have prepared the accompanying Balance Sheet – Tax Basis as of April 30, 2024, and the Income Statement and Changes in Members' Equity – Tax Basis and Statement of Cash Flows – Tax Basis for the One Month and Four Months then ended, along with the accompanying schedules described above, in my capacity as a stockholder and officer of Destination Maui, Inc. I have not prepared the statements in my capacity as a CPA in the practice of public accounting.

Management has elected to omit substantially all of the disclosures required by the generally accepted principles as issued by the U.S. Financial Accounting Standards Board. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Ronald A. Kawahara*

**Wailea Fairway Villas Owners Association**  
**Balance Sheet - Tax Basis**  
**April 30, 2024 and 2023**

**Assets**

|                                    | <b>2024</b>         | <b>2023</b>         |
|------------------------------------|---------------------|---------------------|
| Cash                               |                     |                     |
| Ckg - FCB *****1241                | 237,833.28          | 213,613.72          |
| Ckg - FCB - Debit Card ****4202    | 1,679.00            | 2,386.87            |
| MMkt - FCB Savings *****2119       | 132,868.71          | 132,203.59          |
| Subtotal Cash                      | 372,380.99          | 348,204.18          |
| Cash Reserves                      |                     |                     |
| MMkt - FCB - Reserve *****2640     | 250,373.39          | 487,575.06          |
| CDARs - FCB - Reserves             | 0.00                | 994,065.89          |
| MMkt - EJ Reserves *****97-1-4     | 523,245.99          | 4,175.16            |
| CDs - EJ Reserves *****97-1-4      | 1,600,000.00        | 600,000.00          |
| Subtotal Cash Reserves             | 2,373,619.38        | 2,085,816.11        |
| Accounts Receivable                |                     |                     |
| A/R Owner Balances                 | 8,330.07            | 11,834.41           |
| A/R Act 196 & Collections          | 0.00                | 0.00                |
| A/R - Missing Credit Card Receipts | 408.16              | 0.00                |
| Subtotal Accounts Receivable       | 8,738.23            | 11,834.41           |
| Prepaid                            |                     |                     |
| Prepaid Federal Taxes              | 1,400.00            | 4,982.00            |
| Prepaid State Taxes                | 387.00              | 1,176.00            |
| Unexpired Ins.                     | 4,256.83            | 86,679.22           |
| Subtotal Prepaid                   | 6,043.83            | 92,837.22           |
| Property                           |                     |                     |
| Equipment                          | 74,400.00           | 74,400.00           |
| A/D Equipment                      | (33,170.00)         | (29,450.00)         |
| Subtotal Property                  | 41,230.00           | 44,950.00           |
| <b>Total Assets</b>                | <b>2,802,012.43</b> | <b>2,583,641.92</b> |

**Wailea Fairway Villas Owners Association**  
**Balance Sheet - Tax Basis**  
**April 30, 2024 and 2023**

**Liabilities & Equity**

|                                       | <b>2024</b>         | <b>2023</b>         |
|---------------------------------------|---------------------|---------------------|
| Liability                             |                     |                     |
| A/P Trade                             | 33,864.26           | 99,517.84           |
| A/P Insurance Claims                  | 8,865.27            | 8,865.27            |
| A/P Other                             | 75.00               | 0.00                |
| Prepaid Owner Balances                | 54,351.50           | 40,329.17           |
| N/P Insurance Premiums                | 0.00                | 45,174.00           |
| Accrued General Excise Tax            | 726.45              | 121.43              |
| Accrued Federal Income Tax            | 0.00                | 0.00                |
| Medicare                              | 0.00                | 0.00                |
| Subtotal Liability                    | 97,882.48           | 194,007.71          |
| Member's Equity                       |                     |                     |
| Restricted Equity                     | 2,373,619.38        | 2,085,816.11        |
| Unrestricted Equity                   | 260,359.04          | 249,598.45          |
| Total Revenue Over Expense            | 70,151.53           | 54,219.65           |
| Subtotal Member's Equity              | 2,704,129.95        | 2,389,634.21        |
| <b>Total Liabilities &amp; Equity</b> | <b>2,802,012.43</b> | <b>2,583,641.92</b> |

**Wailea Fairway Villas Owners Association**  
**Income Statement and Changes in Members Equity - Tax Basis**  
**Actual vs. Budget**  
**For the 1 Month and 4 Months Ended April 30, 2024**

|                                     | CURRENT MONTH     |               |                |              | YEAR TO DATE      |               |                |                | BUDGET           |                  |
|-------------------------------------|-------------------|---------------|----------------|--------------|-------------------|---------------|----------------|----------------|------------------|------------------|
|                                     | Actual            | %             | Budget         | Variance     | Actual            | %             | Budget         | Variance       | Annual           | Unexpended       |
| <b>Income</b>                       |                   |               |                |              |                   |               |                |                |                  |                  |
| Income                              |                   |               |                |              |                   |               |                |                |                  |                  |
| 405 Maintenance Fee Income          | 100,319.54        | 70.71         | 100,320        | 0            | 401,278.16        | 75.30         | 401,280        | (2)            | 1,203,840        | 802,562          |
| 406 Replacement Reserves            | 25,416.46         | 17.91         | 25,417         | (1)          | 101,665.84        | 19.08         | 101,668        | (2)            | 304,998          | 203,332          |
| 415 Delinquent Fee Income           | 92.30             | 0.07          | 150            | (58)         | 1,013.46          | 0.19          | 600            | 413            | 1,800            | 787              |
| 416 Delinquent Fee Interest         | 57.87             | 0.04          | 133            | (75)         | 727.83            | 0.14          | 532            | 196            | 1,600            | 872              |
| 425 House Rule Violations           | 0.00              | 0.00          | 167            | (167)        | 0.00              | 0.00          | 668            | (668)          | 2,000            | 2,000            |
| 430 Interest Income                 | 47.79             | 0.03          | 50             | (2)          | 193.60            | 0.04          | 200            | (6)            | 600              | 406              |
| 431 Reserve Interest Income         | 16,019.80         | 11.29         | 7,917          | 8,103        | 27,403.83         | 5.14          | 31,668         | (4,264)        | 95,000           | 67,596           |
| 441 Rental Kayak Rack               | (75.00)           | (0.05)        | 167            | (242)        | 645.00            | 0.12          | 668            | (23)           | 2,000            | 1,355            |
| 499 Other Income                    | 0.00              | 0.00          | 8              | (8)          | 0.00              | 0.00          | 32             | (32)           | 100              | 100              |
| <b>Total Income</b>                 | <b>141,878.76</b> | <b>100.00</b> | <b>134,329</b> | <b>7,550</b> | <b>532,927.72</b> | <b>100.00</b> | <b>537,316</b> | <b>(4,388)</b> | <b>1,611,938</b> | <b>1,079,010</b> |
| <b>Total Income</b>                 | <b>141,878.76</b> | <b>100.00</b> | <b>134,329</b> | <b>7,550</b> | <b>532,927.72</b> | <b>100.00</b> | <b>537,316</b> | <b>(4,388)</b> | <b>1,611,938</b> | <b>1,079,010</b> |
| <b>Expense</b>                      |                   |               |                |              |                   |               |                |                |                  |                  |
| Expenses                            |                   |               |                |              |                   |               |                |                |                  |                  |
| 610 Auto                            | 98.03             | 0.07          | 100            | (2)          | 238.62            | 0.04          | 400            | (161)          | 1,200            | 961              |
| 625 Bank Charges/Merc. Fees         | 0.00              | 0.00          | 10             | (10)         | 0.00              | 0.00          | 40             | (40)           | 120              | 120              |
| 645 Dues & Subscriptions            | 0.00              | 0.00          | 42             | (42)         | 0.00              | 0.00          | 168            | (168)          | 500              | 500              |
| 648 Education/Seminars              | 0.00              | 0.00          | 50             | (50)         | 0.00              | 0.00          | 200            | (200)          | 600              | 600              |
| 653 Empl./Ben. Medical *            | 3,549.86          | 2.50          | 1,262          | 2,288        | 7,403.36          | 1.39          | 5,048          | 2,355          | 15,142           | 7,739            |
| 677 Ins. Bond                       | 45.33             | 0.03          | 50             | (5)          | 181.32            | 0.03          | 200            | (19)           | 600              | 419              |
| 678 Ins. Bus. Interruption          | 136.42            | 0.10          | 150            | (14)         | 545.68            | 0.10          | 600            | (54)           | 1,800            | 1,254            |
| 679 Ins. Dir/Off Liab               | 1,531.58          | 1.08          | 1,763          | (231)        | 6,126.32          | 1.15          | 7,052          | (926)          | 21,150           | 15,024           |
| 680 Ins. Fire/Damage                | 4,978.08          | 3.51          | 6,475          | (1,497)      | 19,912.32         | 3.74          | 25,900         | (5,988)        | 77,700           | 57,788           |
| 683 Ins. Liability                  | 340.08            | 0.24          | 375            | (35)         | 1,360.32          | 0.26          | 1,500          | (140)          | 4,500            | 3,140            |
| 684 Ins. Umbrella                   | 246.17            | 0.17          | 308            | (62)         | 984.68            | 0.18          | 1,232          | (247)          | 3,700            | 2,715            |
| 705 Management Fee *                | 4,293.00          | 3.03          | 3,579          | 714          | 17,172.00         | 3.22          | 14,316         | 2,856          | 42,948           | 25,776           |
| 710 Meetings *                      | 616.75            | 0.43          | 292            | 325          | 1,434.25          | 0.27          | 1,168          | 266            | 3,500            | 2,066            |
| 715 Office & Administration *       | 571.07            | 0.40          | 358            | 213          | 2,423.49          | 0.45          | 1,432          | 991            | 4,300            | 1,877            |
| 715. Office & Admin - Site Office   | 391.71            | 0.28          | 150            | 242          | 1,068.76          | 0.20          | 600            | 469            | 1,800            | 731              |
| 715. Office & Admin - Miscellaneous | 91.95             | 0.06          | 167            | (75)         | 379.01            | 0.07          | 668            | (289)          | 2,000            | 1,621            |
| 715. Office & Admin - Office/Rec    | 121.40            | 0.09          | 120            | 1            | 502.51            | 0.09          | 480            | 23             | 1,440            | 937              |
| 720 Operating Supplies              | 54.43             | 0.04          | 267            | (213)        | 813.58            | 0.15          | 1,068          | (254)          | 3,200            | 2,386            |
| 731 Prof. Svc. Audit                | 0.00              | 0.00          | 401            | (401)        | (90.32)           | (0.02)        | 1,604          | (1,694)        | 4,816            | 4,906            |
| 732 Prof. Svc. Legal *              | 5,825.38          | 4.11          | 417            | 5,408        | 9,787.76          | 1.84          | 1,668          | 8,120          | 5,000            | (4,788)          |
| 733 Prof. Svc. Reserve              | 0.00              | 0.00          | 117            | (117)        | 0.00              | 0.00          | 468            | (468)          | 1,400            | 1,400            |
| 734 Prof Svc. Yr. End Acct          | 0.00              | 0.00          | 82             | (82)         | 0.00              | 0.00          | 328            | (328)          | 988              | 988              |
| 746 R/M Bldgs.                      | 357.93            | 0.25          | 833            | (475)        | 1,399.45          | 0.26          | 3,332          | (1,933)        | 10,000           | 8,601            |
| 750 R/M Equipment                   | 0.00              | 0.00          | 250            | (250)        | 417.90            | 0.08          | 1,000          | (582)          | 3,000            | 2,582            |
| 752 R/M Fire Equip                  | 0.00              | 0.00          | 200            | (200)        | 0.00              | 0.00          | 800            | (800)          | 2,400            | 2,400            |
| 753 R/M - Grounds Landscape L       | 0.00              | 0.00          | 0              | 0            | 266.96            | 0.05          | 0              | 267            | 0                | (267)            |
| 754 R/M Grounds                     | 0.00              | 0.00          | 83             | (83)         | 0.00              | 0.00          | 332            | (332)          | 1,000            | 1,000            |

**Wailea Fairway Villas Owners Association**  
**Income Statement and Changes in Members Equity - Tax Basis**  
**Actual vs. Budget**  
**For the 1 Month and 4 Months Ended April 30, 2024**

|                                  | CURRENT MONTH     |              |                |              | YEAR TO DATE      |              |                |                 | BUDGET           |                  |
|----------------------------------|-------------------|--------------|----------------|--------------|-------------------|--------------|----------------|-----------------|------------------|------------------|
|                                  | Actual            | %            | Budget         | Variance     | Actual            | %            | Budget         | Variance        | Annual           | Unexpended       |
| 755 R/M Grounds Contractor       | 23,924.75         | 16.86        | 25,742         | (1,817)      | 95,699.00         | 17.96        | 102,968        | (7,269)         | 308,905          | 213,206          |
| 756 R/M Grounds Irrigation       | 275.66            | 0.19         | 417            | (141)        | 623.35            | 0.12         | 1,668          | (1,045)         | 5,000            | 4,377            |
| 760 R/M Pest Control             | 0.00              | 0.00         | 583            | (583)        | 1,606.28          | 0.30         | 2,332          | (726)           | 6,991            | 5,385            |
| 762 R/M Pool                     | 1,023.32          | 0.72         | 2,833          | (1,810)      | 11,024.57         | 2.07         | 11,332         | (307)           | 34,000           | 22,975           |
| 764 R/M Refuse Collect           | 1,598.63          | 1.13         | 1,739          | (140)        | 6,386.20          | 1.20         | 6,956          | (570)           | 20,868           | 14,482           |
| 764. R/M Recycling               | 724.86            | 0.51         | 832            | (107)        | 2,895.67          | 0.54         | 3,328          | (432)           | 9,986            | 7,090            |
| 767 R/M Security Contract *      | 1,465.97          | 1.03         | 1,458          | 8            | 5,863.88          | 1.10         | 5,832          | 32              | 17,500           | 11,636           |
| 780 Salaries & Wages             | 12,994.68         | 9.16         | 13,839         | (844)        | 31,207.58         | 5.86         | 55,356         | (24,148)        | 166,068          | 134,860          |
| 796 Taxes Gen Excise *           | 726.43            | 0.51         | 344            | 382          | 1,349.29          | 0.25         | 1,376          | (27)            | 4,124            | 2,775            |
| 801 P/R Insurance - TDI & WC     | 289.75            | 0.20         | 827            | (537)        | 1,471.06          | 0.28         | 3,308          | (1,837)         | 9,924            | 8,453            |
| 802 Taxes Payroll                | 913.60            | 0.64         | 1,640          | (726)        | 3,092.72          | 0.58         | 6,560          | (3,467)         | 19,685           | 16,592           |
| 812 Uniforms *                   | 116.40            | 0.08         | 17             | 99           | 245.49            | 0.05         | 68             | 177             | 200              | (45)             |
| 826 Utilities Cable TV *         | 6,130.93          | 4.32         | 6,036          | 95           | 24,516.96         | 4.60         | 24,144         | 373             | 72,432           | 47,915           |
| 826. Utilities HUI Participation | 113.44            | 0.08         | 114            | (1)          | 453.76            | 0.09         | 456            | (2)             | 1,368            | 914              |
| 828 Utilities Electric           | 1,940.01          | 1.37         | 2,154          | (214)        | 9,702.92          | 1.82         | 8,616          | 1,087           | 25,852           | 16,149           |
| 830 Utilities Gas                | 0.00              | 0.00         | 67             | (67)         | 414.41            | 0.08         | 268            | 146             | 800              | 386              |
| 832 Utilities Sewer              | 6,055.80          | 4.27         | 7,859          | (1,803)      | 21,033.78         | 3.95         | 31,436         | (10,402)        | 94,306           | 73,272           |
| 834 Utilities Telephone          | 121.21            | 0.09         | 158            | (37)         | 608.79            | 0.11         | 632            | (23)            | 1,896            | 1,287            |
| 838 Utilities Water              | 14,619.89         | 10.30        | 14,780         | (160)        | 41,942.84         | 7.87         | 59,120         | (17,177)        | 177,364          | 135,421          |
| 910 Depreciation                 | 310.00            | 0.22         | 310            | 0            | 1,240.00          | 0.23         | 1,240          | 0               | 3,720            | 2,480            |
| 915 Reserves                     | 25,416.46         | 17.91        | 25,417         | (1)          | 101,665.84        | 19.08        | 101,668        | (2)             | 305,000          | 203,334          |
| 916 Reserve Interest             | 16,019.80         | 11.29        | 7,917          | 8,103        | 27,403.83         | 5.14         | 31,668         | (4,264)         | 95,000           | 67,596           |
| 940 Taxes Federal Income         | 0.00              | 0.00         | 1,000          | (1,000)      | 0.00              | 0.00         | 4,000          | (4,000)         | 12,000           | 12,000           |
| 945 Taxes State Income           | 0.00              | 0.00         | 146            | (146)        | 0.00              | 0.00         | 584            | (584)           | 1,750            | 1,750            |
| <b>Total Expenses</b>            | <b>138,030.76</b> | <b>97.29</b> | <b>134,130</b> | <b>3,901</b> | <b>462,776.19</b> | <b>86.84</b> | <b>536,520</b> | <b>(73,744)</b> | <b>1,609,543</b> | <b>1,146,767</b> |
| <b>Total Expense</b>             | <b>138,030.76</b> | <b>97.29</b> | <b>134,130</b> | <b>3,901</b> | <b>462,776.19</b> | <b>86.84</b> | <b>536,520</b> | <b>(73,744)</b> | <b>1,609,543</b> | <b>1,146,767</b> |
| <b>Excess Revenue / Expense</b>  | <b>3,848.00</b>   | <b>2.71</b>  | <b>199</b>     | <b>3,649</b> | <b>70,151.53</b>  | <b>13.16</b> | <b>796</b>     | <b>69,356</b>   | <b>2,395</b>     | <b>(67,757)</b>  |

**Wailea Fairway Villas Owners Association**  
**Statement of Cash Flows - Tax Basis**  
**For the 1 Month and 4 Months Ended April 30, 2024**

|  | <b>Current</b> | <b>Year to Date</b> |
|--|----------------|---------------------|
| Cash Flows from Operating Activities             |                |                     |
| Total Revenue Over Expense                       | \$ 3,848.00    | \$ 70,151.53        |
| <br>   |                |                     |
| Add (Deduct) to Reconcile Net Income to Net Cash |                |                     |
| <br>   |                |                     |
| Changes in Current Assets                        |                |                     |
| A/R Owner Balances                               | 18,926.83      | 13,070.64           |
| A/R Act 196 & Collections                        |                | 72.72               |
| A/R - Missing Credit Card Receipts               | (408.16)       | (96.16)             |
| Prepaid Federal Taxes                            | (1,400.00)     | (1,400.00)          |
| Unexpired Ins.                                   | 5,918.41       | 25,291.47           |
| A/D Equipment                                    | 310.00         | 1,240.00            |
| Subtotal Changes in Current Assets               | 23,347.08      | 38,178.67           |
| Changes in Current Liabilities                   |                |                     |
| A/P Trade  | 8,057.30       | (10,647.68)         |
| Prepaid Owner Balances                           | (8.10)         | (635.86)            |
| N/P Insurance Premiums                           |                | (9,542.89)          |
| Accrued General Excise Tax                       | 101.77         | 148.36              |
| Subtotal Changes in Current Liabilities          | 8,150.97       | (20,678.07)         |
| <br>   |                |                     |
| Cash, Beginning of Month                         | 337,034.94     | 284,728.86          |
| <br>   |                |                     |
| Net Increase (Decrease) in Cash                  | \$ 372,380.99  | \$ 372,380.99       |