



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 Twelve Months Ended

December 31, 2024

(May be Subject to Audit Adjustments)

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I have prepared the accompanying Balance Sheet – Tax Basis as of December 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 Twelve 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
December 31, 2024 and 2023

Assets		
	2024	2023
Cash		
Ckg - FCB *****1241	380,861.82	149,267.57
Ckg - FCB - Debit Card ****4202	1,742.16	2,528.77
MMkt - FCB Savings *****2119	8,104.17	132,614.67
MMkt - FCB Insurance Savings *****73	418,768.33	0.00
Subtotal Cash	809,476.48	284,411.01
Cash Reserves		
MMkt - FCB - Reserve *****2640	195,380.44	186,508.37
CDARs - FCB - Reserves	0.00	836,413.63
MMkt - EJ Reserves *****97-1-4	180,946.81	322,906.00
CDs - EJ Reserves *****97-1-4	2,000,000.00	900,000.00
Subtotal Cash Reserves	2,376,327.25	2,245,828.00
Accounts Receivable		
A/R Owner Balances	12,631.94	21,400.71
A/R Act 196 & Collections	0.00	72.72
A/R - Special Assessment	98,938.87	0.00
A/R - Missing Credit Card Receipts	1,153.44	312.00
Subtotal Accounts Receivable	112,724.25	21,785.43
Prepaid		
Prepaid Federal Taxes	5,600.00	0.00
Prepaid State Taxes	800.00	387.00
Unexpired Ins.	179,758.57	29,548.32
Subtotal Prepaid	186,158.57	29,935.32
Property		
Equipment	74,400.00	74,400.00
A/D Equipment	(35,650.00)	(31,930.00)
Subtotal Property	38,750.00	42,470.00
Total Assets	3,523,436.55	2,624,429.76

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

Liabilities & Equity

	2024	2023
Liability		
A/P Trade	67,234.10	44,194.09
A/P Insurance Claims	8,865.27	8,865.27
A/P Other	75.00	75.00
Subtotal Liability	76,174.37	53,134.36
Other Liabilities		
Prepaid Owner Balances	58,000.08	54,987.36
Prepaid Special Assessment	9.37	0.00
N/P Insurance Premiums	0.00	9,572.00
Accrued General Excise Tax	479.80	184.98
Accrued Federal Income Tax	0.00	364.00
Subtotal Other Liabilities	58,489.25	65,108.34
Member's Equity		
Restricted Equity	2,376,327.25	2,245,828.00
Unrestricted Equity	260,359.06	249,598.47
Total Revenue Over Expense	752,086.62	10,760.59
Subtotal Member's Equity	3,388,772.93	2,506,187.06
Total Liabilities & Equity	3,523,436.55	2,624,429.76

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 12 Months Ended December 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
Income										
Membership Income										
405 Maintenance Fee Income	140,433.54	21.08	165,854	(25,420)	1,404,404.48	61.11	1,556,910	(152,506)	1,556,910	152,506
406 Replacement Reserves	0.00	0.00	0	0	152,498.76	6.64	152,500	(1)	152,500	1
409 Redirected Insurance Reser	25,416.46	3.82	0	25,416	152,498.76	6.64	0	152,499	0	(152,499)
410 Insurance Assessment	500,004.00	75.06	125,000	375,004	500,004.00	21.76	500,000	4	500,000	(4)
415 Delinquent Fee Income	0.00	0.00	150	(150)	2,487.55	0.11	1,800	688	1,800	(688)
416 Delinquent Fee Interest	0.00	0.00	137	(137)	762.49	0.03	1,600	(838)	1,600	838
425 House Rule Violations	0.00	0.00	163	(163)	(1,100.00)	(0.05)	2,000	(3,100)	2,000	3,100
Total Membership Income	665,854.00	99.96	291,304	374,550	2,211,556.04	96.23	2,214,810	(3,254)	2,214,810	3,254
NonMembership Income										
430 Interest Income	111.67	0.02	50	62	607.65	0.03	600	8	600	(8)
431 Reserve Interest Income	163.28	0.02	7,917	(7,754)	85,844.26	3.74	95,000	(9,156)	95,000	9,156
441 Rental Kayak Rack	0.00	0.00	163	(163)	(75.00)	0.00	2,000	(2,075)	2,000	2,075
499 Other Income	20.00	0.00	12	8	210.00	0.01	100	110	100	(110)
Total NonMembership Income	294.95	0.04	8,142	(7,847)	86,586.91	3.77	97,700	(11,113)	97,700	11,113
Total Income	666,148.95	100.00	299,446	366,703	2,298,142.95	100.00	2,312,510	(14,367)	2,312,510	14,367
Expense										
Administrative										
625 Bank Charges/Merc. Fees	0.00	0.00	10	(10)	10.00	0.00	120	(110)	120	110
645 Dues & Subscriptions	0.00	0.00	38	(38)	0.00	0.00	500	(500)	500	500
710 Meetings	0.00	0.00	288	(288)	2,176.75	0.09	3,500	(1,323)	3,500	1,323
715 Office & Administration	0.00	0.00	362	(362)	5,507.65	0.24	4,300	1,208	4,300	(1,208)
715. Office & Admin - Site Office	0.00	0.00	150	(150)	1,827.82	0.08	1,800	28	1,800	(28)
715. Office & Admin - Miscellaneous	0.00	0.00	163	(163)	827.70	0.04	2,000	(1,172)	2,000	1,172
715. Office & Admin - Office/Rec	121.40	0.02	120	1	1,473.71	0.06	1,440	34	1,440	(34)
720 Operating Supplies	109.13	0.02	263	(154)	3,032.17	0.13	3,200	(168)	3,200	168
910 Depreciation	310.00	0.05	310	0	3,720.00	0.16	3,720	0	3,720	0
Total Administrative	540.53	0.08	1,704	(1,163)	18,575.80	0.81	20,580	(2,004)	20,580	2,004
Payroll										
610 Auto *	114.99	0.02	100	15	1,023.85	0.04	1,200	(176)	1,200	176
648 Education/Seminars	0.00	0.00	50	(50)	60.00	0.00	600	(540)	600	540
653 Empl./Ben. Medical *	1,785.58	0.27	1,260	526	18,169.02	0.79	15,142	3,027	15,142	(3,027)
780 Salaries & Wages	12,906.28	1.94	13,839	(933)	134,342.21	5.85	166,068	(31,726)	166,068	31,726
801 P/R Insurance - TDI & WC	717.55	0.11	827	(109)	5,822.52	0.25	9,924	(4,101)	9,924	4,101
802 Taxes Payroll	1,053.31	0.16	1,645	(592)	12,941.61	0.56	19,685	(6,743)	19,685	6,743
812 Uniforms	0.00	0.00	13	(13)	324.02	0.01	200	124	200	(124)
Total Payroll	16,577.71	2.49	17,734	(1,156)	172,683.23	7.51	212,819	(40,136)	212,819	40,136

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 12 Months Ended December 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
Insurance										
677 Ins. Bond	45.33	0.01	50	(5)	543.96	0.02	600	(56)	600	56
678 Ins. Bus. Interruption	137.42	0.02	150	(13)	1,645.04	0.07	1,800	(155)	1,800	155
679 Ins. Dir/Off Liab	1,531.58	0.23	1,757	(225)	18,378.96	0.80	21,150	(2,771)	21,150	2,771
680 Ins. Fire/Damage	42,133.38	6.32	65,273	(23,140)	276,493.96	12.03	430,489	(153,995)	430,489	153,995
683 Ins. Liability	654.83	0.10	933	(278)	6,598.96	0.29	7,858	(1,259)	7,858	1,259
684 Ins. Umbrella	316.33	0.05	325	(8)	3,544.47	0.15	3,796	(252)	3,796	252
Total Insurance	44,818.87	6.73	68,488	(23,669)	307,205.35	13.37	465,693	(158,488)	465,693	158,488
Professional Services										
705 Management Fee *	4,293.00	0.64	3,579	714	51,516.00	2.24	42,948	8,568	42,948	(8,568)
731 Prof. Svc. Audit *	4,816.00	0.72	405	4,411	4,725.68	0.21	4,816	(90)	4,816	90
732 Prof. Svc. Legal	0.00	0.00	413	(413)	11,673.61	0.51	5,000	6,674	5,000	(6,674)
733 Prof. Svc. Reserve	0.00	0.00	113	(113)	1,303.66	0.06	1,400	(96)	1,400	96
734 Prof Svc. Yr. End Acct *	988.00	0.15	86	902	988.00	0.04	988	0	988	0
Total Professional Services	10,097.00	1.52	4,596	5,501	70,206.95	3.05	55,152	15,055	55,152	(15,055)
Repairs and Maintenance										
746 R/M Bldgs.	765.40	0.11	837	(72)	5,272.25	0.23	10,000	(4,728)	10,000	4,728
747 R/M Bldg RM Apt.	0.00	0.00	0	0	314.10	0.01	0	314	0	(314)
750 R/M Equipment	26.40	0.00	250	(224)	3,089.80	0.13	3,000	90	3,000	(90)
752 R/M Fire Equip	0.00	0.00	200	(200)	2,690.18	0.12	2,400	290	2,400	(290)
754 R/M Grounds	0.00	0.00	87	(87)	959.65	0.04	1,000	(40)	1,000	40
755 R/M Grounds Contractor	23,924.75	3.59	25,743	(1,818)	287,097.00	12.49	308,905	(21,808)	308,905	21,808
756 R/M Grounds Irrigation	373.24	0.06	413	(40)	4,488.67	0.20	5,000	(511)	5,000	511
760 R/M Pest Control	0.00	0.00	578	(578)	7,833.12	0.34	6,991	842	6,991	(842)
762 R/M Pool	484.70	0.07	2,837	(2,352)	14,968.02	0.65	34,000	(19,032)	34,000	19,032
764 R/M Refuse Collect	1,548.92	0.23	1,739	(190)	18,777.56	0.82	20,868	(2,090)	20,868	2,090
764. R/M Recycling	774.57	0.12	834	(59)	9,092.23	0.40	9,986	(894)	9,986	894
767 R/M Security Contract *	1,465.97	0.22	1,462	4	17,591.64	0.77	17,500	92	17,500	(92)
769 R/M Towing	0.00	0.00	0	0	239.47	0.01	0	239	0	(239)
Total Repairs and Maintenance	29,363.95	4.41	34,980	(5,616)	372,413.69	16.20	419,650	(47,236)	419,650	47,236
Taxes										
796 Taxes Gen Excise	13.27	0.00	25	(12)	4,002.22	0.17	2,224	1,778	2,224	(1,778)
940 Taxes Federal Income	0.00	0.00	1,000	(1,000)	0.00	0.00	12,000	(12,000)	12,000	12,000
945 Taxes State Income	0.00	0.00	144	(144)	4,250.00	0.18	1,750	2,500	1,750	(2,500)
Total Taxes	13.27	0.00	1,169	(1,156)	8,252.22	0.36	15,974	(7,722)	15,974	7,722
Utilities										
826 Utilities Cable TV *	6,125.18	0.92	6,036	89	73,547.15	3.20	72,432	1,115	72,432	(1,115)
826. Utilities HUI Participation *	118.13	0.02	114	4	1,376.77	0.06	1,368	9	1,368	(9)

Wailea Fairway Villas Owners Association
Income Statement and Changes in Members Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 12 Months Ended December 31, 2024

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
828 Utilities Electric *	2,465.15	0.37	2,158	307	25,319.65	1.10	25,852	(532)	25,852	532
830 Utilities Gas	0.00	0.00	63	(63)	1,396.42	0.06	800	596	800	(596)
832 Utilities Sewer	6,706.40	1.01	7,857	(1,151)	71,149.62	3.10	94,306	(23,156)	94,306	23,156
834 Utilities Telephone	124.96	0.02	158	(33)	1,753.54	0.08	1,896	(142)	1,896	142
838 Utilities Water	2,292.42	0.34	14,784	(12,492)	183,832.92	8.00	177,364	6,469	177,364	(6,469)
Total Utilities	<u>17,832.24</u>	<u>2.68</u>	<u>31,170</u>	<u>(13,338)</u>	<u>358,376.07</u>	<u>15.59</u>	<u>374,018</u>	<u>(15,642)</u>	<u>374,018</u>	<u>15,642</u>
Reserve and Other										
915 Reserves	0.00	0.00	0	0	152,498.76	6.64	152,500	(1)	152,500	1
916 Reserve Interest	163.28	0.02	7,915	(7,752)	85,844.26	3.74	95,000	(9,156)	95,000	9,156
960 SA Insurance 2024-2025	0.00	0.00	125,000	(125,000)	0.00	0.00	500,000	(500,000)	500,000	500,000
Total Reserve and Other	<u>163.28</u>	<u>0.02</u>	<u>132,915</u>	<u>(132,752)</u>	<u>238,343.02</u>	<u>10.37</u>	<u>747,500</u>	<u>(509,157)</u>	<u>747,500</u>	<u>509,157</u>
Total Expense	<u>119,406.85</u>	<u>17.92</u>	<u>292,756</u>	<u>(173,349)</u>	<u>1,546,056.33</u>	<u>67.27</u>	<u>2,311,386</u>	<u>(765,330)</u>	<u>2,311,386</u>	<u>765,330</u>
Excess Revenue / Expense	<u>546,742.10</u>	<u>82.08</u>	<u>6,690</u>	<u>540,052</u>	<u>752,086.62</u>	<u>32.73</u>	<u>1,124</u>	<u>750,963</u>	<u>1,124</u>	<u>(750,963)</u>

Wailea Fairway Villas Owners Association
Statement of Cash Flows - Tax Basis
For the 1 Month and 12 Months Ended December 31, 2024

	Current	Year to Date
Cash Flows from Operating Activities		
Total Revenue Over Expense	\$ 546,742.10	\$ 752,086.62
Add (Deduct) to Reconcile Net Income to Net Cash		
Changes in Current Assets		
A/R Owner Balances	(4,961.07)	8,768.77
A/R Act 196 & Collections		72.72
A/R Special Assessment	(98,938.87)	(98,938.87)
A/R - Missing Credit Card Receipts	(1,153.44)	(841.44)
Prepaid Federal Taxes		(5,600.00)
Prepaid State Taxes		(413.00)
Prepaid Expenses		
Unexpired Ins.	45,301.79	(150,210.25)
A/D Equipment	310.00	3,720.00
Subtotal Changes in Current Assets	(59,441.59)	(243,442.07)
Changes in Current Liabilities		
A/P Trade	38,977.96	23,040.01
Prepaid Owner Balances	(44,829.49)	3,012.72
Prepaid Special Assessment	(271,884.37)	(67,107.37)
N/P Insurance Premiums	(29,444.00)	(9,542.89)
Accrued General Excise Tax	13.27	(98.29)
Prepaid Insurance Assessment		67,116.74
Subtotal Changes in Current Liabilities	(307,166.63)	16,420.92
Cash, Beginning of Month	629,342.60	284,728.86
Cash & Cash Equivalents at end of Period	\$ 809,476.48	\$ 809,794.33