

Cash Flow - 12 Month

Westwinds Real Estate

Properties: 460 Cameron Way North Liberty, IA 52317

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	23,971.94	23,660.96	24,600.00	23,667.10	23,178.00	23,415.00	23,547.90	24,635.00	24,810.00	26,939.35	24,635.00	27,030.00	294,090.25
Application Fee	0.00	-35.00	35.00	0.00	-35.00	175.00	0.00	-175.00	35.00	-35.00	0.00	0.00	-35.00
Late Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00
Pet Rent	200.00	150.00	150.00	150.00	100.00	150.00	150.00	100.00	50.00	190.00	110.00	50.00	1,550.00
Sublease Fees	0.00	-400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-400.00
Subsidized Rent													
Shelter House	0.00	0.00	0.00	0.00	1,185.00	2,370.00	0.00	1,185.00	0.00	1,185.00	1,185.00	1,185.00	8,295.00
Total Subsidized Rent	0.00	0.00	0.00	0.00	1,185.00	2,370.00	0.00	1,185.00	0.00	1,185.00	1,185.00	1,185.00	8,295.00
Total Operating Income	24,171.94	23,375.96	24,785.00	23,817.10	24,428.00	26,110.00	23,697.90	25,745.00	24,895.00	28,279.35	26,030.00	28,265.00	303,600.25
Expense													
Alarm Monitoring	361.46	0.00	0.00	149.46	0.00	0.00	155.82	0.00	0.00	155.82	0.00	0.00	822.56
Appliance Replacement													
Dryer	0.00	0.00	0.00	0.00	0.00	766.38	0.00	0.00	0.00	0.00	0.00	0.00	766.38
Total Appliance Replacement	0.00	0.00	0.00	0.00	0.00	766.38	0.00	0.00	0.00	0.00	0.00	0.00	766.38
Carpet/Vinyl Replaced-Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	0.00	0.00	-500.00
Cleaning-Tenant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-233.20	583.00	-466.40	466.40	0.00	349.80
Cleaning													
Cleaning	0.00	1,016.30	640.00	640.00	640.00	0.00	0.00	640.00	703.60	0.00	63.60	640.00	4,983.50
Carpet Cleaning	159.00	0.00	0.00	116.60	116.60	0.00	0.00	594.83	286.20	0.00	132.50	0.00	1,405.73

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Dryer Vent Cleaning	0.00	0.00	0.00	0.00	140.98	345.03	90.40	0.00	0.00	0.00	0.00	0.00	576.41
Total Cleaning	159.00	1,016.30	640.00	756.60	897.58	345.03	90.40	1,234.83	989.80	0.00	196.10	640.00	6,965.64
Electric/Gas	426.75	511.88	449.62	433.21	496.93	550.20	0.00	122.96	123.40	243.48	0.00	113.80	3,472.23
Fire Inspection	102.82	1,465.00	0.00	0.00	62.54	0.00	0.00	0.00	66.78	0.00	0.00	0.00	1,697.14
Grounds Maintenance													
Grounds Maintenance	0.00	0.00	200.00	85.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.33
Total Grounds Maintenance	0.00	0.00	200.00	85.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.33
Landscaping	0.00	0.00	0.00	0.00	0.00	360.40	0.00	360.40	0.00	0.00	360.40	0.00	1,081.20
Lawn Care	344.50	0.00	0.00	0.00	0.00	192.92	254.40	0.00	320.12	445.20	0.00	0.00	1,557.14
Maintenance													
Turnover Maintenance	0.00	47.28	0.00	650.66	595.38	0.00	0.00	555.99	0.00	206.70	0.00	0.00	2,056.01
General Maintenance	516.49	356.40	740.66	493.94	81.46	229.26	435.31	456.11	106.53	190.27	807.35	85.33	4,499.11
Appliance Repair	751.97	0.00	987.87	0.00	196.09	79.50	0.00	329.24	0.00	494.78	0.00	185.05	3,024.50
Plumbing	0.00	0.00	0.00	95.68	264.33	0.00	0.00	0.00	0.00	323.83	147.87	0.00	831.71
HVAC	-315.58	697.22	0.00	0.00	1,389.13	0.00	0.00	219.95	615.33	742.53	0.00	0.00	3,348.58
Site Visits	0.00	357.71	299.45	122.43	0.00	287.79	0.00	0.00	0.00	0.00	0.00	66.78	1,134.16
Vendor Coordination	35.00	0.00	35.00	0.00	0.00	80.00	0.00	40.00	40.00	0.00	0.00	0.00	230.00
Electrical	0.00	0.00	0.00	0.00	0.00	85.33	0.00	0.00	0.00	0.00	0.00	0.00	85.33
Total Maintenance	987.88	1,458.61	2,062.98	1,362.71	2,526.39	761.88	435.31	1,601.29	761.86	1,958.11	955.22	337.16	15,209.40
Maintenance-Tenant	0.00	36.99	0.00	0.00	-327.20	0.00	0.00	-85.12	42.93	-206.70	0.00	-85.33	-624.43
Management Fees	1,779.54	1,732.50	1,732.50	1,732.44	1,729.00	1,732.50	1,732.50	1,823.70	1,740.20	1,891.00	1,897.35	1,788.50	21,311.73
Pest Control	0.00	63.60	0.00	0.00	74.20	0.00	0.00	0.00	207.95	0.00	74.20	313.95	733.90
Rental Permits	278.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278.00	556.00
Snow Removal	2,041.20	1,970.10	1,828.80	405.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,245.70
Trash/Recycling	0.00	0.00	55.40	291.97	497.73	427.79	0.00	442.48	0.00	577.16	419.94	0.00	2,712.47
Water	56.90	51.73	51.73	51.73	0.00	110.73	52.73	60.39	52.73	52.73	52.73	58.00	652.13
Total Operating Expense	6,538.05	8,306.71	7,021.03	5,269.05	5,957.17	5,247.83	2,721.16	4,827.73	4,888.77	4,650.40	4,422.34	3,444.08	63,294.32

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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
NOI - Net Operating Income	17,633.89	15,069.25	17,763.97	18,548.05	18,470.83	20,862.17	20,976.74	20,917.27	20,006.23	23,628.95	21,607.66	24,820.92	240,305.93
Total Income	24,171.94	23,375.96	24,785.00	23,817.10	24,428.00	26,110.00	23,697.90	25,745.00	24,895.00	28,279.35	26,030.00	28,265.00	303,600.25
Total Expense	6,538.05	8,306.71	7,021.03	5,269.05	5,957.17	5,247.83	2,721.16	4,827.73	4,888.77	4,650.40	4,422.34	3,444.08	63,294.32
Net Income	17,633.89	15,069.25	17,763.97	18,548.05	18,470.83	20,862.17	20,976.74	20,917.27	20,006.23	23,628.95	21,607.66	24,820.92	240,305.93
Other Items													
Prepaid Due	-580.00	2,454.10	-1,830.00	540.90	1,370.00	-455.00	2,585.00	440.00	-2,107.50	-3,542.16	4,398.00	-3,285.00	-11.66
Owner Draw	-20,160.91	-14,701.75	-19,269.00	-18,632.38	-17,864.47	-20,561.77	-22,013.74	-19,576.81	-21,014.29	-22,521.86	-20,898.97	-24,054.67	-241,270.62
Owner Contribution	49.62	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	424.62
Net Other Items	-20,691.29	-12,247.65	-21,099.00	-18,091.48	-16,494.47	-21,016.77	-19,053.74	-19,136.81	-23,121.79	-26,064.02	-16,500.97	-27,339.67	-240,857.66
Cash Flow	-3,057.40	2,821.60	-3,335.03	456.57	1,976.36	-154.60	1,923.00	1,780.46	-3,115.56	-2,435.07	5,106.69	-2,518.75	-551.73
Beginning Cash	15,854.90	12,797.50	16,438.93	13,103.90	13,560.47	15,536.83	15,382.23	16,485.40	18,265.86	15,150.30	12,715.23	17,821.92	15,854.90
Beginning Cash + Cash Flow	12,797.50	15,619.10	13,103.90	13,560.47	15,536.83	15,382.23	17,305.23	18,265.86	15,150.30	12,715.23	17,821.92	15,303.17	15,303.17
Actual Ending Cash	12,797.50	16,438.93	13,103.90	13,560.47	15,536.83	15,382.23	16,485.40	18,265.86	15,150.30	12,715.23	17,821.92	15,303.17	15,303.17