



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 Five Months Ended

May 31, 2024

(May be Subject to Audit Adjustments)

Table of Contents

	Page
Financial Statements	
Balance Sheet – Tax Basis	1-2
Income Statement and Changes in Members' Equity – Tax Basis	3-5
Statement of Cash Flows – Tax Basis	6

I have prepared the accompanying Balance Sheet – Tax Basis as of May 31, 2024, and the Income Statement and Changes in Members' Equity – Tax Basis and Statement of Cash Flows – Tax Basis for the One Month and Five 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
May 31, 2024 and 2023

Assets

	2024	2023
Cash		
Ckg - FCB *****1241	271,137.51	150,093.23
Ckg - FCB - Debit Card ****4202	2,581.36	2,594.82
MMkt - FCB Savings *****2119	132,908.21	132,242.89
Subtotal Cash	406,627.08	284,930.94
Cash Reserves		
MMkt - FCB - Reserve *****2640	270,578.44	109,769.50
CDARs - FCB - Reserves	0.00	994,065.89
MMkt - EJ Reserves *****97-1-4	543,526.68	4,674.35
CDs - EJ Reserves *****97-1-4	1,600,000.00	1,000,000.00
Subtotal Cash Reserves	2,414,105.12	2,108,509.74
Accounts Receivable		
A/R Owner Balances	1,824.53	12,651.55
A/R Act 196 & Collections	0.00	0.00
A/R - Missing Credit Card Receipts	0.00	0.00
Subtotal Accounts Receivable	1,824.53	12,651.55
Prepaid		
Prepaid Federal Taxes	1,400.00	4,982.00
Prepaid State Taxes	387.00	1,176.00
Unexpired Ins.	206,119.28	83,554.98
Subtotal Prepaid	207,906.28	89,712.98
Property		
Equipment	74,400.00	74,400.00
A/D Equipment	(33,480.00)	(29,760.00)
Subtotal Property	40,920.00	44,640.00
Total Assets	3,071,383.01	2,540,445.21

Wailea Fairway Villas Owners Association
Balance Sheet - Tax Basis
May 31, 2024 and 2023

Liabilities & Equity

	2024	2023
Liability		
A/P Trade	116,784.45	24,618.33
A/P Insurance Claims	8,865.27	8,865.27
A/P Other	75.00	0.00
Prepaid Owner Balances	71,367.34	48,478.21
N/P Insurance Premiums	132,498.00	40,388.00
Accrued General Excise Tax	1,673.36	167.15
Accrued Federal Income Tax	0.00	0.00
Medicare	0.00	0.00
Subtotal Liability	331,263.42	122,516.96
Member's Equity		
Restricted Equity	2,414,105.12	2,108,509.74
Unrestricted Equity	260,359.04	249,598.45
Total Revenue Over Expense	65,655.43	59,820.06
Subtotal Member's Equity	2,740,119.59	2,417,928.25
Total Liabilities & Equity	3,071,383.01	2,540,445.21

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 5 Months Ended May 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
Income										
Membership Income										
405 Maintenance Fee Income	100,319.54	68.35	100,320	0	501,597.70	73.80	501,600	(2)	1,203,840	702,242
406 Replacement Reserves	25,416.46	17.32	25,417	(1)	127,082.30	18.70	127,085	(3)	304,998	177,916
415 Delinquent Fee Income	592.00	0.40	150	442	1,605.46	0.24	750	855	1,800	195
416 Delinquent Fee Interest	17.60	0.01	133	(115)	745.43	0.11	665	80	1,600	855
425 House Rule Violations	0.00	0.00	167	(167)	0.00	0.00	835	(835)	2,000	2,000
Total Membership Income	126,345.60	86.08	126,187	159	631,030.89	92.84	630,935	96	1,514,238	883,207
NonMembership Income										
430 Interest Income	51.20	0.03	50	1	244.80	0.04	250	(5)	600	355
431 Reserve Interest Income	20,381.65	13.89	7,917	12,465	47,785.48	7.03	39,585	8,200	95,000	47,215
441 Rental Kayak Rack	0.00	0.00	167	(167)	645.00	0.09	835	(190)	2,000	1,355
499 Other Income	0.00	0.00	8	(8)	0.00	0.00	40	(40)	100	100
Total NonMembership Income	20,432.85	13.92	8,142	12,291	48,675.28	7.16	40,710	7,965	97,700	49,025
Total Income	146,778.45	100.00	134,329	12,449	679,706.17	100.00	671,645	8,061	1,611,938	932,232
Expense										
Administrative										
625 Bank Charges/Merc. Fees	10.00	0.01	10	0	10.00	0.00	50	(40)	120	110
645 Dues & Subscriptions	0.00	0.00	42	(42)	0.00	0.00	210	(210)	500	500
710 Meetings	202.50	0.14	292	(90)	1,636.75	0.24	1,460	177	3,500	1,863
715 Office & Administration	225.05	0.15	358	(133)	2,648.54	0.39	1,790	859	4,300	1,651
715. Office & Admin - Site Office	257.73	0.18	150	108	1,326.49	0.20	750	576	1,800	474
715. Office & Admin - Miscellaneous	0.00	0.00	167	(167)	379.01	0.06	835	(456)	2,000	1,621
715. Office & Admin - Office/Rec	121.40	0.08	120	1	623.91	0.09	600	24	1,440	816
720 Operating Supplies	183.47	0.12	267	(84)	1,154.91	0.17	1,335	(180)	3,200	2,045
910 Depreciation	310.00	0.21	310	0	1,550.00	0.23	1,550	0	3,720	2,170
Total Administrative	1,310.15	0.89	1,716	(406)	9,329.61	1.37	8,580	750	20,580	11,250
Payroll										
610 Auto *	128.58	0.09	100	29	367.20	0.05	500	(133)	1,200	833
648 Education/Seminars	0.00	0.00	50	(50)	0.00	0.00	250	(250)	600	600
653 Empl./Ben. Medical *	(1,789.01)	(1.22)	1,262	(3,051)	5,614.35	0.83	6,310	(696)	15,142	9,528
780 Salaries & Wages	12,673.53	8.63	13,839	(1,165)	43,881.11	6.46	69,195	(25,314)	166,068	122,187
801 P/R Insurance - TDI & WC	(756.69)	(0.52)	827	(1,584)	714.37	0.11	4,135	(3,421)	9,924	9,210
802 Taxes Payroll	1,264.54	0.86	1,640	(375)	4,357.26	0.64	8,200	(3,843)	19,685	15,328
812 Uniforms *	78.53	0.05	17	62	324.02	0.05	85	239	200	(124)
Total Payroll	11,599.48	7.90	17,735	(6,136)	55,258.31	8.13	88,675	(33,417)	212,819	157,561
Insurance										
677 Ins. Bond	45.33	0.03	50	(5)	226.65	0.03	250	(23)	600	373

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 5 Months Ended May 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
678 Ins. Bus. Interruption	137.42	0.09	150	(13)	683.10	0.10	750	(67)	1,800	1,117
679 Ins. Dir/Off Liab	1,531.58	1.04	1,763	(231)	7,657.90	1.13	8,815	(1,157)	21,150	13,492
680 Ins. Fire/Damage	15,703.58	10.70	6,475	9,229	35,615.90	5.24	32,375	3,241	77,700	42,084
683 Ins. Liability	654.83	0.45	375	280	2,015.15	0.30	1,875	140	4,500	2,485
684 Ins. Umbrella	369.50	0.25	308	62	1,354.18	0.20	1,540	(186)	3,700	2,346
Total Insurance	18,442.24	12.56	9,121	9,321	47,552.88	7.00	45,605	1,948	109,450	61,897
Professional Services										
705 Management Fee *	4,293.00	2.92	3,579	714	21,465.00	3.16	17,895	3,570	42,948	21,483
731 Prof. Svc. Audit	0.00	0.00	401	(401)	(90.32)	(0.01)	2,005	(2,095)	4,816	4,906
732 Prof. Svc. Legal *	1,149.85	0.78	417	733	10,937.61	1.61	2,085	8,853	5,000	(5,938)
733 Prof.. Svc. Reserve	0.00	0.00	117	(117)	0.00	0.00	585	(585)	1,400	1,400
734 Prof Svc. Yr. End Acct	0.00	0.00	82	(82)	0.00	0.00	410	(410)	988	988
Total Professional Services	5,442.85	3.71	4,596	847	32,312.29	4.75	22,980	9,332	55,152	22,840
Repairs and Maintenance										
746 R/M Bldgs.	309.57	0.21	833	(523)	1,772.45	0.26	4,165	(2,393)	10,000	8,228
747 R/M Bldg RM Apt. *	314.10	0.21	0	314	314.10	0.05	0	314	0	(314)
750 R/M Equipment	0.00	0.00	250	(250)	417.90	0.06	1,250	(832)	3,000	2,582
752 R/M Fire Equip *	1,905.76	1.30	200	1,706	1,905.76	0.28	1,000	906	2,400	494
753 R/M - Grounds Landscape L	0.00	0.00	0	0	266.96	0.04	0	267	0	(267)
754 R/M Grounds	0.00	0.00	83	(83)	0.00	0.00	415	(415)	1,000	1,000
755 R/M Grounds Contractor	23,924.75	16.30	25,742	(1,817)	119,623.75	17.60	128,710	(9,086)	308,905	189,281
756 R/M Grounds Irrigation	0.00	0.00	417	(417)	623.35	0.09	2,085	(1,462)	5,000	4,377
760 R/M Pest Control	0.00	0.00	583	(583)	1,606.28	0.24	2,915	(1,309)	6,991	5,385
762 R/M Pool	834.24	0.57	2,833	(1,999)	11,858.81	1.74	14,165	(2,306)	34,000	22,141
764 R/M Refuse Collect	1,548.92	1.06	1,739	(190)	7,935.12	1.17	8,695	(760)	20,868	12,933
764. R/M Recycling	774.57	0.53	832	(57)	3,670.24	0.54	4,160	(490)	9,986	6,316
767 R/M Security Contract *	1,465.97	1.00	1,458	8	7,329.85	1.08	7,290	40	17,500	10,170
Total Repairs and Maintenance	31,077.88	21.17	34,970	(3,892)	157,324.57	23.15	174,850	(17,525)	419,650	262,325
Taxes										
796 Taxes Gen Excise *	946.91	0.65	344	603	2,296.20	0.34	1,720	576	4,124	1,828
940 Taxes Federal Income	0.00	0.00	1,000	(1,000)	0.00	0.00	5,000	(5,000)	12,000	12,000
945 Taxes State Income *	4,250.00	2.90	146	4,104	4,250.00	0.63	730	3,520	1,750	(2,500)
Total Taxes	5,196.91	3.54	1,490	3,707	6,546.20	0.96	7,450	(904)	17,874	11,328
Utilities										
826 Utilities Cable TV	6,130.93	4.18	6,036	95	30,647.89	4.51	30,180	468	72,432	41,784
826. Utilities HUI Participation	113.44	0.08	114	(1)	567.20	0.08	570	(3)	1,368	801
828 Utilities Electric	1,889.99	1.29	2,154	(264)	11,592.91	1.71	10,770	823	25,852	14,259
830 Utilities Gas	0.00	0.00	67	(67)	414.41	0.06	335	79	800	386

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 5 Months Ended May 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
832 Utilities Sewer	5,982.20	4.08	7,859	(1,877)	27,015.98	3.97	39,295	(12,279)	94,306	67,290
834 Utilities Telephone	123.67	0.08	158	(34)	732.46	0.11	790	(58)	1,896	1,164
838 Utilities Water *	17,945.41	12.23	14,780	3,165	59,888.25	8.81	73,900	(14,012)	177,364	117,476
Total Utilities	<u>32,185.64</u>	<u>21.93</u>	<u>31,168</u>	<u>1,018</u>	<u>130,859.10</u>	<u>19.25</u>	<u>155,840</u>	<u>(24,981)</u>	<u>374,018</u>	<u>243,159</u>
Reserve and Other										
915 Reserves	25,416.46	17.32	25,417	(1)	127,082.30	18.70	127,085	(3)	305,000	177,918
916 Reserve Interest	20,381.65	13.89	7,917	12,465	47,785.48	7.03	39,585	8,200	95,000	47,215
Total Reserve and Other	<u>45,798.11</u>	<u>31.20</u>	<u>33,334</u>	<u>12,464</u>	<u>174,867.78</u>	<u>25.73</u>	<u>166,670</u>	<u>8,198</u>	<u>400,000</u>	<u>225,132</u>
Total Expense	<u>151,053.26</u>	<u>102.91</u>	<u>134,130</u>	<u>16,923</u>	<u>614,050.74</u>	<u>90.34</u>	<u>670,650</u>	<u>(56,599)</u>	<u>1,609,543</u>	<u>995,492</u>
Excess Revenue / Expense	<u>(4,274.81)</u>	<u>(2.91)</u>	<u>199</u>	<u>(4,474)</u>	<u>65,655.43</u>	<u>9.66</u>	<u>995</u>	<u>64,660</u>	<u>2,395</u>	<u>(63,260)</u>

Wailea Fairway Villas Owners Association
Statement of Cash Flows - Tax Basis
For the 1 Month and 5 Months Ended May 31, 2024

	Current	Year to Date
Cash Flows from Operating Activities		
Total Revenue Over Expense	\$ (4,274.81)	\$ 65,876.72
Add (Deduct) to Reconcile Net Income to Net Cash		
Changes in Current Assets		
A/R Owner Balances	6,505.54	19,576.18
A/R Act 196 & Collections		72.72
A/R - Missing Credit Card Receipts	408.16	312.00
Prepaid Federal Taxes		(1,400.00)
Unexpired Ins.	(201,862.45)	(176,570.98)
A/D Equipment	310.00	1,550.00
Subtotal Changes in Current Assets	(194,638.75)	(156,460.08)
Changes in Current Liabilities		
A/P Trade	82,698.90	72,051.22
Prepaid Owner Balances	17,015.84	16,379.98
N/P Insurance Premiums	132,498.00	122,955.11
Accrued General Excise Tax	946.91	1,095.27
Subtotal Changes in Current Liabilities	233,159.65	212,481.58
Cash, Beginning of Month	372,380.99	284,728.86
Cash & Cash Equivalentents at end of Period	\$ 406,627.08	\$ 406,627.08