

Prospero

Rent Management



Property records; tenancy accounts; lease details and terms; regular and occasional charges; diary dates ...

pegasus
OPERA II

Client
Systems

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Our Prospero property management software addresses the maintenance of property, lease and charges maintenance, generation of rent and service invoices and the recharge of services.

What makes the software particularly effective is the fact that it has been built using the Pegasus Opera II Toolkit. This means that it inherits the "look & feel" of Opera II, operates in the same way and above all is fully integrated with the accounting facilities of Opera II, with its menu options included in the Opera II menu and access security structure. The integration is explained in our Operability flyer.

Opera II has a full range of accounting modules, the most relevant ones of which for property management are the sales (tenant), purchase and nominal ledgers, cash book and payroll. Costing can be useful for developers. Pegasus also supply XRL, a Microsoft Excel based analysis package which can dynamically reflect changes in the accounting figures, useful for management and project accounting.

The Rent Management module comprises of:

- Set up and maintenance of property details
- Set up and maintenance of tenant details
- Set up and maintenance of lease details
- Set up of routine charges for rent, insurance etc
- Facilities for departmental/property group processing
- Generation of invoices and update of tenant ledger
- Meter readings and charging
- Diary date reporting eg for rent reviews, painting
- Property revenue history and general reporting

Invoices are generated as frequently as required for a specific period. All or a selection of leases, properties and departments can be processed. An audit trail without generation allows figures to be checked. The types of charge raised are defined by the user but will typically include rent, insurance and services. The process supports the Opera II account + cost centre facilities if relevant, allowing separate department or property group accounting within the nominal ledger. Flexible invoicing allows different document layouts and content.

Diary date names can be set up for properties and leases and these feed the diary date reporting procedure. Typically, rent reviews, lease expiries, insurance renewals, painting schedules and gas or electricity appliance testing would feature here.

When integrated with the Services Management module (see separate flyer), service costs can be recharged automatically to tenants and included in the invoicing run and Property History.

Finally, document management facilities provide for letter and document generation in Word and a register of relevant documents such as rent agreements and floor plans – see the separate flyer for details.

Prospero and Pegasus Opera II provide a single, flexible and powerful business-wide system, which can be tailored to suit.

Working by design ...