

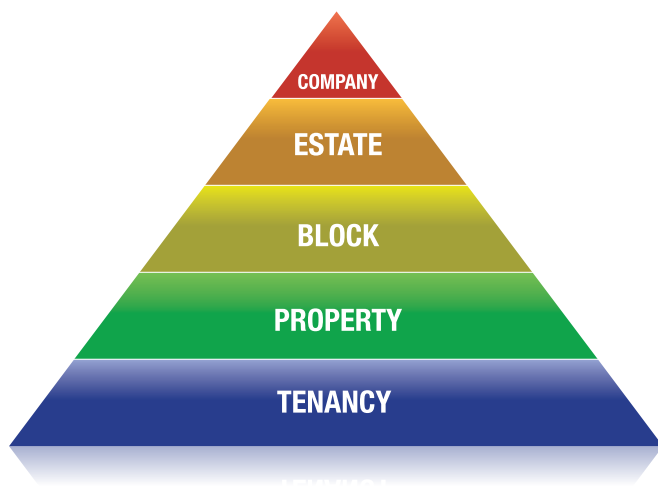


Property portfolio management and accounting with triangle...

What is Triangle?

TRIANGLE is a fully featured Property Management and Accounting software application. It is generally deployed for the purpose of managing a broad range of medium to large sized property portfolios where there is a multi-user and/or multi-site requirement. Current deployments include the Student Housing sector, Ground Rent portfolios, Specialist Block Management consultancy, Corporate "PayAway" portfolios, mixed portfolio Terriers, and Residential Fund Management portfolios.

Below Block level is "Property level" which represents the physical unit which a tenant occupies and holds all details pertinent to the property. Property level then is attached to "Tenancy level" which holds all detail relating to the lease/tenancy agreement.



How is Triangle structured?

The **Triangle** database is structured with cascading "levels" as illustrated in the diagram adjacent.

Portfolio data is stored within the database in the appropriate context. At the highest database structural level is "Company level" which represents the legal entity which holds the entire portfolio. Below "Company level" is "Estate level" (a level can have any number of sub-entities in the next level down) which offers an estate, regional or management division of the portfolio. An Estate has "Block level" below it which includes block management and service charge accounting functionality.

Within each of the levels there is a great deal of functional commonality such as, for example, the Accounts tab, which can be viewed at any of the levels and offers a view of accounting information which is relevant to the context from which it is viewed. Similarly administrative functionality such as correspondence management is at each of the levels such that a file note relating to a tenancy issue will be held at tenancy level whereas a file note pertinent to property condition is attached at property level.



What are the key features of Triangle?

There are three key areas of functionality:

1. Property management

TRIANGLE administers the capture, retention, maintenance, analysis and reporting of portfolio standing data such as property and lease details. From this information the application executes routine tasks such as the demanding of rents in accordance with the various lease terms. The system assists the property manager by prompting key actions such as rent reviews, lease renewals and property inspections in accordance with the defined lease terms. The processing of Works Orders is controlled through the Works functionality and allows for job budgets, authorisations, issuing of work orders and later matching to purchase invoices. Compliance based functionality exists to deal with the reminder and progression of statutory Gas and Electrical safety testing processes. Details of assets deployed within a property and the associated maintenance and guarantee data are maintained within the asset register functionality. **TRIANGLE** has provision for users to add non-standard data fields to the database using "Datapoint" functionality to record any type of data not specifically provisioned elsewhere within the application. There is provision with "Projects" for users to create and specify tasks within a "Project" and then progress that project through the defined stages, this is particularly useful for managing Major Works projects.

2. Portfolio accounting

The property functionality is wrapped around a fully featured "double entry" accounting system which is designed for high volumes of accounting data administered by multiple accounting users. The Nominal Ledger offers a high level of income, cost, asset and liability coding and this when allied to the reporting tools offers the potential for detailed management accounting, data analysis and management reporting. Because the accounting system is embedded within the property database structure it is possible to see Trial Balance statements at any of the database levels thereby providing whatever level of reporting granularity that is required by management. The application includes various interfaces with external systems including electronic banking systems for automated cash posting and with credit card processors for online tenant payment functionality.

3. Administration

TRIANGLE offers the portfolio manager a broad range of functionality to assist in the administration of the portfolio. Key areas are Contact Management (store key contact details within the database structure in context), Filenoting (record file notes against the relevant record in the database), Document Management, Correspondence Management, Task Management and Event Reminders. There are various interfaces with other applications such as MS Excel for data manipulation, analysis and reporting.



What technology is used?

TRIANGLE is a Windows application employing a SQL Server database. Clients typically use Citrix or Remote Desktop to make the application available across multiple sites via the Internet or wide area network.

How is it licensed?

CML makes **TRIANGLE** available to its clients via a Licence Agreement which in consideration of an annual subscription grants users the right to use the software, access to CML's helpdesk facilities and all generic software upgrades.

Is the software customisable?

CML specialises in deploying applications which closely match the client's business need. **TRIANGLE** is not bespoke for any one particular client but does have extensive configuration options to ensure that the software fits the business and not vice versa.

What about implementing the software in my business?

The scale of a system mobilisation project varies hugely depending upon the nature of the implementation. A "greenfield" implementation is much more straightforward than the normal replacement of a legacy system. The key areas of a system mobilisation project are:

- Business review with gap analysis
- System configuration and software tailoring as necessary
- Data migration
- Report writing
- User training
- Post system live "handholding"

CML has a team of consultants who undertake the system mobilisation project and will ensure that there is a minimum of business disturbance as the systems change over.

Tell me about CML Software...

CML Software Ltd is a specialist supplier of property management and accounting software to the property industry. The company, which was founded in 1992, is owned by its directors and is based near Reading, Berkshire. The company serves two principal business streams those being the property investment marketplace and large multi-branch multi-discipline property agents.

The company has a low volume/high value strategy meaning that systems deployments are highly configured to match the client's system requirement including, where necessary, software development. This unique approach has led CML to work with some of the largest and most respected businesses in the property industry.

The company has a complementary suite of software products which

offer functionality to manage and administer a very broad range of requirements including Portfolio Management & Accounting, Block Management, Service Charge Accounting, Property Terriers, transactional agency systems for the Sales and Lettings sectors, Student Accommodation providers and corporate "Pay Away" portfolios.

enterprise software for property professionals



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