

Cash Flow - 12 Month

Westwinds Real Estate

Properties: 460 Cameron Way North Liberty, IA 52317

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	25,820.00	24,635.00	24,535.00	27,105.00	24,535.00	25,820.00	25,820.00	25,260.00	25,260.00	25,260.00	25,826.67	27,360.00	307,236.67
Application Fee	0.00	0.00	0.00	105.00	-105.00	140.00	-140.00	0.00	90.00	90.00	-180.00	0.00	0.00
Late Charge	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
Pet Rent	50.00	50.00	50.00	50.00	50.00	50.00	50.00	250.00	200.00	200.00	250.00	250.00	1,500.00
Sublease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	-200.00	0.00	0.00	0.00	0.00
Total Operating Income	25,770.00	24,685.00	24,585.00	27,260.00	24,480.00	26,010.00	25,730.00	25,710.00	25,350.00	25,550.00	25,896.67	27,610.00	308,636.67
Expense													
Alarm Monitoring	155.82	0.00	212.00	155.82	0.00	0.00	155.82	0.00	0.00	155.82	0.00	0.00	835.28
Appliance Replacement													
Dryer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	606.50	0.00	606.50	0.00	1,213.00
Washing Machine	0.00	0.00	0.00	601.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	601.20
Water Heater	0.00	0.00	1,700.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.20
Total Appliance Replacement	0.00	0.00	1,700.20	601.20	0.00	0.00	0.00	0.00	606.50	0.00	606.50	0.00	3,514.40
Carpet/Vinyl Replaced	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,092.40	5,092.40
Cleaning-Tenant	-291.50	291.50	0.00	0.00	0.00	0.00	0.00	-1,178.50	1,413.77	-540.86	592.91	0.00	287.32
Cleaning													
Cleaning	640.00	0.00	640.00	0.00	640.00	640.00	0.00	640.00	307.20	640.00	0.00	732.11	4,879.31
Carpet Cleaning	0.00	106.00	0.00	0.00	0.00	0.00	0.00	0.00	413.40	0.00	0.00	0.00	519.40
Dryer Vent Cleaning	90.40	0.00	0.00	0.00	0.00	0.00	0.00	220.00	88.00	0.00	0.00	88.00	486.40
Total Cleaning	730.40	106.00	640.00	0.00	640.00	640.00	0.00	860.00	808.60	640.00	0.00	820.11	5,885.11

Cash Flow - 12 Month

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
Electric/Gas	1,037.11	0.00	1,042.10	454.46	158.78	0.00	249.12	229.75	189.65	143.68	467.23	38.37	4,010.25
Fire Inspection	101.23	299.50	0.00	0.00	80.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.77
Grounds Maintenance													
Grounds Maintenance	101.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	351.23
Total Grounds Maintenance	101.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	351.23
Landscaping	0.00	0.00	0.00	0.00	0.00	360.40	0.00	413.40	0.00	0.00	413.40	0.00	1,187.20
Lawn Care	0.00	0.00	0.00	0.00	0.00	0.00	0.00	699.60	254.40	508.80	0.00	254.40	1,717.20
Maintenance													
Turnover Maintenance	0.00	57.77	0.00	0.00	0.00	0.00	0.00	-383.66	2,984.95	0.00	461.69	0.00	3,120.75
General Maintenance	1,115.37	894.01	1,180.37	312.94	1,329.68	0.00	101.23	56.18	248.57	821.74	334.59	381.07	6,775.75
Appliance Repair	282.58	397.51	0.00	801.53	79.50	0.00	0.00	180.20	736.51	204.09	180.20	90.10	2,952.22
Plumbing	112.25	110.93	0.00	124.80	0.00	365.92	143.58	0.00	0.00	108.64	195.31	390.97	1,552.40
HVAC	191.33	0.00	0.00	0.00	1,490.89	191.33	0.00	0.00	0.00	400.68	1,045.78	0.00	3,320.01
Site Visits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.88	0.00	0.00	0.00	308.42	412.30
Vendor Coordination	0.00	353.96	0.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	653.96
Electrical	0.00	0.00	0.00	0.00	78.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.71
Total Maintenance	1,701.53	1,814.18	1,180.37	1,339.27	2,978.78	557.25	244.81	-43.40	3,970.03	1,735.15	2,217.57	1,170.56	18,866.10
Maintenance-Tenant	0.00	50.00	-50.00	0.00	0.00	0.00	0.00	-290.15	27.61	-524.14	524.14	0.00	-262.54
Management Fees	1,830.90	1,727.95	1,810.90	1,810.90	1,810.90	1,810.90	1,810.90	1,785.70	1,779.93	1,784.47	1,782.20	1,947.87	21,693.52
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00	0.00	0.00	3,100.00
Pest Control	83.48	74.20	0.00	133.75	371.00	891.40	0.00	0.00	0.00	0.00	0.00	0.00	1,553.83
Rental Permits	0.00	0.00	0.00	0.00	0.00	0.00	3,402.94	0.00	0.00	0.00	278.00	0.00	3,680.94
Snow Removal	787.14	973.80	299.60	1,168.60	0.00	48.23	0.00	0.00	0.00	0.00	0.00	0.00	3,277.37
Trash/Recycling	539.32	0.00	505.69	287.02	352.57	319.19	231.60	333.50	573.03	234.85	234.75	392.39	4,003.91
Water	58.53	53.34	0.00	112.83	53.73	53.73	53.73	61.76	56.71	56.71	56.71	327.76	945.54
Total Operating Expense	6,835.19	5,390.47	7,340.86	6,063.85	6,445.80	4,681.10	6,148.92	2,871.66	9,680.23	7,544.48	7,173.41	10,043.86	80,219.83

Cash Flow - 12 Month

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
NOI - Net Operating Income	18,934.81	19,294.53	17,244.14	21,196.15	18,034.20	21,328.90	19,581.08	22,838.34	15,669.77	18,005.52	18,723.26	17,566.14	228,416.84
Total Income	25,770.00	24,685.00	24,585.00	27,260.00	24,480.00	26,010.00	25,730.00	25,710.00	25,350.00	25,550.00	25,896.67	27,610.00	308,636.67
Total Expense	6,835.19	5,390.47	7,340.86	6,063.85	6,445.80	4,681.10	6,148.92	2,871.66	9,680.23	7,544.48	7,173.41	10,043.86	80,219.83
Net Income	<u>18,934.81</u>	<u>19,294.53</u>	<u>17,244.14</u>	<u>21,196.15</u>	<u>18,034.20</u>	<u>21,328.90</u>	<u>19,581.08</u>	<u>22,838.34</u>	<u>15,669.77</u>	<u>18,005.52</u>	<u>18,723.26</u>	<u>17,566.14</u>	<u>228,416.84</u>
Other Items													
Prepaid Due	-2,931.17	2,839.08	1,375.00	-581.25	2,087.00	-1,987.00	-1,172.50	260.75	-610.00	2,194.25	-4,392.17	1,707.17	-1,210.84
Owner Draw	-20,008.02	-20,411.59	-18,808.33	-19,399.60	-19,476.32	-20,705.39	-18,764.67	-21,244.74	-18,781.27	-16,533.89	-16,665.45	-17,883.52	-228,682.79
Net Other Items	<u>-22,939.19</u>	<u>-17,572.51</u>	<u>-17,433.33</u>	<u>-19,980.85</u>	<u>-17,389.32</u>	<u>-22,692.39</u>	<u>-19,937.17</u>	<u>-20,983.99</u>	<u>-19,391.27</u>	<u>-14,339.64</u>	<u>-21,057.62</u>	<u>-16,176.35</u>	<u>-229,893.63</u>
Cash Flow	<u>-4,004.38</u>	<u>1,722.02</u>	<u>-189.19</u>	<u>1,215.30</u>	<u>644.88</u>	<u>-1,363.49</u>	<u>-356.09</u>	<u>1,854.35</u>	<u>-3,721.50</u>	<u>3,665.88</u>	<u>-2,334.36</u>	<u>1,389.79</u>	<u>-1,476.79</u>
Beginning Cash	15,303.17	11,298.79	13,020.81	12,831.62	14,046.92	14,691.80	13,328.31	12,972.22	15,798.37	11,105.07	14,770.95	12,436.59	15,303.17
Beginning Cash + Cash Flow	11,298.79	13,020.81	12,831.62	14,046.92	14,691.80	13,328.31	12,972.22	14,826.57	12,076.87	14,770.95	12,436.59	13,826.38	13,826.38
Actual Ending Cash	11,298.79	13,020.81	12,831.62	14,046.92	14,691.80	13,328.31	12,972.22	15,798.37	11,105.07	14,770.95	12,436.59	13,826.38	13,826.38