**Property Management System Feature Overview**

**1. Company Overall Health**

* **Dashboard:** Provides a comprehensive view of financial status, including key metrics like net income, expenses, and cash flow.
* **Key Metrics:** Displays real-time data such as occupancy rates, average rent, and arrears.
* **Alerts and Notifications:** Highlights issues needing immediate attention like overdue payments or expiring leases.
* **Reports:** Enables generation of detailed financial and operational reports, with export options for further analysis.

**2. Property Management**

* **Add/Edit Property:** Allows entry and update of property details such as address, size, type, and images.
* **Property Stage Tracking:** Manages and updates the stage of a property (purchase, rental, sale), with notifications for key milestones.
* **Document Storage:** Provides storage and management of property-related documents.

**3. Houses (Financial Management)**

* **Loan Management:** Tracks details of property loans including lender, interest rates, monthly payments, and balance.
* **Payment Logs:** Records all property-related payments including mortgages, taxes, and insurance.
* **Expense Tracking:** Manages categorization and tracking of all property expenses.

**4. Rental Management**

* **Income Tracking:** Manages recording of rental income, tenant details, lease terms, and payment schedules.
* **Expenditure Log:** Tracks and categorizes rental-related expenses like maintenance and utilities.
* **Tenant Management:** Handles tenant information, lease agreements, and communication logs.

**5. Rehabilitation Management**

* **Budget Planning:** Sets and manages budgets for property rehabilitation, categorized by expense types.
* **Material Purchase Tracking:** Records details of all materials purchased including quantities, prices, and suppliers.
* **Receipts and Invoices:** Manages uploading and storage of digital copies of receipts and invoices for financial tracking.

**Tax Reporting and Export Features**

* **Tax Preparation Data:** Aggregates all financial data relevant for tax reporting.
* **Export Functionality:** Allows exporting of financial data in formats like CSV or PDF for accountants.
* **Customizable Reports:** Offers customizable financial reports based on specific needs for tax preparation.
* **Integration with Accounting Software:** Considers integration with accounting software like QuickBooks or Xero for streamlined financial management.

**Personal Expenditure Tracking**

* **Personal Dashboard:** Provides a dedicated section for tracking personal expenditures, separate from business finances.
* **Categories and Tags:** Allows categorization and tagging of personal expenses for easy sorting and retrieval.
* **Receipt Upload and Management:** Enables digital upload and storage of personal expense receipts.
* **Alerts and Reminders:** Sets up alerts for personal budget limits and upcoming expense due dates.