

How do I view my monthly cash flow summary? (rental property)

The Cash Flow page on the Rental Property tab helps you track and manage the short-term spending for your rental property. By providing a quick overview of the rental property spending accounts where you manage your regular deposits and expenses, Quicken can help you determine if you have enough money to cover your monthly bills.

- In includes incoming funds for the month such as rent received.
- Out includes expenses such as bills and other liabilities.
- What's Left reconciles the inflows and outflows, so you can immediately see if you brought in more money for the month or if you spent more than you made.

The In/Out/What's Left snapshot shows a combination of actual and projected values for the current month by default. You can also see actual values for past months and projected values for future months by clicking the arrows on either side of the date above the snapshot. Future (projected) values and estimates in the In/Out/What's Left snapshot are made up primarily of [bill and income reminders](#). Bill and income reminders are scheduled expenses and income that you have told Quicken about. For example, you can schedule monthly bills such as rent and insurance so they appear in the Out area of the snapshot.

The "big picture" provided by In/Out/What's Left is supplemented by other convenient and intuitive tools that provide insight into your finances:

The **Rental Property Reminders** tab at the bottom of the page displays future [rental property transactions](#).

1. Click the **Rental Property** tab.
2. Click the **Cash Flow** button.
 - **Why don't I see a Cash Flow button or page on the Rental Property tab?**
The Cash Flow page on the Rental Property tab displays cash flow activity in the rental spending accounts you added to Quicken. If you're tracking rental transactions in your personal spending accounts, your rental income and expenses appear with your personal income and expenses in the [Spending tab](#).
 - **But I DO have rental spending accounts!**
Make sure that Quicken knows that this spending account belongs to the Rental Property group. You may need to [change the group the account is in](#) to make it appear in the tab you want.
3. View the **In/Out/What's Left** snapshot that appears at the top of the page.
 - **What is meant by terms like current balance, cash flow difference, total available, and so on?**
Click the question mark icon next to any term to see an explanation of the term.
 - **How do I get more detail about the transactions this snapshot is based on?**
Click any blue text within the In or Out area of the snapshot to display a [minireport](#) for that type of transaction. You can also click **Cash Flow Details** (or from the Home tab snapshot, choose **Options > Details**) to display a summary report of all transactions on which the snapshot for a particular month is based.
 - **How do I add transactions?**
 - a. Enter transactions directly in the register of the account; otherwise, choose **Add Reminder** to set up a reminder in Quicken.
 - b. Enter information about the transaction. If you need assistance, click the **Help** icon.
 - c. Click **OK**.
 - **How can I change an incorrectly categorized transaction?**
Assign a [different category](#) to the transaction.

The In/Out/What's Left snapshot considers any transfer to a liability account to be a loan payment. This part of the feature can't be customized.
 - **How can I change an incorrectly tagged transaction?**
If you incorrectly tagged a transaction, you should [modify the tag](#) in the transaction.

If you assigned the incorrect tag to a rental property, you should [edit the rental property](#).

How do I customize this snapshot?

1. Click **Select Accounts** to open the account list.
2. To include an account in the **Rental Property In/Out/What's Left** snapshot, the account must be a rental spending account. Click (change) near the account name to change the tab where the account is shown and the use of the account.

Notes

- Only spending accounts can be included in the **In/Out/What's Left** snapshot (investing, net worth, and other types of rental accounts are always excluded; you must purchase **Quicken Business & Personal**, to see rental banking accounts, which appear only in the In/Out/What's Left snapshot on the **Cash Flow** page of the **Rental Property** tab).
- Quicken automatically adds the checking savings, credit card, and cash accounts you track as spending accounts. If you use other account types to manage your regular expenses, you can move them (with some exceptions) to a Spending Accounts group. [Use the Account List](#) to do this.
- See [Hiding an account](#) for more information about how this setting affects reports and graphs.
- **What is the Rental Property Reminders tab for?**
This tab displays the scheduled rental property transactions you've previously set up.
- **Is there anything special I need to know about scheduling bills & deposits in the Rental Property tab?**
The basic steps for adding and processing [scheduled bills and deposits](#) are essentially the same throughout the product.

This feature requires **Quicken Business & Personal**. This feature is not available in **Canada**. Learn how you can [upgrade Quicken](#) in minutes.