Cash Flow - 12 Month

Westwinds Real Estate

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

Period Range: Jan 2024 to Dec 2024

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 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
Monthly Rent	10,725.00	10,725.00	10,867.74	11,400.00	10,725.00	10,015.00	9,250.00	11,354.00	11,354.00	10,680.00	10,680.00	11,302.00	129,077.74
Application Fee	0.00	35.00	-35.00	0.00	0.00	0.00	70.00	-70.00	0.00	0.00	0.00	0.00	0.00
Pet Rent	150.00	150.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	800.00
Subsidized Rent													
Section 8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	351.00	702.00	674.00	1,025.00	403.00	3,155.00
Johnson County GA/SS	0.00	0.00	0.00	0.00	0.00	800.00	1,600.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Total Subsidized Rent	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**800.00**	**1,600.00**	**351.00**	**702.00**	**674.00**	**1,025.00**	**403.00**	**5,555.00**
Total Operating Income	**10,875.00**	**10,910.00**	**10,882.74**	**11,450.00**	**10,775.00**	**10,865.00**	**10,970.00**	**11,685.00**	**12,106.00**	**11,404.00**	**11,755.00**	**11,755.00**	**135,432.74**
Expense													
Appliance Replacement													
Dishwasher	0.00	0.00	0.00	0.00	692.18	0.00	581.10	0.00	0.00	0.00	0.00	0.00	1,273.28
Dryer	749.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.42
Microwave	466.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	466.51
Range	0.00	0.00	855.42	0.00	0.00	925.38	0.00	0.00	0.00	0.00	0.00	0.00	1,780.80
Washing Machine	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	751.54	0.00	0.00	751.54
Total Appliance Replacement	**1,215.93**	**0.00**	**855.42**	**0.00**	**692.18**	**925.38**	**581.10**	**0.00**	**0.00**	**751.54**	**0.00**	**0.00**	**5,021.55**
Association Dues	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
Exterior Maintenance													
Door	231.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	231.71

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Replacement													
Total Exterior Maintenance	**231.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**231.71**
Cleaning-Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-174.90	174.90	0.00	0.00	0.00	0.00
Cleaning													
Carpet Cleaning	159.00	0.00	0.00	63.60	0.00	0.00	0.00	0.00	90.10	0.00	0.00	0.00	312.70
Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.40	0.00	0.00	0.00	90.40
Total Cleaning	**159.00**	**0.00**	**0.00**	**63.60**	**0.00**	**0.00**	**0.00**	**0.00**	**180.50**	**0.00**	**0.00**	**0.00**	**403.10**
Electric/Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.24	0.00	0.00	0.00	0.00	7.24
Insurance													
Insurance	129.33	129.33	129.33	129.33	129.33	150.94	150.94	150.94	150.94	150.94	150.94	150.94	1,703.23
Total Insurance	**129.33**	**129.33**	**129.33**	**129.33**	**129.33**	**150.94**	**150.94**	**150.94**	**150.94**	**150.94**	**150.94**	**150.94**	**1,703.23**
Maintenance													
Turnover Maintenance	0.00	0.00	143.61	0.00	0.00	0.00	0.00	0.00	805.74	0.00	0.00	0.00	949.35
General Maintenance	496.87	0.00	144.69	252.18	0.00	159.53	0.00	251.69	550.21	385.49	225.25	213.62	2,679.53
Appliance Repair	127.20	31.27	127.20	0.00	127.20	159.53	0.00	0.00	0.00	354.96	0.00	350.55	1,277.91
Plumbing	0.00	96.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	339.73	101.23	537.77
HVAC	605.26	0.00	0.00	0.00	813.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,419.02
Vendor Coordination	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Rental Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.93	0.00	0.00	56.18	0.00	99.11
Electrical	0.00	0.00	0.00	0.00	0.00	64.13	0.00	0.00	0.00	0.00	0.00	0.00	64.13
Total Maintenance	**1,229.33**	**128.08**	**415.50**	**292.18**	**940.96**	**383.19**	**0.00**	**294.62**	**1,355.95**	**740.45**	**621.16**	**665.40**	**7,066.82**
Maintenance-Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-201.28	0.00	-100.00	0.00	0.00	-301.28
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	1,200.00
Rental Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	585.00	0.00	0.00	585.00
Total Operating Expense	**4,165.30**	**1,457.41**	**2,600.25**	**1,685.11**	**2,962.47**	**2,659.51**	**1,932.04**	**2,476.62**	**3,062.29**	**3,327.93**	**1,972.10**	**2,016.34**	**30,317.37**
NOI - Net Operating	**6,709.70**	**9,452.59**	**8,282.49**	**9,764.89**	**7,812.53**	**8,205.49**	**9,037.96**	**9,208.38**	**9,043.71**	**8,076.07**	**9,782.90**	**9,738.66**	**105,115.37**

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Income													
Total Income	10,875.00	10,910.00	10,882.74	11,450.00	10,775.00	10,865.00	10,970.00	11,685.00	12,106.00	11,404.00	11,755.00	11,755.00	135,432.74
Total Expense	4,165.30	1,457.41	2,600.25	1,685.11	2,962.47	2,659.51	1,932.04	2,476.62	3,062.29	3,327.93	1,972.10	2,016.34	30,317.37
Net Income	**6,709.70**	**9,452.59**	**8,282.49**	**9,764.89**	**7,812.53**	**8,205.49**	**9,037.96**	**9,208.38**	**9,043.71**	**8,076.07**	**9,782.90**	**9,738.66**	**105,115.37**
Other Items													
Prepaid Due	-715.00	910.00	-455.00	455.00	-910.00	935.00	255.00	526.00	-1,501.00	950.00	403.00	0.00	853.00
Owner Draw	-7,600.71	-9,607.59	-7,617.49	-10,137.22	-7,983.23	-7,321.99	-9,974.51	-7,272.17	-10,781.57	-8,625.08	-9,786.46	-7,207.38	-103,915.40
Owner Contribution	0.00	176.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	146.74	3.56	0.00	326.89
Net Other Items	**-8,315.71**	**-8,521.00**	**-8,072.49**	**-9,682.22**	**-8,893.23**	**-6,386.99**	**-9,719.51**	**-6,746.17**	**-12,282.57**	**-7,528.34**	**-9,379.90**	**-7,207.38**	**-102,735.51**
Cash Flow	**-1,606.01**	**931.59**	**210.00**	**82.67**	**-1,080.70**	**1,818.50**	**-681.55**	**2,462.21**	**-3,238.86**	**547.73**	**403.00**	**2,531.28**	**2,379.86**
Beginning Cash	**3,629.00**	**2,022.99**	**2,954.58**	**3,164.58**	**3,247.25**	**2,166.55**	**3,985.05**	**3,303.50**	**5,765.71**	**2,526.85**	**3,074.58**	**3,477.58**	**3,629.00**
Beginning Cash + Cash Flow	**2,022.99**	**2,954.58**	**3,164.58**	**3,247.25**	**2,166.55**	**3,985.05**	**3,303.50**	**5,765.71**	**2,526.85**	**3,074.58**	**3,477.58**	**6,008.86**	**6,008.86**
Actual Ending Cash	**2,022.99**	**2,954.58**	**3,164.58**	**3,247.25**	**2,166.55**	**3,985.05**	**3,303.50**	**5,765.71**	**2,526.85**	**3,074.58**	**3,477.58**	**6,008.86**	**6,008.86**