

Property Management System

FOR MICROSOFT DYNAMICS SL

technosoft
CONSULTING

YOUR PARTNER IN
PROVIDING STRATEGIC
CAPABILITIES

Overview

Features/Benefits:

- Complete Property Sales & Rental functionalities
- Flexible User Definable Charges, Billing Rule and Payment Installments
- Automatic Billing & Revenue Amortization
- Comprehensive Collection Facilities
- Multicurrency Enabled
- Complete Event History
- Integration with Property Map

Technosoft Property Management System is a comprehensive private and commercial property management software solution designed specifically to help today's Real Estate organizations work more efficiently and effectively.

Designed with property managers and users in mind, the system offers user-friendly and

intuitive interface allowing the users to acquire the essential skills of property operations, navigate and access information quickly and easily.

Technosoft Property Management System will increase your productivity by organizing sales/marketing and rental information, automating billing, tracking deposits and restitu-

tions, reducing accounting tasks and enabling you track every financial aspect of your property business.

Developed based on Microsoft Dynamics SL ERP solution, Technosoft Property Management System takes advantage of Microsoft technology to deliver performance, scalability, and component integration.

Comprehensive & Flexible Setup

Technosoft Property Management System provides comprehensive features yet flexible and user-definable parameters to run your property businesses.

The system enables users to define unlimited chargeable components, flexible billing rules, payment schedules, utilities charges and many more.

The system maintains complete information of the property units such as the property location, history of current and past sales/rental information, agent & sub-agent involved, customer information, billing schedules, legal transactions related to the unit and history of all transactions in the system related to the unit.

With the system's inquiry capabilities, property managers can search for availabilities, list billing schedules and amortization transactions, track deposits

and restitutions, and many more. These functions are designed to empower users with easy access to real-time data for real-time decisions.

The image displays two screenshots of the Technosoft Property Management System interface. The top screenshot shows the 'Billing Rule Maintenance' form, which includes fields for Billing Rule ID (12), Description (Installation DP 20%-2X - A8), Company ID (CP), Status (Active), Type (Installation), Installation Code (STL), DP (%) (20.00), DP Amount (0.00), Number of (8), Number of DP (2), Booking Fee (10,000,000.00), Booking Fee Code (STL), and Calculation Levels (Calc on Unit Price + Level 1 Discount at 5.00% and 9.00%). The bottom screenshot shows the 'Unit Maintenance' form, which includes fields for Unit ID (B01-T01-F1-BLE-003), Description (Building 01 Type T01 Floor F1 Block BLE No 1), and a table for 'Down Payment Scheduled' and 'Detail (F4 for grid form view)'. The 'Down Payment Scheduled' table has columns for Down Payment and Value (%), with values ranging from 10.0000 to 0.0000. The 'Detail' table has columns for Invoice Type, Main Number, Customer Id, Transaction Line ID, Due Date, Transaction Code, and Description, with entries for Sales, Utility, Deposit, and Lease.

Property Sales

Processing transactions, whether it is a booking/reservation, a customer order, amendments to a customer order, are designed to be straight forward processes to reduce the complexity in learning and maintaining the system. This allows you to increase customer service and response and hence increase productivity of your marketing and sales department.



The system's automatic invoice generation for billing to customers will minimize errors and

increase the accuracy of your billing and collection and hence maximize cash flow.

“minimize errors and increase the accuracy of your billing & collection, hence maximize cash flow.”

Generate Invoice	Unit ID	Transaction Code	Due Date	Descr
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-003	OVT	7/9/2007	Uang Muka : 1
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-003	OVT	7/16/2007	Uang Muka : 2
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-004	LSC	1/8/2007	Uang Muka : 3
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-004	LSN	7/15/2007	Angsuran : 4
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-004	LSN	8/15/2007	Angsuran : 5
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-005	SCN	7/9/2007	Uang Muka : 6
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-005	SCN	7/16/2007	Uang Muka : 7
<input checked="" type="checkbox"/>	B01-T01-F1-BLE-010	SCN	7/9/2007	Uang Muka : 8

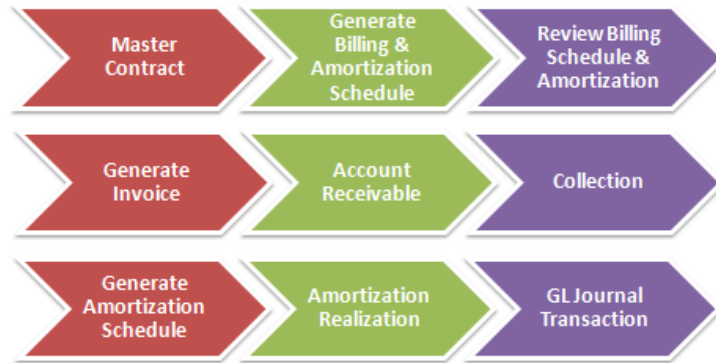
Property Rental

Technosoft Property Rental System provides the flexibility for users to configure unlimited recurring charges, including meter-based utility charges and any applicable taxes.

Users can specify whether a recurring charges, when billed to a tenant, should be booked directly as revenue or should be accrued in an advance account and amortized periodically. The system allows you to specify recurring charges billing period to be different than the amortization period.

Rental Contract is designed to be comprehensive allowing users to enter detail information about rental agreements, recurring charges, terms of payments and applicable taxes. Users are able to enter unlimited property units in one rental contract with flexible rental periods, rates and terms.

The system provides an automatic invoice and amortization generation according to the schedules defined in the tenants' contracts.



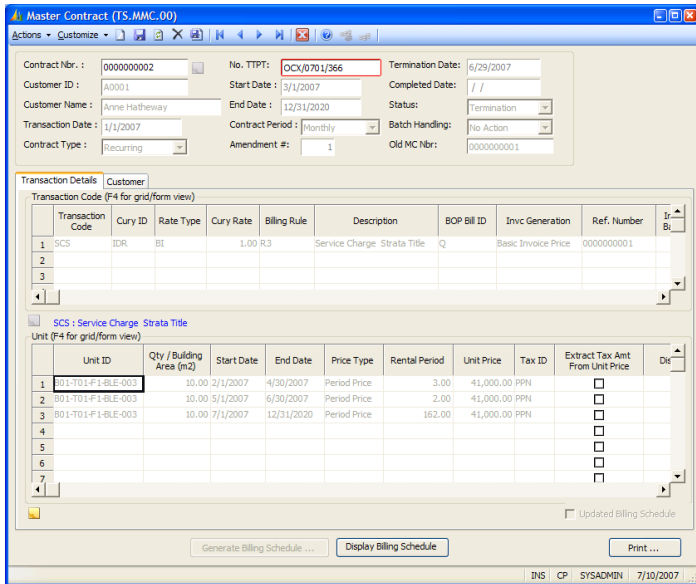
Users can generate a preliminary recurring billing invoice. The preliminary invoice preview facility allows users to

review billings and make adjustments accordingly before converted them into actual invoices. This will reduce mistakes in the invoices sent to tenants.

Similar to preliminary invoice preview, Technosoft Property Rental system also allows users to review the amortization transactions before they are actually booked in the general ledgers.

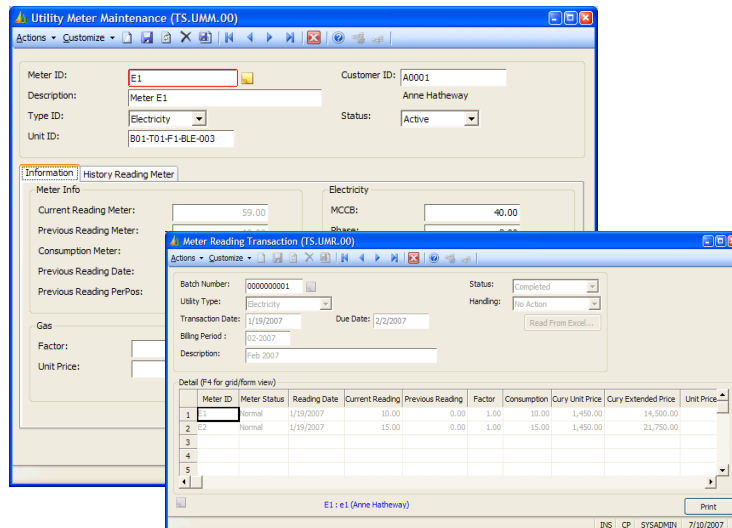
This facility helps improve accuracy of your accounting data and reduce repetitive manual work needed to be performed by your accounting department, and hence increase pro-

“improve accuracy of your accounting data and reduce repetitive manual work needed to be performed by your accounting department, and hence increase productivity.”



Utilities

Technosoft Property Management System enables users to define multiple meter-based utilities, such as electricity, water and gas, in one property unit. Meter reading transactions can be entered directly into the system or uploaded via an excel or text file. The system will automatically calculate the chargeable amount and insert the transactions into the contracts billing schedules.

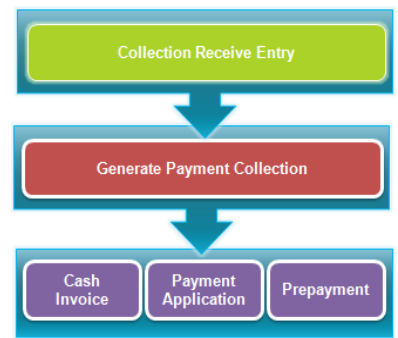


Collections and Deposits

To streamline the process of recording payments from tenants and customers, Technosoft Property Management System provides finance department users with an all-in-one Collection Entry screen to enter collections for down-payments, invoice payments, cash receipts or multiple post-dated checks. For post-dated checks, the system will maintain the due dates of the checks and automatically

generate payment transactions and apply to the appropriate outstanding invoices specified by users.

With the comprehensive Collection Inquiry capability, users can track complete information of collection transactions in the system including billing schedules and property units the payments are applied to, and track transactions in the financial modules.



Finance department users will also have the ability to receive and maintain multiple deposits from tenants or customers for multiple property units. The Deposit Inquiry screen gives users ease of access to deposit balances and details of deposit history.

To return deposits to tenants or customers at the end of contract period, users create deposit restitution transactions.

The returned deposit can be deducted with expenses incurred by the company chargeable to tenants or customers, such as cleaning fee, repair charges, etc.

Invoice Type	Master Contract Number	Ref Nbr	Line ID	Unit ID *	Transaction Code
1 Utility, Batch Nbr:	0000000004	Payment Schedule	00001	801-T01-F1-BLE-003	UTL
2					
3					
4					
5					

“You need a system that can adapt to your expanding property business requirements”

No Problem, We're Flexible

Designed for Microsoft Dynamics SL



Technosoft Property Management Solution integrates seamlessly with an integrated financial and business management system based on Microsoft Dynamics SL that offers a General Ledger, Accounts Receivables, Account Payables, Cash Management, Budgeting and Drill-Down Financial Reports.

With the Requisition, Purchasing and Inventory modules from Microsoft Dynamics SL, you can control the entire spare-parts procurement, inventory

and warehouse management. Furthermore, you can manage the construction projects of your property with Microsoft Dynamics SL project management and accounting modules.

Designed and developed using Microsoft Dynamics SL development tools, Technosoft Property Management system adopts the look-and-feel, security and award-winning flexibility and architecture of Microsoft Dynamics SL applications based on Visual Basic.NET and

Microsoft SQL Server.

Technosoft Property Management System screens are fully customizable using the Customization Manager module and Visual Basic for Application. These capabilities will give you unparalleled flexibility to adapt the system to the current and future business needs.

With Technosoft Property Management System & Microsoft Dynamics SL, you can build your future.



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About Technosoft

Founded in Jakarta 1996, PT Graha TechnoSoft Informatika (TechnoSoft Consulting) is the leading Business Solution provider for SME (Small Medium Enterprise). Our solutions extend from the back to the front office and include the leading Microsoft-based Enterprise Resource Planning (ERP) and Customer Relationship Management (CRM).

We have assisted over 100 customers in more than 20 industries and 9 countries, by designing, implementing, managing and supporting technology solutions that power and empower your business.

Having conducted over 100 engagements, you can be assured that we've managed some of the most unique, complex and challenging projects emerging middle market companies have ever faced. Our customers span multiple industries, including financial, insurance, real estate, manufacturing, services, transportation, wholesale trade distribution and construction industries.

Technosoft Consulting is a Microsoft Gold Certified Partner. Our team consists of highly trained, certified and experience professionals in the fields of financial, supply chain and customer relationship.

Our breadth of experience, technical skill, ability to locally deploy consulting professionals and ability to implement business solutions in a timely and cost-effective manner positions us as the leading solutions provider for middle market companies.

As the premier partner for Microsoft Business Solution, TechnoSoft Consulting is the safest choice for companies looking to select and deploy middle market business solutions.

