

Cashflow Report

1. Click **VIEW REPORT** for the 'Cashflow Report'.

The screenshot shows the PropertyDirector.com.au website interface. At the top, there is a navigation bar with a 'Logout' button and links for Home, Manage Portfolio, Reports, My Profile, About, and Contact. Below this, a breadcrumb trail shows 'Home > Reports'. The main content area is titled 'Reports' and contains a sub-section 'My Portfolio Reports'. Three report cards are displayed: 'Portfolio Report', 'Cashflow Report', and 'Portfolio Forecaster'. Each card has a 'PREVIEW' button and a 'VIEW REPORT' button. The 'Cashflow Report' card is highlighted with a red rectangular box around its 'VIEW REPORT' button.

2. The Cashflow report will be displayed, listing the cashflow summary for the selected financial year for all properties in your portfolio (including all income, expenses, and mortgage repayments per property). The uploaded statements for each property will also be neatly summarised in the right side for easy reference if required. The report can be easily printed by clicking 'Print' in the top right. Click 'View Consolidated Portfolio Cashflow' at the top to see your consolidated cashflow for the selected financial year.

The screenshot displays the Cashflow Report for the property '1008/98 Gloucester Street, The Rocks NSW'. The report is for the financial year 2019-2020. A note states 'All values below are in dollars (\$)'. The main table shows monthly data from July to May. The 'Income' section shows a consistent monthly rent of \$3,411.00. The 'Mortgage' section shows monthly loan repayments of \$2,288.00. The 'Expenses' section lists various costs such as Maintenance & Repairs, Other, Council Rates, Property Management Fee, Water Rates, and Strata/Body Corporate. The 'Net' result for the year is -\$1,947.55. To the right of the table is a 'Statements' section with a sub-section 'Income' containing two items: 'new edit transa...' and 'Getting Started ...'.

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma
Income											
Rent	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00
Total Income	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00	3,411.00
Mortgage											
Loan Repayments	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00
Total Mortgage	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00	2,288.00
Expenses											
Maintenance & Repairs	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Council Rates	0	0	300.00	0	300.00	0	0	300.00	0	0	300.00
Property Management Fee	170.55	170.55	170.55	170.55	170.55	170.55	170.55	170.55	170.55	170.55	170.55
Water Rates	300.00	0	0	0	0	300.00	300.00	0	300.00	0	0
Strata/Body Corporate	0	2,600.00	0	0	2,600.00	0	0	2,600.00	0	0	2,600.00
Total Expenses	470.55	2,770.55	470.55	170.55	3,070.55	470.55	470.55	3,070.55	470.55	170.55	3,070.55
Net	662.45	-1,647.55	662.45	952.45	-1,947.55	662.45	662.45	-1,947.55	662.45	952.45	-1,947.55

- The Consolidated Cashflow Report will be displayed.
Click 'Per Property' Cashflow to view cashflow per property again if you wish.

Cashflow Report
2019-2020 ▾
Create Private Link
BACK

[View 'Per Property' Cashflow](#)
Print Report

Consolidated Portfolio

Summary (Financial Year 2019-2020)

All values below are in dollars (\$).

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Income	12,916.25	13,010.80	14,231.00	13,136.05	14,252.10	13,291.00	12,926.15	12,120.70	13,389.14	13,290.70	12,150.70	12,050.70	156,765.29
Mortgage	9,878.89	9,878.89	9,878.89	9,878.89	9,878.89	9,878.89	9,935.12	9,996.64	10,186.99	10,400.74	10,329.49	10,400.74	120,523.01
Expenses	3,947.92	1,728.07	2,135.51	4,401.95	5,376.62	3,676.81	2,145.18	4,765.73	4,990.35	2,330.03	6,353.03	2,757.21	44,608.41
Net	-910.56	1,403.84	2,216.60	-1,144.79	-1,003.41	-264.70	845.85	-2,641.67	-1,788.19	559.93	-4,531.82	-1,107.25	-8,366.17