

Cash Flow - 12 Month

Westwinds Real Estate

Properties: 460 Cameron Way North Liberty, IA 52317

Period Range: Jan 2026 to Dec 2026

Accounting Basis: Cash

Additional Cash GL Accounts: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Operating Income & Expense													
Income													
Monthly Rent	26,715.00	26,805.00	26,960.00	26,960.00	26,960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,400.00
Application Fee	0.00	0.00	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Late Charge	-5.00	-20.00	0.00	65.00	-40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NSF Fee	0.00	0.00	0.00	35.00	-70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35.00
Pet Rent	250.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Total Operating Income	26,960.00	27,035.00	27,210.00	27,310.00	27,370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,885.00
Expense													
Alarm Monitoring	155.82	292.83	0.00	155.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	604.47
Appliance Replacement													
Dishwasher	565.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	565.20
Dryer	0.00	606.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	606.50
Microwave	0.00	562.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	562.97
Washing Machine	601.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	601.20
Total Appliance Replacement	1,166.40	1,169.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,335.87
Exterior Maintenance													
Door Replacement	0.00	0.00	0.00	0.00	402.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402.98
Total Exterior Maintenance	0.00	0.00	0.00	0.00	402.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	402.98
Cleaning													
Cleaning	0.00	0.00	640.00	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,280.00

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Dryer Vent Cleaning	0.00	88.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00
Total Cleaning	0.00	88.00	640.00	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,368.00
Electric/Gas	564.87	543.27	1,068.85	537.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,714.38
Fire Inspection	0.00	304.50	0.00	0.00	58.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	362.80
Grounds Maintenance													
Grounds Maintenance	0.00	0.00	0.00	0.00	75.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.79
Total Grounds Maintenance	0.00	0.00	0.00	0.00	75.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.79
Insurance													
Insurance	0.00	0.00	0.00	13,149.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,149.50
Total Insurance	0.00	0.00	0.00	13,149.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,149.50
Maintenance													
General Maintenance	1,379.73	1,450.46	1,146.96	164.30	864.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,006.27
Appliance Repair	271.15	90.95	0.00	90.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	452.20
Plumbing	533.52	125.88	0.00	0.00	394.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,054.25
HVAC	0.00	0.00	1,535.76	0.00	1,583.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,119.40
Site Visits	0.00	68.90	87.45	0.00	87.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	243.80
Vendor Coordination	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Gutter Cleaning/ Repair	0.00	0.00	0.00	80.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.83
Rental Inspections	0.00	0.00	495.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.29
Electrical	479.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	479.12
Total Maintenance	3,013.52	1,736.19	3,265.46	335.23	2,930.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,281.16
Maintenance-Tenant	0.00	103.35	-103.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Management Fees	1,904.70	1,893.85	1,904.70	1,904.70	1,904.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,512.65
Pest Control	0.00	0.00	0.00	0.00	121.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.90

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Professional Fees													
Professional Fees	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total Professional Fees	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Rental Permit - Maintenance	0.00	0.00	1,095.03	1,174.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,269.56
Snow Removal	3,456.14	367.10	147.13	0.00	75.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,046.28
Trash/Recycling	236.16	233.01	310.18	0.00	784.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,564.26
Water	56.71	56.71	56.71	56.71	56.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	283.55
Total Operating Expense	10,554.32	6,788.28	8,384.71	17,953.88	7,911.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,593.15
NOI - Net Operating Income	16,405.68	20,246.72	18,825.29	9,356.12	19,458.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,291.85
Total Income	26,960.00	27,035.00	27,210.00	27,310.00	27,370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,885.00
Total Expense	10,554.32	6,788.28	8,384.71	17,953.88	7,911.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51,593.15
Net Income	16,405.68	20,246.72	18,825.29	9,356.12	19,458.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,291.85
Other Items													
Prepaid Due	-295.50	-22.00	268.00	-598.00	-7,420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,067.50
Owner Draw	-17,552.96	-20,455.82	-18,891.91	-10,891.19	-18,718.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-86,510.13
Net Other Items	-17,848.46	-20,477.82	-18,623.91	-11,489.19	-26,138.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-94,577.63
Cash Flow	-1,442.78	-231.10	201.38	-2,133.07	-6,680.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,285.78
Beginning Cash	13,826.38	12,383.60	12,152.50	12,353.88	10,220.81	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	13,826.38
Beginning Cash + Cash Flow	12,383.60	12,152.50	12,353.88	10,220.81	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60
Actual Ending Cash	12,383.60	12,152.50	12,353.88	10,220.81	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60	3,540.60