

iGen Financial Platform – Reporting BRD

Report 1: Apartment-wise Monthly Statement

1. Purpose

Provide owners with a monthly statement of transactions for each apartment. The report should be visible inside the Owner Dashboard, with an option to download as PDF.

2. Report Format

Columns: Date | Transaction Type | Credit | Debit | Balance | Remarks

Date	Transaction Type	Credit	Debit	Balance	Remarks
01-Jul	Opening Balance		5,000		
06-Jul	Rent - In	20,330		25,330	
15-Jul	CAMC	8,708	16,622		
30-Jul	iGen Service Charge		1,220	12,402	
05-Aug	Rent - Out		12,402	0	UTR: INDBH05085465392

3. Data Source

- Review & Classify Transactions
- Cash Ledger Entries
- If a transaction is split, use only the split rows (ignore the parent row).
- Balance should be calculated using Value Date.

4. Dashboard Placement

Inside Owner Dashboard → Apartment Card. Provide the following controls:

- Month Selector (defaults to current month)
- View Statement button
- Export to PDF button

5. PDF Export

- Same format as on-screen table.
- Header: Owner Name, Property Code, Month.

- Footer: Generated Date/Time.
- File name: owner_statement_<propertycode>_<month>.pdf

6. Acceptance Criteria

- Report shows correct data (Review & Classify + Cash Ledger entries).
- Opening Balance is displayed.
- Running balance updates correctly row by row.
- Split transactions handled properly.
- PDF export works and matches the table.
- Owners only see their properties; Admins can see all.

Report 2: Maintenance Works & Expenses P&L (YTD)

1. Purpose

Track Maintenance & Interior expenses across the year, starting from 1st January of the current year. Admins can view overall totals, drill down to entity balances, and further drill down to transaction-level details.

2. Placement

- Appears in the Dashboard.
- Default period = YTD (1st Jan → Today).

3. Report Format

Level 1 – Summary (Dashboard Widget)

- Show Total Maintenance & Interior Expenses YTD (₹).
- On click → Drill down to Level 2.

Level 2 – Entity Balance Table

- Columns: Entity (Property/Project) | Balance (₹).
- Default period = YTD, with option to choose Date Range.
- Export to Excel available.
- On click of entity → Drill down to Level 3.

Level 3 – Transaction Details

- Ledger-style table: Date | Transaction Type | Credit | Debit | Balance | Remarks.
- Default period = YTD, with option to choose Date Range.
- Export to Excel available.

4. Data Source & Logic

- Source: Review & Classify Transactions + Cash Ledger.
- Filter: Cost Centre = Maintenance & Interior.
- Balance Calculation: Running balance = credits – debits, by value date.
- Summary:
 - YTD Total = SUM of all matching transactions from 1 Jan → Today.
 - Drill down 2 = Group by Property/Project.
 - Drill down 3 = Show transaction rows for that entity.

5. Acceptance Criteria

- Dashboard shows YTD Maintenance & Interior total.
- Drill down 2 lists all entities with balances (date range adjustable).
- Drill down 3 shows full ledger view for the entity (date range adjustable).
- Export to Excel works at both Drill down 2 and Drill down 3.
- Totals match Review & Classify + Cash Ledger data.

6. Mock Screens

Level 1 – Dashboard Widget:

+-----+
Maintenance & Interior Expenses (YTD)
Total: ₹ 1,25,000
[Click to View Details]
+-----+

Level 2 – Entity Balances:

+-----+
Maintenance & Interior Expenses – Entity Balances
Period: [01-Jan-2025 → Today ▾] [Update] [Export to Excel]
+-----+
Entity Balance (₹)

Purva E404 40,000
Villa A12 35,000
Project X 50,000
+-----+

Level 3 – Transaction Details:

Transactions – Purva E404 (01-Jan-2025 → 31-Aug-2025)					
Period: [01-Jan-2025 → 31-Aug-2025 ▾] [Update] [Export to Excel]					
Date	Transaction Type	Credit	Debit	Balance	Remarks
10-Feb	Maintenance Work	15,000	25,000		
22-Apr	Interior Expense	10,000	35,000		
12-Jul	Maintenance Work	5,000	40,000		

Report 3: Owner Dashboard – Rental

1. Purpose

Provide owners a list view of all rental apartments (occupied and non-occupied) with a non-drillable header summary of totals and a detailed property table. Allow inline editing of Rent, iGen Service Charge, Lease Start Date, and Lease Expiry Date. Enable generation of Report 1 (Monthly Statement) from each property row.

2. Placement

- Appears inside the Owner Dashboard.

3. Header (Non-Drillable)

Display summary counts and totals from Property Table:

- Total Properties
- Rented Properties
- Vacant Properties
- Care Properties
- Sale Properties
- Expected Rent (This Month) = sum of Rent for occupied properties
- iGen Service Charge (This Month) = sum of SC for occupied properties
- Inspections scheduled this month – Count of all inspections 30 days from now
- To be vacated – count of all where lease end date is within 30 days

Note: This header is summary-only and not clickable.

4. Property List (Detailed Table)

Columns:

- Property Name
- Status (Occupied / Vacant / Care / Sale)
- Rent (₹) – editable
- iGen Service Charge (₹) –
- Lease Start Date – editable
- Lease Expiry Date – editable
- Agreement Renewal Date –
- Inspection Date – view only
- Tenant/Owner Name
- Transaction scheduled – Flag to show bank transaction has been scheduled externally
- Email Sent – Flag to show email has been send externally
- Statement Button – [Generate Statement] (enabled for all rows, opens Report 1, Can be exported as Word or Pdf)

On click of property name will take to Property Page in edit mode

5. Data Source & Logic

- Source: Property Table (with tenant/lease details).
- Occupied: tenant linked (status = occupied).
- Vacant: status = vacant.
- Care: purpose = care.
- Sale: purpose = sale.
- Expected Rent = sum of rent values where status = occupied.
- iGen Service Charge = sum of service charge values for current month.

6. Acceptance Criteria

- Header shows correct totals (non-drillable).
- Detailed table lists all properties with required fields.
- Inline editing works for Rent, iGen Service Charge, Lease Start Date, Lease Expiry Date.
- Renewal and Inspection Dates are displayed but not editable.
- Statement button is visible for all rows and opens Report 1 with Month/Year filter and PDF export.
- Table refreshes after edits to update values and header totals.

7. Mock Screens

Header (Summary – Non-Drillable)

+-----+

Total: 12 Rented: 6 Vacant: 3 Care: 2 Sale: 1	
Expected Rent (This Month): ₹ 1,20,000 iGen SC (This Month): ₹ 12,000	

Table (Detailed Property List)

Property Tenant/Owner	Status	Rent (₹)	iGen SC (₹)	Lease Start	Lease Expiry	Renewal	Insp.	Statement
Purva E404	Occupied	25,000*	1,500*	01-Jun-24*	31-May-25*	05-Sep	08-Sep	John Doe [Generate]
Villa A12	Vacant	0*	0*	- *	- *	-	-	[Generate]
Flat B210	Care	0*	0*	- *	- *	-	-	[Generate]
Plot X15	Sale	0*	0*	- *	- *	-	-	[Generate]

* Editable Fields:

Report 4: Project Profitability Report

1. Purpose

Provide a clear view of profitability for each project by comparing all inflows (revenues, reimbursements) against all outflows (expenses, contracts, OPEX, CAPEX).

2. Placement

- Appears in the Reports Menu.
- User can select Date Range (default = YTD).

3. Report Format

Level 1 – Project Summary Table

- Columns: Project Name | Total Inflows (₹) | Total Outflows (₹) | Net Profit/Loss (₹).

Level 2 – Drill Down (for a project)

- Columns: Date | Transaction Type | Credit (₹) | Debit (₹) | Balance (₹) | Remarks.

4. Data Source & Logic

- Source: Review & Classify Transactions + Cash Ledger.
- Filter: entity_type = Project.
- Inflows: All credits classified under the project.
- Outflows: All debits classified under the project (including contracts, OPEX, CAPEX).
- Net Profitability = Total Inflows – Total Outflows.
- Date Range: User selects (default = YTD).

5. Acceptance Criteria

- Report shows all projects with inflows, outflows, and net.
- Drill down shows detailed transaction list for a selected project.
- Export to Excel available at both summary and drill down levels.
- Net matches Review & Classify + Cash Ledger totals.

6. Mock Screens

Level 1 – Project Summary Table:

Project Profitability (01-Jan-2025 → 31-Aug-2025)			
Project	Inflows (₹)	Outflows (₹)	Net (₹)
Project X	5,00,000	3,75,000	+1,25,000
Interior A12	2,00,000	2,50,000	-50,000
Land Dev B210	8,00,000	6,00,000	+2,00,000
[Export to Excel]			

Level 2 – Drill Down (Project X):

Transactions – Project X (01-Jan-2025 → 31-Aug-2025)					
Date	Transaction Type	Credit	Debit	Balance	Remarks
10-Feb	Client Payment	1,00,000	1,00,000	INV-101	
15-Mar	Contractor Payment	50,000	50,000	Milestone 1	
20-Apr	Purchase Material	25,000	25,000	Cement Bill	
10-May	Client Payment	2,00,000	2,25,000	INV-102	

| [Export to Excel]

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Report 5 : Financial Dashboard

Level 1: Select Chart of Accounts

- Cost Centre
- Transaction Type
- Entity
- Asset
- Contract

Apply

Level 2: Select Values of Chosen Chart of Accounts + Date Range

Cost Centre (Values)

Select values... [Multi-select]

Rental

Transaction Type (Values)

Select values... [Multi-select]

Opex

Benefits

Entity (Values)

Select values... [Multi-select]

Repairs

Purva E404

Select All

Project X

Value Date Range

From: 01-Aug-2025

To: 31-Aug-2025

Generate

Level 3: Report Output - Pivot Table

Export to Excel

Cost Centre	Transaction Type	Entity	Credit (₹)	Debit (₹)	Margin (₹)	Balance (₹)
Rental	Rent-In	Purva E404	25,000			25,000
Rental	Rent SC	Purva E404		1,500		23,500
Maintenance	Repairs	Villa A12		5,000		-5,000
Opex	Utilities	Project X		10,000		-10,000
Brokerage	Margin	Purva E404			2,000	2,000
Total			35,000	16,500	2,000	10,500

- Add Date as column value

1. Purpose

Enable finance team to dynamically pivot financial data across multiple Chart of Accounts (CoA) dimensions. Users can select CoAs, then select values within them and a date range,

and generate a pivot table view with Credit, Debit, Margin, and Balance. This allows flexible multi-dimensional financial analysis.

2. Placement

- Appears in the Reports Menu → Financial Dashboard

3. Data Source & Logic

- Source: Review & Classify Transactions table + Cash Ledger table (unified ledger view).
- Dimensions available for pivot:
 - Cost Centre
 - Transaction Type
 - Entity (Property / Project / OpEx)
 - Asset
 - Contract
- User can select one or more CoA dimensions.
- User then selects specific values within those dimensions and applies a Value Date range filter.
- Output table shows all chosen CoAs as columns along with Credit, Debit, Margin, and Balance.
- Balance = running total (Credits – Debits) within the filtered set.

4. Level 1 – Select Chart of Accounts

- Display all CoA dimensions as a checkbox list: Cost Centre, Transaction Type, Entity, Asset, Contract.
- User can select one or more dimensions.
- Action: [Apply] → moves to Level 2.

5. Level 2 – Select CoA Values + Date Range

- For each selected CoA dimension, show a multi-select box listing all values.
- Options: Search within list, Select All.
- Date Range: Value Date From – To (date pickers).
- Action: [Generate] → moves to Level 3.

6. Level 3 – Report Output (Pivot Table)

- Output Table Columns:
 - Selected CoA dimensions (each as a column)
 - Credit (₹)
 - Debit (₹)
 - Margin (₹)
 - Balance (₹)
- Rows: Unique combinations of selected CoA values.

- Footer row: Totals for Credit, Debit, Margin, Balance.
- Export: [Export to Excel] button.

7. Acceptance Criteria

- Level 1: User can select CoA dimensions (checkbox list).
- Level 2: For selected CoAs, values can be multi-selected, including Select All. Date Range applied by Value Date.
- Level 3: Pivot output includes chosen CoA columns + Credit, Debit, Margin, Balance.
- Balance correctly calculated as running total.
- Totals row correctly shows aggregated values.
- Export to Excel reproduces the visible table.
- Data always pulled from Review & Classify table + Cash Ledger.

8. Mock Screens

Level 1 – Select CoA Dimensions (checkboxes, Apply button)

Level 2 – Select CoA Values (multi-select with Select All) + Date Range (From-To, Apply button)

Level 3 – Pivot Output Table with Credit, Debit, Margin, Balance + Export option