



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 Six Months Ended

June 30, 2024

(May be Subject to Audit Adjustments)

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I have prepared the accompanying Balance Sheet – Tax Basis as of June 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 Six 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, CPA

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

Assets

	2024	2023
Cash		
Ckg - FCB *****1241	192,846.41	144,345.69
Ckg - FCB - Debit Card ****4202	2,875.48	2,650.38
MMkt - FCB Savings *****2119	132,946.45	132,280.94
Subtotal Cash	328,668.34	279,277.01
Cash Reserves		
MMkt - FCB - Reserve *****2640	287,761.68	129,154.98
CDARs - FCB - Reserves	0.00	994,065.89
MMkt - EJ Reserves *****97-1-4	143,648.51	5,145.49
CDs - EJ Reserves *****97-1-4	2,000,000.00	1,000,000.00
Subtotal Cash Reserves	2,431,410.19	2,128,366.36
Accounts Receivable		
A/R Owner Balances	0.00	13,679.68
A/R Act 196 & Collections	0.00	0.00
A/R - Missing Credit Card Receipts	3.28	16.66
Subtotal Accounts Receivable	3.28	13,696.34
Prepaid		
Prepaid Federal Taxes	2,800.00	4,982.00
Prepaid State Taxes	400.00	1,176.00
Unexpired Ins.	187,271.31	75,839.74
Subtotal Prepaid	190,471.31	81,997.74
Property		
Equipment	74,400.00	74,400.00
A/D Equipment	(33,790.00)	(30,070.00)
Subtotal Property	40,610.00	44,330.00
Total Assets	2,991,163.12	2,547,667.45

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

Liabilities & Equity

	2024	2023
Liability		
A/P Trade	36,812.74	14,403.32
A/P Insurance Claims	8,865.27	8,865.27
A/P Other	75.00	75.00
Prepaid Owner Balances	58,859.51	57,665.24
N/P Insurance Premiums	132,498.00	30,816.00
Accrued General Excise Tax	1,693.96	223.86
Accrued Federal Income Tax	0.00	0.00
Medicare	0.00	0.00
Subtotal Liability	238,804.48	112,048.69
Member's Equity		
Restricted Equity	2,431,410.19	2,128,366.36
Unrestricted Equity	260,359.04	249,598.45
Total Revenue Over Expense	60,589.40	57,653.95
Subtotal Member's Equity	2,752,358.64	2,435,618.76
Total Liabilities & Equity	2,991,163.12	2,547,667.45

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 6 Months Ended June 30, 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	79.71	100,320	0	601,917.24	74.72	601,920	(3)	1,203,840	601,923
406 Replacement Reserves	25,416.46	20.19	25,417	(1)	152,498.76	18.93	152,502	(3)	304,998	152,499
415 Delinquent Fee Income	(331.27)	(0.26)	150	(481)	1,274.19	0.16	900	374	1,800	526
416 Delinquent Fee Interest	0.00	0.00	133	(133)	745.43	0.09	798	(53)	1,600	855
425 House Rule Violations	0.00	0.00	167	(167)	0.00	0.00	1,002	(1,002)	2,000	2,000
Total Membership Income	125,404.73	99.64	126,187	(782)	756,435.62	93.90	757,122	(686)	1,514,238	757,802
NonMembership Income										
430 Interest Income	48.83	0.04	50	(1)	293.63	0.04	300	(6)	600	306
431 Reserve Interest Income	229.11	0.18	7,917	(7,688)	48,014.59	5.96	47,502	513	95,000	46,985
441 Rental Kayak Rack	180.00	0.14	167	13	825.00	0.10	1,002	(177)	2,000	1,175
499 Other Income	0.00	0.00	8	(8)	0.00	0.00	48	(48)	100	100
Total NonMembership Income	457.94	0.36	8,142	(7,684)	49,133.22	6.10	48,852	281	97,700	48,567
Total Income	125,862.67	100.00	134,329	(8,466)	805,568.84	100.00	805,974	(405)	1,611,938	806,369
Expense										
Administrative										
625 Bank Charges/Merc. Fees	0.00	0.00	10	(10)	10.00	0.00	60	(50)	120	110
645 Dues & Subscriptions	0.00	0.00	42	(42)	0.00	0.00	252	(252)	500	500
710 Meetings	0.00	0.00	292	(292)	1,636.75	0.20	1,752	(115)	3,500	1,863
715 Office & Administration *	429.53	0.34	358	72	3,078.07	0.38	2,148	930	4,300	1,222
715. Office & Admin - Site Office	156.83	0.12	150	7	1,483.32	0.18	900	583	1,800	317
715. Office & Admin - Miscellaneous	0.00	0.00	167	(167)	379.01	0.05	1,002	(623)	2,000	1,621
715. Office & Admin - Office/Rec	121.40	0.10	120	1	745.31	0.09	720	25	1,440	695
720 Operating Supplies	37.68	0.03	267	(229)	1,192.59	0.15	1,602	(409)	3,200	2,007
910 Depreciation	310.00	0.25	310	0	1,860.00	0.23	1,860	0	3,720	1,860
Total Administrative	1,055.44	0.84	1,716	(661)	10,385.05	1.29	10,296	89	20,580	10,195
Payroll										
610 Auto *	105.61	0.08	100	6	472.81	0.06	600	(127)	1,200	727
648 Education/Seminars	0.00	0.00	50	(50)	0.00	0.00	300	(300)	600	600
653 Empl./Ben. Medical *	1,675.38	1.33	1,262	413	7,289.73	0.90	7,572	(282)	15,142	7,852
780 Salaries & Wages	13,133.08	10.43	13,839	(706)	57,014.19	7.08	83,034	(26,020)	166,068	109,054
801 P/R Insurance - TDI & WC	723.45	0.57	827	(104)	1,437.82	0.18	4,962	(3,524)	9,924	8,486
802 Taxes Payroll	1,299.86	1.03	1,640	(340)	5,657.12	0.70	9,840	(4,183)	19,685	14,028
812 Uniforms	0.00	0.00	17	(17)	324.02	0.04	102	222	200	(124)
Total Payroll	16,937.38	13.46	17,735	(798)	72,195.69	8.96	106,410	(34,214)	212,819	140,623
Insurance										
677 Ins. Bond	45.33	0.04	50	(5)	271.98	0.03	300	(28)	600	328

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 6 Months Ended June 30, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
678 Ins. Bus. Interruption	137.42	0.11	150	(13)	820.52	0.10	900	(79)	1,800	979
679 Ins. Dir/Off Liab	1,531.58	1.22	1,763	(231)	9,189.48	1.14	10,578	(1,389)	21,150	11,961
680 Ins. Fire/Damage	15,703.58	12.48	6,475	9,229	51,319.48	6.37	38,850	12,469	77,700	26,381
683 Ins. Liability	654.83	0.52	375	280	2,669.98	0.33	2,250	420	4,500	1,830
684 Ins. Umbrella	292.31	0.23	308	(16)	1,646.49	0.20	1,848	(202)	3,700	2,054
Total Insurance	18,365.05	14.59	9,121	9,244	65,917.93	8.18	54,726	11,192	109,450	43,532
Professional Services										
705 Management Fee *	4,293.00	3.41	3,579	714	25,758.00	3.20	21,474	4,284	42,948	17,190
731 Prof. Svc. Audit	0.00	0.00	401	(401)	(90.32)	(0.01)	2,406	(2,496)	4,816	4,906
732 Prof. Svc. Legal	343.33	0.27	417	(74)	11,280.94	1.40	2,502	8,779	5,000	(6,281)
733 Prof.. Svc. Reserve	0.00	0.00	117	(117)	0.00	0.00	702	(702)	1,400	1,400
734 Prof Svc. Yr. End Acct	0.00	0.00	82	(82)	0.00	0.00	492	(492)	988	988
Total Professional Services	4,636.33	3.68	4,596	40	36,948.62	4.59	27,576	9,373	55,152	18,203
Repairs and Maintenance										
746 R/M Bldgs.	763.54	0.61	833	(69)	2,535.99	0.31	4,998	(2,462)	10,000	7,464
747 R/M Bldg RM Apt.	0.00	0.00	0	0	314.10	0.04	0	314	0	(314)
750 R/M Equipment	29.52	0.02	250	(220)	447.42	0.06	1,500	(1,053)	3,000	2,553
752 R/M Fire Equip	0.00	0.00	200	(200)	1,905.76	0.24	1,200	706	2,400	494
753 R/M - Grounds Landscape L (266.96)	(0.21)	(0.21)	0	(267)	0.00	0.00	0	0	0	0
754 R/M Grounds *	764.68	0.61	83	682	764.68	0.09	498	267	1,000	235
755 R/M Grounds Contractor	23,924.75	19.01	25,742	(1,817)	143,548.50	17.82	154,452	(10,904)	308,905	165,357
756 R/M Grounds Irrigation	0.00	0.00	417	(417)	623.35	0.08	2,502	(1,879)	5,000	4,377
760 R/M Pest Control *	2,102.62	1.67	583	1,520	3,708.90	0.46	3,498	211	6,991	3,282
762 R/M Pool	71.04	0.06	2,833	(2,762)	11,929.85	1.48	16,998	(5,068)	34,000	22,070
764 R/M Refuse Collect	1,548.92	1.23	1,739	(190)	9,484.04	1.18	10,434	(950)	20,868	11,384
764. R/M Recycling	774.57	0.62	832	(57)	4,444.81	0.55	4,992	(547)	9,986	5,541
767 R/M Security Contract *	1,465.97	1.16	1,458	8	8,795.82	1.09	8,748	48	17,500	8,704
Total Repairs and Maintenance	31,178.65	24.77	34,970	(3,791)	188,503.22	23.40	209,820	(21,317)	419,650	231,147
Taxes										
796 Taxes Gen Excise	20.61	0.02	344	(323)	2,316.81	0.29	2,064	253	4,124	1,807
940 Taxes Federal Income	0.00	0.00	1,000	(1,000)	0.00	0.00	6,000	(6,000)	12,000	12,000
945 Taxes State Income	0.00	0.00	146	(146)	4,250.00	0.53	876	3,374	1,750	(2,500)
Total Taxes	20.61	0.02	1,490	(1,469)	6,566.81	0.82	8,940	(2,373)	17,874	11,307
Utilities										
826 Utilities Cable TV *	6,130.93	4.87	6,036	95	36,778.82	4.57	36,216	563	72,432	35,653
826. Utilities HUI Participation	113.44	0.09	114	(1)	680.64	0.08	684	(3)	1,368	687
828 Utilities Electric	1,647.22	1.31	2,154	(507)	13,240.13	1.64	12,924	316	25,852	12,612
830 Utilities Gas *	178.67	0.14	67	112	593.08	0.07	402	191	800	207

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 6 Months Ended June 30, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
832 Utilities Sewer	6,143.20	4.88	7,859	(1,716)	33,159.18	4.12	47,154	(13,995)	94,306	61,147
834 Utilities Telephone	124.96	0.10	158	(33)	857.42	0.11	948	(91)	1,896	1,039
838 Utilities Water *	18,751.25	14.90	14,780	3,971	78,639.50	9.76	88,680	(10,041)	177,364	98,725
Total Utilities	<u>33,089.67</u>	<u>26.29</u>	<u>31,168</u>	<u>1,922</u>	<u>163,948.77</u>	<u>20.35</u>	<u>187,008</u>	<u>(23,059)</u>	<u>374,018</u>	<u>210,069</u>
Reserve and Other										
915 Reserves	25,416.46	20.19	25,417	(1)	152,498.76	18.93	152,502	(3)	305,000	152,501
916 Reserve Interest	229.11	0.18	7,917	(7,688)	48,014.59	5.96	47,502	513	95,000	46,985
Total Reserve and Other	<u>25,645.57</u>	<u>20.38</u>	<u>33,334</u>	<u>(7,688)</u>	<u>200,513.35</u>	<u>24.89</u>	<u>200,004</u>	<u>509</u>	<u>400,000</u>	<u>199,487</u>
Total Expense	<u>130,928.70</u>	<u>104.03</u>	<u>134,130</u>	<u>(3,201)</u>	<u>744,979.44</u>	<u>92.48</u>	<u>804,780</u>	<u>(59,801)</u>	<u>1,609,543</u>	<u>864,564</u>
Excess Revenue / Expense	<u>(5,066.03)</u>	<u>(4.03)</u>	<u>199</u>	<u>(5,265)</u>	<u>60,589.40</u>	<u>7.52</u>	<u>1,194</u>	<u>59,395</u>	<u>2,395</u>	<u>(58,194)</u>

Wailea Fairway Villas Owners Association
Statement of Cash Flows - Tax Basis
For the 1 Month and 6 Months Ended June 30, 2024

	Current	Year to Date
Cash Flows from Operating Activities		
Total Revenue Over Expense	\$ (5,066.03)	\$ 60,810.69
Add (Deduct) to Reconcile Net Income to Net Cash		
Changes in Current Assets		
A/R Owner Balances	1,824.53	21,400.71
A/R Act 196 & Collections		72.72
A/R - Missing Credit Card Receipts	(3.28)	308.72
Prepaid Federal Taxes	(1,400.00)	(2,800.00)
Prepaid State Taxes	(13.00)	(13.00)
Unexpired Ins.	18,847.97	(157,723.01)
A/D Equipment	310.00	1,860.00
Subtotal Changes in Current Assets	19,566.22	(136,893.86)
Changes in Current Liabilities		
A/P Trade	(79,971.71)	(7,920.49)
Prepaid Owner Balances	(12,507.83)	3,872.15
N/P Insurance Premiums		122,955.11
Accrued General Excise Tax	20.61	1,115.88
Subtotal Changes in Current Liabilities	(92,458.93)	120,022.65
Cash, Beginning of Month	406,627.08	284,728.86
Cash & Cash Equivalents at end of Period	\$ 328,668.34	\$ 328,668.34