

ABSTRACT

DESIGN AND CONSTRUCTION OF A MOBILE-BASED STUDENT CONTRACT CASHFLOW MANAGEMENT SYSTEM *USING FAST APPLICATION DEVELOPMENT* METHODS

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Traditional financial management of student rental properties often faces various problems, such as irregular recording, late payments, difficulty in monitoring cash flow, and low levels of transparency between landlords and tenants. This study aims to design and develop a mobile-based cash flow management system for student rental properties that can simplify the recording of income and expenses, monitor cash flow directly, and provide accurate and easily accessible financial reports. The development method implemented is Rapid Application Development (RAD) which consists of three phases: needs planning, design workshops, and implementation. Data collection was carried out through direct observation, questionnaire distribution, and interviews with tenants of student rental properties in the North Purwokerto area. The results of this study created a mobile application that can manage cash in an organized manner, provide payment reminder notifications, display summary reports automatically, and improve the effectiveness of communication between landlords and tenants. System trials showed that this application is able to function according to user needs and provides improvements in the effectiveness and transparency of financial management when compared to manual methods.