



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 Eleven Months Ended

November 30, 2023

Table of Contents

	Page
Financial Statements	
Balance Sheet – Tax Basis	1-2
Income Statement and Changes in Members' Equity – Tax Basis	3-4
Statement of Cash Flows – Tax Basis	5

I have prepared the accompanying Balance Sheet – Tax Basis as of November 30, 2023, and the Income Statement and Changes in Members' Equity – Tax Basis and Statement of Cash Flows – Tax Basis for the One Month and Eleven 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 Association
Balance Sheet - Tax Basis
November 30, 2023 and 2022

Assets

	2023	2022
CURRENT ASSETS		
Ckg - FCB *****1241	\$ 148,663.53	\$ 32,894.60
Ckg - FCB Debit Card ****4202	2,178.89	2,569.69
MMkt - FCB Savings *****2119	<u>132,575.26</u>	<u>231,885.53</u>
Subtotal - Cash	<u>283,417.68</u>	<u>267,349.82</u>
ACCOUNTS RECEIVABLES		
A/R - Owners Balances	18,893.91	6,391.20
A/R - Missing Credit Card Receipts	<u>0.00</u>	<u>161.81</u>
Subtotal - Accounts Receivable	<u>18,893.91</u>	<u>6,553.01</u>
OTHER CURRENT ASSETS		
Prepaid Federal Income Tax	4,982.00	6,076.00
Prepaid State Income Tax	1,176.00	1,341.00
Unexpired Insurance	<u>37,263.54</u>	<u>31,296.25</u>
Subtotal - Other Current Assets	<u>43,421.54</u>	<u>38,713.25</u>
TOTAL CURRENT ASSETS	<u>345,733.13</u>	<u>312,616.08</u>
CAPITAL RESERVE ACCOUNTS		
First Citizens Bank	1,003,891.59	1,395,636.23
Edward Jones	<u>1,222,570.08</u>	<u>601,889.24</u>
Subtotal - Capital Reserves	<u>2,226,461.67</u>	<u>1,997,525.47</u>
FIXED ASSETS		
Equipment - PV System	74,400.00	74,400.00
Less: Accumulated Depreciation	<u>(31,620.00)</u>	<u>(27,900.00)</u>
Subtotal - Fixed Assets	<u>42,780.00</u>	<u>46,500.00</u>
TOTAL OTHER ASSETS	<u>2,269,241.67</u>	<u>2,044,025.47</u>
TOTAL ASSETS	<u>\$ 2,614,974.80</u>	<u>\$ 2,356,641.55</u>

**Wailea Fairway Villas Association
Balance Sheet - Tax Basis
November 30, 2023 and 2022**

Liabilities and Fund Balances

	2023	2022
CURRENT LIABILITIES		
A/P - Trade	\$ 31,296.80	\$ 22,744.43
A/P Insur. Water Damage Claims	8,865.27	8,865.27
A/P - Other	75.00	209.29
Owner Prepayments	43,793.36	49,823.04
A/P - Insurance	11,672.00	11,510.00
Accrued General Excise Tx	140.12	139.16
	<u>95,842.55</u>	<u>93,291.19</u>
Subtotal - Current Liabilities	<u>95,842.55</u>	<u>93,291.19</u>
TOTAL CURRENT LIABILITIES	<u>95,842.55</u>	<u>93,291.19</u>
TOTAL LIABILITIES	<u>95,842.55</u>	<u>93,291.19</u>
 MEMBERS' EQUITY		
Unrestricted Members' Equity	292,670.58	265,824.89
Restricted Members' Equity	<u>2,226,461.67</u>	<u>1,997,525.47</u>
Subtotal Members' Equity	<u>2,519,132.25</u>	<u>2,263,350.36</u>
TOTAL MEMBERS' EQUITY	<u>2,519,132.25</u>	<u>2,263,350.36</u>
 TOTAL LIABILITIES AND MEMBERS' EQUITY	 <u><u>\$ 2,614,974.80</u></u>	 <u><u>\$ 2,356,641.55</u></u>

Wailea Fairway Villas Association
Income Statement and Changes in Members' Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 11 Months Ended November 30, 2023

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
Revenues										
Membership Income										
405 - Maintenance Fees	89,277.46	79.0	89,277	0	982,052.06	75.9	982,052	0	1,071,330	89,278
406 - Capital Reserve	23,100.54	20.5	23,101	(0)	254,105.94	19.6	254,106	(0)	277,206	23,100
415 - Delinquent Owners Late Fee	(2.50)	0.0	150	(153)	1,625.64	0.1	1,650	(24)	1,800	174
416 - Delinquent Owners Interest	164.01	0.1	17	147	1,469.71	0.1	187	1,283	204	(1,266)
418 - Insurance Evidence Fine	0.00	0.0	0	0	300.00	0.0	0	300	0	(300)
420 - Tenant Information Form	0.00	0.0	0	0	150.00	0.0	0	150	0	(150)
425 - House Rule Violations	<u>100.00</u>	<u>0.1</u>	<u>167</u>	<u>(67)</u>	<u>13,000.00</u>	<u>1.0</u>	<u>1,833</u>	<u>11,167</u>	<u>2,000</u>	<u>(11,000)</u>
Total Membership Income	112,639.51	99.7	112,712	(72)	1,252,703.35	96.8	1,239,828	12,875	1,352,540	99,837
Non-Membership Income										
430 - Interest Income	60.18	0.1	208	(148)	520.57	0.0	2,292	(1,771)	2,500	1,979
431 - Reserve Interest Income	237.21	0.2	1,208	(971)	26,980.15	2.1	13,292	13,688	14,500	(12,480)
441 - Kayak Rack Rental	0.00	0.0	167	(167)	2,130.00	0.2	1,833	297	2,000	(130)
499 - Other Income	20.00	0.0	8	12	130.00	0.0	92	38	100	(30)
499.1 - Spectrum	<u>0.00</u>	<u>0.0</u>	<u>1,000</u>	<u>(1,000)</u>	<u>12,100.00</u>	<u>0.9</u>	<u>11,000</u>	<u>1,100</u>	<u>12,000</u>	<u>(100)</u>
Total Non-Membership Income	317.39	0.3	2,591	(2,274)	41,860.72	3.2	28,509	13,352	31,100	(10,761)
Total Revenues	112,956.90	100.	115,303	(2,346)	1,294,564.07	100.	1,268,337	26,227	1,383,640	89,076
Operating Expenses										
Administration Expenses										
625 - Bank Charges/Merchant Fee	10.00	0.0	10	0	10.00	0.0	110	(100)	120	110
645 - Dues & Subscriptions	0.00	0.0	167	(167)	1,703.00	0.1	1,833	(130)	2,000	297
710 - Meetings *	382.81	0.3	292	91	2,861.81	0.2	3,208	(346)	3,500	638
715 - Office & Administration *	863.68	0.8	500	364	5,355.02	0.4	5,500	(145)	6,000	645
715.1 - Office/Admin - Site Office *	164.63	0.1	150	15	1,200.20	0.1	1,650	(450)	1,800	600
715.2 - Office & Admin - Misc *	186.19	0.2	50	136	186.19	0.0	550	(364)	600	414
715.3 - Office/Rec Area WiFi	116.02	0.1	120	(4)	1,154.99	0.1	1,320	(165)	1,440	285
720 - Operating Supplies	216.93	0.2	250	(33)	2,351.15	0.2	2,750	(399)	3,000	649
910 - Depreciation	<u>310.00</u>	<u>0.3</u>	<u>310</u>	<u>0</u>	<u>3,410.00</u>	<u>0.3</u>	<u>3,410</u>	<u>0</u>	<u>3,720</u>	<u>310</u>
Total Administration Exp	2,250.26	2.0	1,849	401	18,232.36	1.4	20,331	(2,099)	22,180	3,948
Employee Costs										
610 - Auto	45.20	0.0	100	(55)	1,029.81	0.1	1,100	(70)	1,200	170
648 - Education & Seminars	0.00	0.0	50	(50)	0.00	0.0	550	(550)	600	600
653 - Emp/Ben.-Medical	1,284.50	1.1	1,285	(1)	13,735.20	1.1	14,130	(395)	15,415	1,680
780 - Salaries & Wages	13,026.36	11.5	13,180	(154)	144,531.87	11.2	144,980	(448)	158,160	13,628
801 - P/R Ins. - TDI & WC *	437.58	0.4	401	37	7,493.86	0.6	4,407	3,087	4,808	(2,686)
802 - Taxes - Payroll	1,176.36	1.0	1,328	(152)	15,471.36	1.2	14,610	861	15,938	467
812 - Uniforms	<u>0.00</u>	<u>0.0</u>	<u>17</u>	<u>(17)</u>	<u>134.46</u>	<u>0.0</u>	<u>183</u>	<u>(49)</u>	<u>200</u>	<u>66</u>
Total Employee Costs	15,970.00	14.1	16,361	(391)	182,396.56	14.1	179,960	2,437	196,321	13,924
Insurance Expense										
677 - Ins. - Bond	45.33	0.0	50	(5)	493.99	0.0	550	(56)	600	106
678 - Ins. Business Interruption	136.42	0.1	167	(31)	954.94	0.1	1,833	(878)	2,000	1,045
679 - Ins. - Dir./Officers	1,531.58	1.4	1,249	283	20,247.06	1.6	13,734	6,513	14,982	(5,265)
680 - Ins. - Package	5,824.08	5.2	5,542	282	54,944.24	4.2	60,958	(6,014)	66,500	11,556
683 - Ins. - CGL	340.08	0.3	342	(2)	3,736.56	0.3	3,758	(21)	4,100	363
684 - Ins. - Umbrella	<u>246.17</u>	<u>0.2</u>	<u>225</u>	<u>21</u>	<u>2,523.19</u>	<u>0.2</u>	<u>2,475</u>	<u>48</u>	<u>2,700</u>	<u>177</u>
Total Insurance Expenses	8,123.66	7.2	7,575	549	82,899.98	6.4	83,308	(408)	90,882	7,982

Wailea Fairway Villas Association
Income Statement and Changes in Members' Equity - Tax Basis
Actual vs. Budget
For the 1 Month and 11 Months Ended November 30, 2023

	CURRENT MONTH				YEAR TO DATE				BUDGET	
	Actual	%	Budget	Variance	Actual	%	Budget	Variance	Annual	Unexpended
Professional Services										
705 - Management Fee	3,458.00	3.1	3,458	0	38,038.00	2.9	38,038	0	41,496	3,458
731 - Prof.Svc.- Audit	0.00	0.0	386	(386)	4.41	0.0	4,245	(4,241)	4,631	4,627
732 - Prof.Svc.- Legal	291.66	0.3	417	(125)	4,427.04	0.3	4,583	(156)	5,000	573
733 - Prof.Svc.- Reserve	0.00	0.0	417	(417)	0.00	0.0	4,583	(4,583)	5,000	5,000
734 - Prof.Svc.- Y/E Acctng.	0.00	0.0	82	(82)	0.00	0.0	906	(906)	988	988
Total Professional Exp	<u>3,749.66</u>	<u>3.3</u>	<u>4,760</u>	<u>(1,010)</u>	<u>42,469.45</u>	<u>3.3</u>	<u>52,355</u>	<u>(9,886)</u>	<u>57,115</u>	<u>14,646</u>
Repairs & Maint Expenses										
746 - R/M - Buildings *	1,556.84	1.4	1,250	307	7,346.07	0.6	13,750	(6,404)	15,000	7,654
750 - R/M - Equipment	96.39	0.1	250	(154)	1,983.81	0.2	2,750	(766)	3,000	1,016
752 - R/M - Fire Equip.	0.00	0.0	200	(200)	1,805.66	0.1	2,200	(394)	2,400	594
753 - R/M - Landscape Upgrades	57.01	0.1	125	(68)	1,159.87	0.1	1,375	(215)	1,500	340
754 - R/M - Grounds	0.00	0.0	83	(83)	526.51	0.0	917	(390)	1,000	473
755 - R/M - Grounds Contractor	23,800.00	21.1	23,893	(93)	261,800.00	20.2	262,823	(1,023)	286,716	24,916
756 - R/M - Irrigation	613.73	0.5	667	(53)	4,220.52	0.3	7,333	(3,112)	8,000	3,779
760 - R/M - Pest Control	0.00	0.0	583	(583)	6,391.64	0.5	6,408	(16)	6,991	599
762 - R/M - Pool, Spa, BBQ *	3,993.37	3.5	2,467	1,526	31,425.54	2.4	27,133	4,293	29,600	(1,826)
764 - R/M - Refuse Collection	1,590.31	1.4	1,656	(66)	17,196.59	1.3	18,218	(1,021)	19,874	2,677
764.1 - R/M - Recycling	721.09	0.6	857	(136)	8,228.63	0.6	9,426	(1,197)	10,283	2,054
767 - R/M - Security Contract	1,354.17	1.2	1,354	0	14,554.45	1.1	14,896	(342)	16,250	1,696
Total Repairs & Maint Exp	<u>33,782.91</u>	<u>29.9</u>	<u>33,385</u>	<u>398</u>	<u>356,639.29</u>	<u>27.5</u>	<u>367,229</u>	<u>(10,590)</u>	<u>400,614</u>	<u>43,975</u>
Tax Expenses										
796 - Taxes - Gen. Excise	23.16	0.0	110	(87)	2,336.29	0.2	1,214	1,122	1,324	(1,012)
940 - Federal Income Taxes	0.00	0.0	1,000	(1,000)	0.00	0.0	11,000	(11,000)	12,000	12,000
945 - State Income Taxes	0.00	0.0	146	(146)	0.00	0.0	1,604	(1,604)	1,750	1,750
Total Tax Expenses	<u>23.16</u>	<u>0.0</u>	<u>1,256</u>	<u>(1,233)</u>	<u>2,336.29</u>	<u>0.2</u>	<u>13,818</u>	<u>(11,482)</u>	<u>15,074</u>	<u>12,738</u>
Utility Expense										
826 - Util. - Cable TV	6,035.82	5.3	6,311	(275)	60,591.85	4.7	69,421	(8,829)	75,732	15,140
826.1 - Util. - HUI Participation Fe	113.44	0.1	0	113	1,195.55	0.1	0	1,196	0	(1,196)
828 - Util. - Electric *	2,522.48	2.2	2,211	311	22,782.94	1.8	24,322	(1,539)	26,533	3,750
830 - Util. - Gas	0.00	0.0	50	(50)	452.37	0.0	550	(98)	600	148
832 - Util. - Sewer *	5,858.00	5.2	5,482	376	61,144.26	4.7	60,305	839	65,787	4,643
834 - Util. - Telephone *	257.16	0.2	250	7	3,196.85	0.2	2,750	447	3,000	(197)
838 - Util. - Water *	12,951.49	11.5	12,147	804	136,068.10	10.5	133,616	2,452	145,763	9,695
Total Utility Expenses	<u>27,738.39</u>	<u>24.6</u>	<u>26,451</u>	<u>1,287</u>	<u>285,431.92</u>	<u>22.0</u>	<u>290,964</u>	<u>(5,532)</u>	<u>317,415</u>	<u>31,983</u>
Reserves & Other Exp										
915 - Capital Reserves	23,100.54	20.5	23,101	(0)	254,105.94	19.6	254,106	(0)	277,206	23,100
916 - Reserves Interest	237.21	0.2	1,208	(971)	26,980.15	2.1	13,292	13,688	14,500	(12,480)
Total Reserve & Other Exp	<u>23,337.75</u>	<u>20.7</u>	<u>24,309</u>	<u>(971)</u>	<u>281,086.09</u>	<u>21.7</u>	<u>267,398</u>	<u>13,688</u>	<u>291,706</u>	<u>10,620</u>
Total Operating Expenses and Reserve Allocation										
Total Revenue Over Exp	<u>114,975.79</u>	<u>101.</u>	<u>115,946</u>	<u>(970)</u>	<u>1,251,491.94</u>	<u>96.7</u>	<u>1,275,363</u>	<u>(23,871)</u>	<u>1,391,307</u>	<u>139,815</u>
	<u>(2,018.89)</u>	<u>(1.8)</u>	<u>(643)</u>	<u>(1,376)</u>	<u>43,072.13</u>	<u>3.3</u>	<u>(7,026)</u>	<u>50,098</u>	<u>(7,667)</u>	<u>(50,739)</u>
Beginning Members' Equity					<u>249,598.45</u>					
Ending Members' Equity					<u>292,670.58</u>					

Wailea Fairway Villas Association
Statement of Cash Flows - Tax Basis
For the 1 Month and 11 Months Ended November 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (Loss)	\$ (2,018.89)	\$ 43,072.13
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Depreciation	310.00	3,410.00
Decrease (Increase) in Operating Assets:		
Accounts Receivable	(1,054.20)	(11,317.29)
Prepays	7,715.24	(12,949.71)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	4,833.79	(14,780.69)
Accrued Liabilities	(4,288.29)	(8,247.73)
Total Adjustments	<u>7,516.54</u>	<u>(43,885.42)</u>
Net Cash Provided By (Used in) Operating Activities	<u>5,497.65</u>	<u>(813.29)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Net Cash Provided By (Used In) Financing Activities	<u>0.00</u>	<u>0.00</u>
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NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS

5,497.65 (813.29)

CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD

277,920.03 284,230.97

CASH AND CASH EQUIVALENTS AT END OF PERIOD

\$ 283,417.68 \$ 283,417.68