

What a treasurer actually does, screen by screen

Eight screens, in the order you would use them — from the month grid to the statement you table at the meeting. Every picture below is the real app, not a drawing of it.

1 Start with every house, every month

Green is settled, amber part paid, red outstanding, grey not yet due. House 10 is paid ahead; house 102 has missed since June. One screen holds 115 houses and the whole year.

/admin/month-grid

EstatePay

FM

Welcome to EstatePay

Start here

Dashboard

Month grid

Needs attention

Money

Paste M-Pesa messages

Payments

Expenses

Rates

Opening balance

Directory

Import a spreadsheet

Houses

Committee Members

Fundraising

Contributions 2026

115 houses · 28 settled · 71 behind · 16 in credit

Paid

Partial

Unpaid

No charge

< 2025

2027 >

House	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Balance
House 1 Owner	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 287,000
House 10 Owner	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES -25,000
House 100 Owner	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 200
House 101 Tenant	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 0
House 102 Tenant	✓	✓	✓	✓	✓	✗	✗	✗	⊖	⊖	⊖	⊖	KES 5,700
House 103 Owner	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 200
House 104 Owner	✓	✓	✓	✓	✓	✗	✗	✗	⊖	⊖	⊖	⊖	KES 5,500
House 105 Tenant	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 0
House 106 Owner	✓	✓	✓	✓	✓	✓	✓	✓	⊖	⊖	⊖	⊖	KES 0

2

Click a cell to record a payment

The amount arrives already filled in at that month's rate. Choose M-Pesa, cash or bank, add the confirmation code if you have one, and record it.

⬤ ⬤ ⬤ /admin/month-grid – record payment

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House 10 Owner	✓	✓	✓	✓	✓	KES -25,000
House 100 Owner	✓	✓	✓	✓	✓	KES 200
House 101 Tenant	✓	✓	✓	✓	✓	KES 0
House 102 Tenant	✓	✓	✓	✓	✓	KES 5,700
House 103 Owner	✓	✓	✓	✓	✓	KES 200
House 104 Owner	✓	✓	✓	✓	✓	KES 5,500
House 105 Tenant	✓	✓	✓	✓	✓	KES 0
House 106 Owner	✓	✓	✓	✓	✓	KES 0

Record payment

Amount (KES)

2000

Method

M-Pesa

Date

24/08/2026

Reference (optional)

QK71H2X9

Cancel

Record

Bring the payments in, however residents pay

/admin/paste-payments

EstatePayFM

Welcome to EstatePay

Start here

Dashboard

Month grid

Needs attention

Money

- Paste M-Pesa messages
- Payments
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- Rates
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Directory

- Import a spreadsheet
- Houses
- Committee Members

Fundraising

- Car stickers

Record payments from M-Pesa messages

Paste the messages from your phone

Copy the M-Pesa confirmations — one, or a whole week at once — and paste them below. Money received and money you paid out are sorted apart. Nothing is saved until you press Record, so it's safe to look first.

TJ5BNM2XQ1 Confirmed. You have received Ksh2,000.00 from BRIONNA SHANAHAN 0738***691 on 21/8/26 at 9:14 AM
TJ59LP7R84 Confirmed. You have received Ksh2,000.00 from TITUS KUPHAL 0711***418 on 21/8/26 at 6:02 PM
TJ61NR3TC8 Confirmed. You have received Ksh4,000.00 from ALEXANDRINE CHRISTIANSEN 0773***329 on 22/8/26 at 11:47 AM
TJ36ZQS9VD2 Confirmed. Ksh12,000.00 paid to RIVERSIDE GARDENERS LTD on 22/8/26 at 2:30 PM

Check the messagesClear

3 messages read

Check each house is right, then record. Nothing has been saved yet.

Record 3 payments

KES 2,000 from Brionna ShanahanClose match — please check

21 Aug 2026 · ref TJ5BNM2XQ1 · 0738***691

House

- House 2 — Ms. Brionna Shanahan

Their phone number (optional)
07XX XXX XXX

KES 2,000 from Titus KuphalClose match — please check

21 Aug 2026 · ref TJ59LP7R84 · 0711***418

House

- House 4 — Titus Kuphal DDS

Their phone number (optional)
07XX XXX XXX

KES 4,000 from Alexandrine ChristiansenName matches

22 Aug 2026 · ref TJ61NR3TC8 · 0773***329

House

- House 5 — Alexandrine Christiansen

Their phone number (optional)
07XX XXX XXX

1 payment you made

Nothing here is ticked. Tick only what the estate paid for — anything personal on this phone should be left alone.

Record 0 as expenses

☐ KES 12,000 to Riverside Gardeners Ltd

22 Aug 2026 · ref TJ6ZQS9VD2

What was it for?
Security guards

Security guards

Choose how much detail to share

/admin/reports

EstatePayFM

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Import a spreadsheet

Houses

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Fundraising

Car stickers

Sticker register

Messages

SMS log

SMS templates

Reporting

Reports

Reports

PERIOD

From

To

01/08/2026

31/08/2026

Financial statement

PreviewDownload

Opening + contributions - expenses = closing. For the committee meeting.

Statement of accounts

PreviewDownload

Receipts by source, every payment out named and dated under its category, and the two reconciled against the opening balance. The document to table at a meeting.

Contributions

PreviewDownload

Choose how much detail. Full for the committee, by-house for the WhatsApp group, totals only for a public notice.

Detail level

Full — every payment

Arrears list

PreviewDownload

Every house currently behind, sorted by amount. As-at today.

This is what the committee receives

Receipts by source, every payment out named and dated under its category, and the two reconciled against the opening balance — signed off with the treasurer and the committee named at the foot.

statement-of-accounts-2026-08.pdf

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And the two lists worth checking weekly

Money that arrived without a house attached to it, and houses missing an owner or a phone number. Until a payment is pointed at a house, that resident still counts as owing.

The screenshot shows the EstatePay admin interface at the URL `/admin/needs-attention`. The page title is "Records needing attention" with a subtitle "2 payments to attribute - 15 records with missing details."

Money to attribute — KES 6,000
Received, but not yet against a house. Until you point each one at a house the resident still counts as owing, and would be reminded for money they have paid.

Paid	Reference	Method	Amount	
1 Aug 2026	RCB8K2M4UNK	M-Pesa	KES 4,000	Attribute →
22 Jul 2026	QK71H2X9UNK	M-Pesa	KES 2,000	Attribute →

House	Status	Missing	Gaps	
101	Tenanted	occupant name + phone owner	2	Fill in →
108	Tenanted	occupant name + phone owner	2	Fill in →
110	Tenanted	occupant name + phone owner	2	Fill in →
3	Tenanted	occupant name + phone owner	2	Fill in →
47	Tenanted	occupant name + phone owner	2	Fill in →
77	Tenanted	occupant name + phone owner	2	Fill in →
78	Tenanted	occupant name + phone owner	2	Fill in →

See it with your own estate's houses in it

Setting up takes about two minutes: your name, the name of your court, and the monthly rate. You can bring your existing spreadsheet across, history and all.

Sign up today → estatepay.co.ke/register

EstatePay is invite-only while we finish building it. The figures in these screenshots come from a demonstration estate of 115 houses, not a real one.