

Cash Flow - 12 Month

Westwinds Real Estate

Properties: 429-451 S. Scott Boulevard Iowa City, IA 52245

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
Monthly Rent	11,302.00	11,302.00	11,383.55	11,479.00	10,939.00	10,074.00	12,179.00	11,569.00	11,569.00	11,569.00	11,569.00	11,569.00	136,503.55
Application Fee	70.00	-70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	80.00
Pet Rent	50.00	50.00	50.00	50.00	50.00	50.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
Subsidized Rent													
Section 8	403.00	403.00	403.00	403.00	936.00	936.00	936.00	1,011.00	1,011.00	1,011.00	2,022.00	0.00	9,475.00
Total Subsidized Rent	403.00	403.00	403.00	403.00	936.00	936.00	936.00	1,011.00	1,011.00	1,011.00	2,022.00	0.00	9,475.00
Total Operating Income	11,825.00	11,685.00	11,836.55	11,932.00	11,925.00	11,060.00	13,265.00	12,730.00	12,730.00	12,730.00	13,741.00	11,799.00	147,258.55
Expense													
Appliance Replacement													
Dishwasher	0.00	0.00	0.00	0.00	0.00	533.40	0.00	0.00	0.00	0.00	0.00	0.00	533.40
Microwave	0.00	0.00	0.00	0.00	406.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	406.97
Refrigerator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	686.00	0.00	0.00	0.00	0.00	686.00
Range	0.00	0.00	0.00	0.00	0.00	0.00	744.30	0.00	0.00	0.00	0.00	0.00	744.30
Washing Machine	654.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.20
Total Appliance Replacement	654.20	0.00	0.00	0.00	406.97	533.40	744.30	686.00	0.00	0.00	0.00	0.00	3,024.87
Association Dues	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	4,800.00	0.00	0.00	0.00	1,200.00	14,400.00
Carpet/Vinyl Replaced	0.00	0.00	0.00	1,679.20	0.00	0.00	0.00	3,216.46	0.00	0.00	0.00	0.00	4,895.66
Cleaning													
Cleaning	0.00	0.00	0.00	449.35	0.00	0.00	0.00	294.25	0.00	0.00	0.00	0.00	743.60
Total Cleaning	0.00	0.00	0.00	449.35	0.00	0.00	0.00	294.25	0.00	0.00	0.00	0.00	743.60
Electric/Gas	0.00	0.00	0.00	60.79	0.00	0.00	8.45	0.00	0.00	0.00	0.00	0.00	69.24
Insurance													
Insurance	150.94	150.94	0.00	150.94	150.94	0.00	29.60	0.00	0.00	0.00	0.00	0.00	633.36

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total Insurance	150.94	150.94	0.00	150.94	150.94	0.00	29.60	0.00	0.00	0.00	0.00	0.00	633.36
Maintenance													
Turnover Maintenance	0.00	0.00	0.00	4,421.68	0.00	0.00	0.00	698.79	0.00	0.00	0.00	0.00	5,120.47
General Maintenance	0.00	158.47	217.83	860.00	328.53	769.93	165.10	277.73	0.00	756.34	308.46	174.90	4,017.29
Appliance Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.10	0.00	0.00	0.00	0.00	90.10
Plumbing	0.00	54.97	1,919.90	0.00	0.00	0.00	394.45	132.26	0.00	0.00	71.43	0.00	2,573.01
HVAC	695.04	0.00	0.00	0.00	0.00	0.00	986.86	0.00	0.00	0.00	0.00	135.15	1,817.05
Vendor Coordination	80.00	0.00	0.00	0.00	0.00	50.00	0.00	200.00	0.00	0.00	0.00	0.00	330.00
Drywall Repair	0.00	0.00	0.00	0.00	0.00	514.32	0.00	0.00	0.00	0.00	0.00	0.00	514.32
Total Maintenance	775.04	213.44	2,137.73	5,281.68	328.53	1,334.25	1,546.41	1,398.88	0.00	756.34	379.89	310.05	14,462.24
Maintenance-Tenant	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00
Painting	0.00	0.00	1,350.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	2,100.00
Rental Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	0.00	650.00
Water	0.00	0.00	16.62	32.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.26
Water-Tenant	0.00	0.00	0.00	-15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.00
Total Operating Expense	2,755.18	1,564.38	4,704.35	8,839.60	2,086.44	3,067.65	4,278.76	10,395.59	0.00	756.34	1,029.89	1,510.05	40,988.23
NOI - Net Operating Income	9,069.82	10,120.62	7,132.20	3,092.40	9,838.56	7,992.35	8,986.24	2,334.41	12,730.00	11,973.66	12,711.11	10,288.95	106,270.32
Total Income	11,825.00	11,685.00	11,836.55	11,932.00	11,925.00	11,060.00	13,265.00	12,730.00	12,730.00	12,730.00	13,741.00	11,799.00	147,258.55
Total Expense	2,755.18	1,564.38	4,704.35	8,839.60	2,086.44	3,067.65	4,278.76	10,395.59	0.00	756.34	1,029.89	1,510.05	40,988.23
Net Income	9,069.82	10,120.62	7,132.20	3,092.40	9,838.56	7,992.35	8,986.24	2,334.41	12,730.00	11,973.66	12,711.11	10,288.95	106,270.32
Other Items													
Prepaid Due	0.00	-150.00	2,220.00	583.00	-936.00	-1,277.50	582.50	2,036.00	0.00	1,109.00	-1,095.00	-661.50	2,410.50
Owner Draw	-11,503.73	-9,839.53	-6,720.23	-3,655.52	-9,557.99	-8,213.08	-8,708.52	-6,687.33	-12,308.02	-12,487.45	-11,462.22	-11,312.99	-112,456.61
Owner Contribution	0.00	0.00	0.00	0.00	0.00	0.00	417.01	3,600.00	0.00	0.00	0.00	0.00	4,017.01
Net Other Items	-11,503.73	-9,989.53	-4,500.23	-3,072.52	-10,493.99	-9,490.58	-7,709.01	-1,051.33	-12,308.02	-11,378.45	-12,557.22	-11,974.49	-106,029.10
Cash Flow	-2,433.91	131.09	2,631.97	19.88	-655.43	-1,498.23	1,277.23	1,283.08	421.98	595.21	153.89	-1,685.54	241.22

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Beginning Cash	6,008.86	3,450.37	3,581.46	6,213.43	6,233.31	5,577.88	4,079.65	5,356.88	6,639.96	7,061.94	7,657.15	7,811.04	6,008.86
Beginning Cash + Cash Flow	3,574.95	3,581.46	6,213.43	6,233.31	5,577.88	4,079.65	5,356.88	6,639.96	7,061.94	7,657.15	7,811.04	6,125.50	6,250.08
Actual Ending Cash	3,450.37	3,581.46	6,213.43	6,233.31	5,577.88	4,079.65	5,356.88	6,639.96	7,061.94	7,657.15	7,811.04	6,125.50	6,125.50