

Prospero

Services Management



*Processing service invoices;
allocation to properties; setting
responsibilities; recharging to
tenants ...*

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 allows service charges to be set up and invoiced in the same way as for rent. To achieve this, a separate record of service costs and tenant responsibilities would need to be maintained. The Services Management module takes over the role of recording costs, setting parameters for allocation and generating appropriate recharges into the Rent Management invoicing routine.

The Services Management module comprises of:

- Purchase invoice processing
- Allocation of purchase invoice costs to properties
- Recharge profiles to specify tenant responsibilities for service charges, percentage liability and maximum allocation
- Trial allocation run
- Generation of recharges
- Invoicing of recharged service costs
- Property history of purchase invoices and recharges added to revenue history from Rent Management module
- Audit trail of allocated costs

Charges are generated as frequently as required for a specific period. All or a selection of leases and properties can be processed.

The invoicing run takes these recharges along with routine charges such as rent – see the Rent Management flyer for a description of this process.

Recharges along with analysed purchase invoices and Rent Management module charges are accumulated in the Property History Ledger as a permanent record for each property which can be viewed and reported.

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

Working by design ...