



**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 Nine Months Ended

September 30, 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 September 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 Nine 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**  
**September 30, 2024 and 2023**

**Assets**

	<b>2024</b>	<b>2023</b>
Cash		
Ckg - FCB *****1241	307,178.80	167,942.85
Ckg - FCB - Debit Card ****4202	1,804.36	1,518.77
MMkt - FCB Savings *****2119	8,099.69	132,497.74
Subtotal Cash	317,082.85	301,959.36
Cash Reserves		
MMkt - FCB - Reserve *****2640	237,387.88	197,264.12
CDARs - FCB - Reserves	0.00	968,655.34
MMkt - EJ Reserves *****97-1-4	170,162.86	122,250.65
CDs - EJ Reserves *****97-1-4	2,000,000.00	900,000.00
Subtotal Cash Reserves	2,407,550.74	2,188,170.11
Accounts Receivable		
A/R Owner Balances	871.14	16,682.81
A/R Act 196 & Collections	0.00	0.00
A/R - Missing Credit Card Receipts	0.00	0.00
Subtotal Accounts Receivable	871.14	16,682.81
Prepaid		
Ppd Expenses	455.58	0.00
Prepaid Federal Taxes	4,200.00	4,982.00
Prepaid State Taxes	600.00	1,176.00
Unexpired Ins.	315,663.94	52,694.04
Subtotal Prepaid	320,919.52	58,852.04
Property		
Equipment	74,400.00	74,400.00
A/D Equipment	(34,720.00)	(31,000.00)
Subtotal Property	39,680.00	43,400.00
<b>Total Assets</b>	<b>3,086,104.25</b>	<b>2,609,064.32</b>

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

**Liabilities & Equity**

	<b>2024</b>	<b>2023</b>
Liability		
A/P Trade	35,943.60	49,051.84
A/P Insurance Claims	8,865.27	8,865.27
A/P Other	75.00	75.00
Prepaid Owner Balances	76,777.00	52,373.34
N/P Insurance Premiums	58,888.00	16,458.00
Accrued General Excise Tax	1,259.82	827.56
Accrued Federal Income Tax	0.00	0.00
Clearing Account	51.18	0.00
Subtotal Liability	<u>181,859.87</u>	<u>127,651.01</u>
Other Liabilities		
Prepaid Special Assessment	100,775.76	0.00
Subtotal Other Liabilities	<u>100,775.76</u>	<u>0.00</u>
Member's Equity		
Restricted Equity	2,407,550.74	2,188,170.11
Unrestricted Equity	260,359.06	249,598.47
Total Revenue Over Expense	135,558.82	43,644.73
Subtotal Member's Equity	<u>2,803,468.62</u>	<u>2,481,413.31</u>
<b>Total Liabilities &amp; Equity</b>	<u><u>3,086,104.25</u></u>	<u><u>2,609,064.32</u></u>

**Wailea Fairway Villas Owners Association**  
**Income Statement and Changes in Members Equity - Tax Basis**  
**Actual vs. Budget**  
**For the 1 Month and 9 Months Ended September 30, 2024**

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
<b>Income</b>										
Membership Income										
405 Maintenance Fee Income	165,850.00	99.54	165,850	0	1,059,353.24	82.11	1,059,356	(3)	1,556,910	497,557
406 Replacement Reserves	0.00	0.00	0	0	152,498.76	11.82	152,500	(1)	152,500	1
410 Insurance Assessment	0.00	0.00	125,000	(125,000)	0.00	0.00	125,000	(125,000)	500,000	500,000
415 Delinquent Fee Income	437.96	0.26	150	288	1,830.15	0.14	1,350	480	1,800	(30)
416 Delinquent Fee Interest	(3.24)	0.00	133	(136)	748.67	0.06	1,197	(448)	1,600	851
425 House Rule Violations	0.00	0.00	167	(167)	(1,100.00)	(0.09)	1,503	(2,603)	2,000	3,100
<b>Total Membership Income</b>	<b>166,284.72</b>	<b>99.80</b>	<b>291,300</b>	<b>(125,015)</b>	<b>1,213,330.82</b>	<b>94.05</b>	<b>1,340,906</b>	<b>(127,575)</b>	<b>2,214,810</b>	<b>1,001,479</b>
NonMembership Income										
430 Interest Income	16.69	0.01	50	(33)	387.27	0.03	450	(63)	600	213
431 Reserve Interest Income	312.20	0.19	7,917	(7,605)	74,855.15	5.80	71,249	3,606	95,000	20,145
441 Rental Kayak Rack	0.00	0.00	167	(167)	1,365.00	0.11	1,503	(138)	2,000	635
499 Other Income	0.00	0.00	8	(8)	190.00	0.01	72	118	100	(90)
<b>Total NonMembership Income</b>	<b>328.89</b>	<b>0.20</b>	<b>8,142</b>	<b>(7,813)</b>	<b>76,797.42</b>	<b>5.95</b>	<b>73,274</b>	<b>3,523</b>	<b>97,700</b>	<b>20,903</b>
<b>Total Income</b>	<b>166,613.61</b>	<b>100.00</b>	<b>299,442</b>	<b>(132,828)</b>	<b>1,290,128.24</b>	<b>100.00</b>	<b>1,414,180</b>	<b>(124,052)</b>	<b>2,312,510</b>	<b>1,022,382</b>
<b>Expense</b>										
Administrative										
625 Bank Charges/Merc. Fees	0.00	0.00	10	(10)	10.00	0.00	90	(80)	120	110
645 Dues & Subscriptions	0.00	0.00	42	(42)	0.00	0.00	378	(378)	500	500
710 Meetings	0.00	0.00	292	(292)	1,974.25	0.15	2,628	(654)	3,500	1,526
715 Office & Administratio *	532.73	0.32	358	175	4,846.43	0.38	3,222	1,624	4,300	(546)
715. Office & Admin - Site Office	116.44	0.07	150	(34)	1,827.82	0.14	1,350	478	1,800	(28)
715.:Office & Admin - Miscellaneous	0.00	0.00	167	(167)	566.44	0.04	1,503	(937)	2,000	1,434
715.:Office & Admin - Office/Rec	121.40	0.07	120	1	1,230.91	0.10	1,080	151	1,440	209
720 Operating Supplies *	499.19	0.30	267	232	2,189.12	0.17	2,403	(214)	3,200	1,011
910 Depreciation	310.00	0.19	310	0	2,790.00	0.22	2,790	0	3,720	930
<b>Total Administrative</b>	<b>1,579.76</b>	<b>0.95</b>	<b>1,716</b>	<b>(136)</b>	<b>15,434.97</b>	<b>1.20</b>	<b>15,444</b>	<b>(9)</b>	<b>20,580</b>	<b>5,145</b>
Payroll										
610 Auto	50.00	0.03	100	(50)	648.73	0.05	900	(251)	1,200	551
648 Education/Seminars	0.00	0.00	50	(50)	0.00	0.00	450	(450)	600	600
653 Empl./Ben. Medical *	1,835.88	1.10	1,262	574	12,797.37	0.99	11,358	1,439	15,142	2,345
780 Salaries & Wages	13,271.48	7.97	13,839	(568)	95,896.43	7.43	124,551	(28,655)	166,068	70,172
801 P/R Insurance - TDI & WC	613.47	0.37	827	(214)	5,335.13	0.41	7,443	(2,108)	9,924	4,589
802 Taxes Payroll	1,311.04	0.79	1,640	(329)	9,500.80	0.74	14,760	(5,259)	19,685	10,184
812 Uniforms	0.00	0.00	17	(17)	324.02	0.03	153	171	200	(124)
<b>Total Payroll</b>	<b>17,081.87</b>	<b>10.25</b>	<b>17,735</b>	<b>(653)</b>	<b>124,502.48</b>	<b>9.65</b>	<b>159,615</b>	<b>(35,113)</b>	<b>212,819</b>	<b>88,317</b>
Insurance										

**Wailea Fairway Villas Owners Association**  
**Income Statement and Changes in Members Equity - Tax Basis**  
**Actual vs. Budget**  
**For the 1 Month and 9 Months Ended September 30, 2024**

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
677 Ins. Bond	45.33	0.03	50	(5)	407.97	0.03	450	(42)	600	192
678 Ins. Bus. Interruption	137.42	0.08	150	(13)	1,232.78	0.10	1,350	(117)	1,800	567
679 Ins. Dir/Off Liab	1,531.58	0.92	1,763	(231)	13,784.22	1.07	15,867	(2,083)	21,150	7,366
680 Ins. Fire/Damage	42,133.38	25.29	65,273	(23,140)	150,093.82	11.63	234,669	(84,575)	430,489	280,395
683 Ins. Liability	654.83	0.39	935	(280)	4,634.47	0.36	5,055	(421)	7,858	3,224
684 Ins. Umbrella	316.33	0.19	325	(8)	2,595.48	0.20	2,822	(227)	3,796	1,201
<b>Total Insurance</b>	<b>44,818.87</b>	<b>26.90</b>	<b>68,496</b>	<b>(23,677)</b>	<b>172,748.74</b>	<b>13.39</b>	<b>260,213</b>	<b>(87,465)</b>	<b>465,693</b>	<b>292,944</b>
<b>Professional Services</b>										
705 Management Fee *	4,293.00	2.58	3,579	714	38,637.00	2.99	32,211	6,426	42,948	4,311
731 Prof. Svc. Audit	0.00	0.00	401	(401)	(90.32)	(0.01)	3,609	(3,699)	4,816	4,906
732 Prof. Svc. Legal	476.44	0.29	417	59	11,673.61	0.90	3,753	7,921	5,000	(6,674)
733 Prof. Svc. Reserve	0.00	0.00	117	(117)	994.76	0.08	1,053	(58)	1,400	405
734 Prof Svc. Yr. End Acct	0.00	0.00	82	(82)	0.00	0.00	738	(738)	988	988
<b>Total Professional Services</b>	<b>4,769.44</b>	<b>2.86</b>	<b>4,596</b>	<b>173</b>	<b>51,215.05</b>	<b>3.97</b>	<b>41,364</b>	<b>9,851</b>	<b>55,152</b>	<b>3,937</b>
<b>Repairs and Maintenance</b>										
746 R/M Bldgs.	524.48	0.31	833	(309)	4,143.15	0.32	7,497	(3,354)	10,000	5,857
747 R/M Bldg RM Apt.	0.00	0.00	0	0	314.10	0.02	0	314	0	(314)
750 R/M Equipment	15.70	0.01	250	(234)	1,462.55	0.11	2,250	(787)	3,000	1,537
752 R/M Fire Equip	0.00	0.00	200	(200)	2,169.76	0.17	1,800	370	2,400	230
754 R/M Grounds	0.00	0.00	83	(83)	959.65	0.07	747	213	1,000	40
755 R/M Grounds Contractor	23,924.75	14.36	25,742	(1,817)	215,322.75	16.69	231,678	(16,355)	308,905	93,582
756 R/M Grounds Irrigation	408.07	0.24	417	(9)	1,773.34	0.14	3,753	(1,980)	5,000	3,227
760 R/M Pest Control *	1,825.80	1.10	583	1,243	5,534.70	0.43	5,247	288	6,991	1,456
762 R/M Pool	230.14	0.14	2,833	(2,603)	13,857.43	1.07	25,497	(11,640)	34,000	20,143
764 R/M Refuse Collect *	2,323.49	1.39	1,739	584	14,905.37	1.16	15,651	(746)	20,868	5,963
764. R/M Recycling	774.57	0.46	832	(57)	6,768.52	0.52	7,488	(719)	9,986	3,217
767 R/M Security Contract	1,465.97	0.88	1,458	8	13,193.73	1.02	13,122	72	17,500	4,306
<b>Total Repairs and Maintenance</b>	<b>31,492.97</b>	<b>18.90</b>	<b>34,970</b>	<b>(3,477)</b>	<b>280,405.05</b>	<b>21.73</b>	<b>314,730</b>	<b>(34,325)</b>	<b>419,650</b>	<b>139,245</b>
<b>Taxes</b>										
796 Taxes Gen Excise	14.80	0.01	27	(12)	3,561.70	0.28	2,145	1,417	2,224	(1,338)
940 Taxes Federal Income	0.00	0.00	1,000	(1,000)	0.00	0.00	9,000	(9,000)	12,000	12,000
945 Taxes State Income	0.00	0.00	146	(146)	4,250.00	0.33	1,314	2,936	1,750	(2,500)
<b>Total Taxes</b>	<b>14.80</b>	<b>0.01</b>	<b>1,173</b>	<b>(1,158)</b>	<b>7,811.70</b>	<b>0.61</b>	<b>12,459</b>	<b>(4,647)</b>	<b>15,974</b>	<b>8,162</b>
<b>Utilities</b>										
826 Utilities Cable TV	6,130.93	3.68	6,036	95	55,171.61	4.28	54,324	848	72,432	17,260
826. Utilities HUI Participation	113.44	0.07	114	(1)	1,020.96	0.08	1,026	(5)	1,368	347
828 Utilities Electric	1,789.80	1.07	2,154	(364)	18,623.81	1.44	19,386	(762)	25,852	7,228
830 Utilities Gas *	390.12	0.23	67	323	983.20	0.08	603	380	800	(183)

**Wailea Fairway Villas Owners Association**  
**Income Statement and Changes in Members Equity - Tax Basis**  
**Actual vs. Budget**  
**For the 1 Month and 9 Months Ended September 30, 2024**

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
832 Utilities Sewer	6,218.80	3.73	7,859	(1,640)	51,775.62	4.01	70,731	(18,955)	94,306	42,530
834 Utilities Telephone	153.68	0.09	158	(4)	1,289.88	0.10	1,422	(132)	1,896	606
838 Utilities Water	7,627.07	4.58	14,780	(7,153)	146,232.44	11.33	133,020	13,212	177,364	31,132
<b>Total Utilities</b>	<u>22,423.84</u>	<u>13.46</u>	<u>31,168</u>	<u>(8,744)</u>	<u>275,097.52</u>	<u>21.32</u>	<u>280,512</u>	<u>(5,414)</u>	<u>374,018</u>	<u>98,920</u>
<b>Reserve and Other</b>										
915 Reserves	0.00	0.00	0	0	152,498.76	11.82	152,500	(1)	152,500	1
916 Reserve Interest	312.20	0.19	7,917	(7,605)	74,855.15	5.80	71,251	3,604	95,000	20,145
960 SA Insurance 2024-2025	0.00	0.00	125,000	(125,000)	0.00	0.00	125,000	(125,000)	500,000	500,000
<b>Total Reserve and Other</b>	<u>312.20</u>	<u>0.19</u>	<u>132,917</u>	<u>(132,605)</u>	<u>227,353.91</u>	<u>17.62</u>	<u>348,751</u>	<u>(121,397)</u>	<u>747,500</u>	<u>520,146</u>
<b>Total Expense</b>	<u>122,493.75</u>	<u>73.52</u>	<u>292,771</u>	<u>(170,277)</u>	<u>1,154,569.42</u>	<u>89.49</u>	<u>1,433,088</u>	<u>(278,519)</u>	<u>2,311,386</u>	<u>1,156,817</u>
<b>Excess Revenue / Expense</b>	<u>44,119.86</u>	<u>26.48</u>	<u>6,671</u>	<u>37,449</u>	<u>135,558.82</u>	<u>10.51</u>	<u>(18,908)</u>	<u>154,467</u>	<u>1,124</u>	<u>(134,435)</u>

**Wailea Fairway Villas Owners Association**  
**Statement of Cash Flows - Tax Basis**  
**For the 1 Month and 9 Months Ended September 30, 2024**

	<b>Current</b>	<b>Year to Date</b>
Cash Flows from Operating Activities		
Total Revenue Over Expense	\$ 44,119.86	\$ 135,558.82
Add (Deduct) to Reconcile Net Income to Net Cash		
Changes in Current Assets		
A/R Owner Balances	(215.66)	20,529.57
A/R Act 196 & Collections		72.72
A/R - Missing Credit Card Receipts	194.90	312.00
Prepaid Federal Taxes		(4,200.00)
Prepaid State Taxes		(213.00)
Unexpired Ins.	45,301.79	(286,115.62)
A/D Equipment	310.00	2,790.00
Prepaid Expenses	(455.58)	(455.58)
Subtotal Changes in Current Assets	45,135.45	(267,279.91)
Changes in Current Liabilities		
A/P Trade	(52,994.74)	(8,568.34)
Prepaid Owner Balances	27,307.23	55,448.66
N/P Insurance Premiums		49,345.11
Accrued General Excise Tax	14.80	681.73
Prepaid Insurance Assessment		67,116.74
Clearing Account	51.18	51.18
Subtotal Changes in Current Liabilities	(25,621.53)	164,075.08
Cash, Beginning of Month	253,449.07	284,728.86
Cash & Cash Equivalents at end of Period	\$ 317,082.85	\$ 317,082.85