

# niagara

## Tenant Billing Service

### PRODUCT DEFINITION

Niagara Tenant Billing Service (NTBS) is a Niagara Framework® application which enables users to easily monitor tenant utility usage and create invoices based on that usage. The application serves as both a monitoring and invoice generation tool, allowing invoices to be manually or automatically generated for a variety of utility usage patterns. Access to the NTBS software is accomplished using a simple web browser — no additional licenses or software required for multiple users. Invoices can be generated on a scheduled basis, and printed or e-mailed in a PDF format.

NTBS is designed to access historical data collected by a Niagara Framework® Supervisor platform. Niagara Supervisors collect energy consumption and occupancy data from a wide variety of building systems and meters using open protocols such as Modbus®, BACnet® and Lon®. The data may be collected directly over IP or from a JACE® controller. If desired, data may be imported from a .csv (comma separated value) file. Invoice and report data may be exported for use in other applications.

### key advantages

- Screen and invoice logos may be customized to replace the default Tridium logo
- Installs on Niagara Supervisor
- Generates invoices for tenants based on simple time-of-day or flat rate
- Enhanced HTML 5 manager views
- Web browser (thin client) configurable with no additional browser Java plugins required
- Manager views can be accessed through mobile browsers
- Access from anywhere using Niagara Remote™ offered through Niagara Cloud Suite™
- Simple, intuitive design minimizes operator training
- Supports multiple currencies, tax management fees and surcharges
- Optional data import from .csv formatted files
- Data export option for merging to third-party invoicing software
- Automatic invoice generation on scheduled basis
- Invoices output as PDF files for multiple utilities on a single or multi-page invoice
- Invoice templates can be customized
- Automatic e-mailing of multiple invoices
- Searchable invoice history

#### Invoice History Manager

Timestamp	Invoice Reference
01-Feb-10 10:30 AM UTC+05:30	INV101
01-Mar-10 10:30 AM UTC+05:30	INV109
01-May-10 9:30 AM UTC+05:30	INV125
01-Jun-10 9:30 AM UTC+05:30	INV133
01-Jul-10 9:30 AM UTC+05:30	INV141
01-Aug-10 9:30 AM UTC+05:30	INV149
01-Sep-10 9:30 AM UTC+05:30	INV157
01-Oct-10 9:30 AM UTC+05:30	INV165
01-Nov-10 9:30 AM UTC+05:30	INV173
01-Dec-10 10:30 AM UTC+05:30	INV181
01-Jan-11 10:30 AM UTC+05:30	INV189
01-Feb-11 10:30 AM UTC+05:30	INV200
01-Mar-11 10:30 AM UTC+05:30	INV209
01-May-11 9:30 AM UTC+05:30	INV218
01-Mar-14 10:30 AM UTC+05:30	INV227
01-Apr-14 9:30 AM UTC+05:30	INV236
01-Jun-14 9:30 AM UTC+05:30	INV237
14-Apr-16 8:35 PM UTC+05:30	INV244

  

INVOICE			DATE: 01-Feb-10
Tenant	3961 Westerre Parkway		Account: 100A
Suite	200		Billing Period: 01-Jan-10 - 01-Feb-10
Richmond	25233		Number of days: 32
			Invoice Reference: INV101
METER CHARGES BREAKDOWN: Electric			
Used (kilowatt hour)	Cost per unit	Meter charges	
479,336.9 kW-hr	\$0.075000	\$35,950.27	
	Cost per unit	Meter charges	
OTHER CHARGES BREAKDOWN			
	Management Fee: \$25.00		
	Facilities Fee: \$10.00		
	Other: \$0.00		
	Adjustment: \$0.00		
	Adjustment Description:		
TOTAL			
			Tax rate: 0.0000000000000000

From this view users can open any generated invoice to analyze billing data. The Export option allows you to extract and save data from the invoice into various formats for external use.

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## FEATURES

Owner Management Interface – add, modify and view information about the property management company, including the company’s name, address, contact, email, phone number, fax number and company logo.

Tenant Management Interface – add, modify, delete and view information about clients (tenants), associate clients with one or more meters, and access copies of past client invoices. Client information includes the client’s name, account number, building, address, contact, email, phone number, fax number and client logo.

Contract Management – each tenant can be set up with a number of contracts representing each utility and service. Each contract may include a utility rate, tax percentage, management fee, improvement fee and a surcharge amount. The Flat Rate Contract is used for daily charges, which could be for services such as cleaning, as well as flat rate utility costs. The Timed Contract enables different tariff rates to be set for different periods each day and for specific dates and date ranges, and for a variety of price structures, including after-hours override contracts.

Meter Management Interface – add, modify, delete and view information about utility providers, and define meters and sub-meters within the service. Meters can be designated Flat Rate or Timed. The information includes the area/meter/process number, a descriptor for the area/meter/process being metered, the unit of energy or material being metered, and the associated Utility Provider.

Invoice Creation Interface – invoices can be generated automatically according to a schedule, and e-mailed as PDFs or printed on demand. The invoice templates can be changed and company logos added. An invoice history manager enables all past invoices to be listed and searched.

Data Entry/Output – for larger projects, save time by importing static data relating to clients or utilities from a .csv file. Static data as well as invoice data can be exported by the same means for use in other applications.

## PLATFORM SPECIFICATIONS

The NTBS application supports a Niagara Supervisor using version 4.15 and higher

To learn more about how to purchase and install the Niagara Tenant Billing Service, please contact your Tridium account manager or Niagara partner.

## ORDERING INFORMATION

Part number	Description
S-TBS	Niagara Tenant Billing Service, includes license for 10 tenants. Must be installed on a Niagara 4.15 Supervisor
S-TBS-10	Adds 10 tenants to a NTBS license
S-TBS-25	Adds 25 tenants to a NTBS license
S-TBS-50	Adds 50 tenants to a NTBS license
S-TBS-100	Adds 100 tenants to a NTBS license

Monitor tenant utility usage and easily create invoices



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