

Parking Area Manager

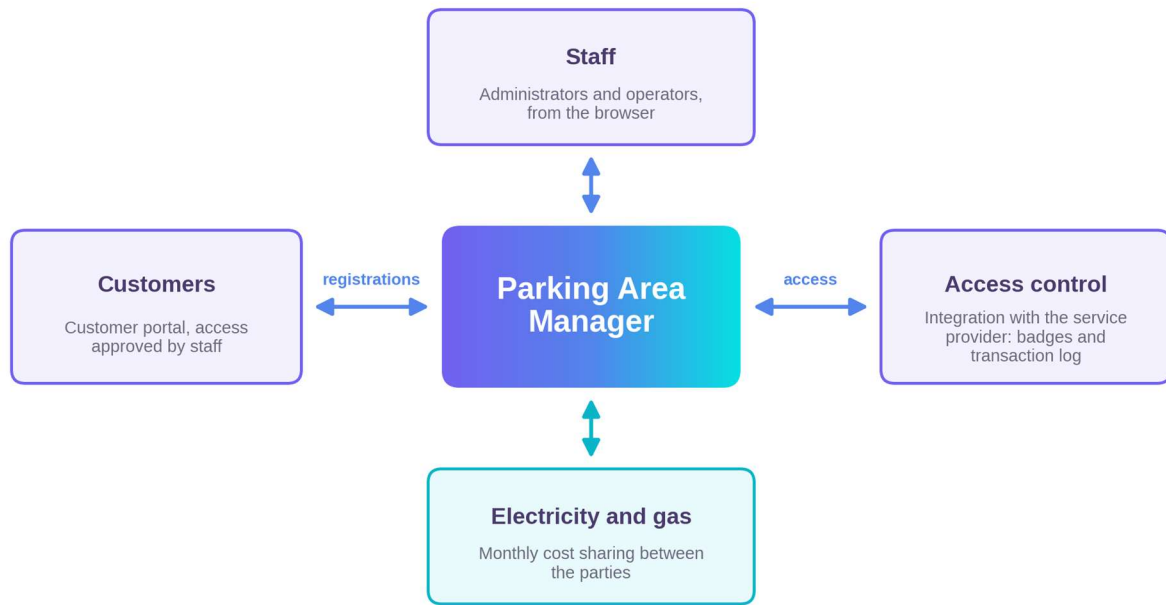
Product sheet

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Parking Area Manager at a glance

Parking Area Manager is the web platform to run **the whole parking area in one place**: areas and bays, customers and vehicles, bookings, rates, invoices, **access control through the service provider** and **sharing of electricity and gas costs**.



Parking Area Manager at the centre: staff, customers, access control and utilities.

What it does

- Sets up **parking areas** with an interactive floor plan and **bays**.
- Manages **customers, vehicles, subscriptions and badges**, with bookings in a list and in a **calendar**.
- Brings together **rates and agreements** and **invoices**, with a summary **dashboard** on occupancy and revenue.
- Integrates with the **service provider** for access control and **splits electricity and gas costs every month** between the parties.

Potential customers

- **Operators of parking areas and car parks** for vehicles and heavy goods vehicles, with regular and occasional customers.
- Facilities with **controlled access**.
- Sites with **several tenants or areas** that need to share electricity and gas costs.

The problem we solve

A parking area brings together bays, customers, access, contracts and utilities. When each piece lives in a different file, errors, conflicts and wasted time increase.

Typical situation	Without Parking Area Manager	With Parking Area Manager
Bays and bookings	Spreadsheets and phone calls, risk of double allocation	Floor plan, calendar and bay conflicts flagged on save
Customers, vehicles and badges	Separate archives, data to piece together	Customer card linked to vehicles, bookings, subscriptions and devices
Physical access	Hard to tell why a badge wasn't recognised	Service provider log with filters by date, outcome and identifier
Electricity and gas costs	Manual Excel calculations between tenants and common areas	Monthly periods with readings, bill, split and PDF/Excel export
Overall view	Scattered figures, no single picture	Dashboard with KPIs and charts, filterable by area
Permissions	Everyone can access everything	Separate roles: administrator and operator

Benefits and differentiators

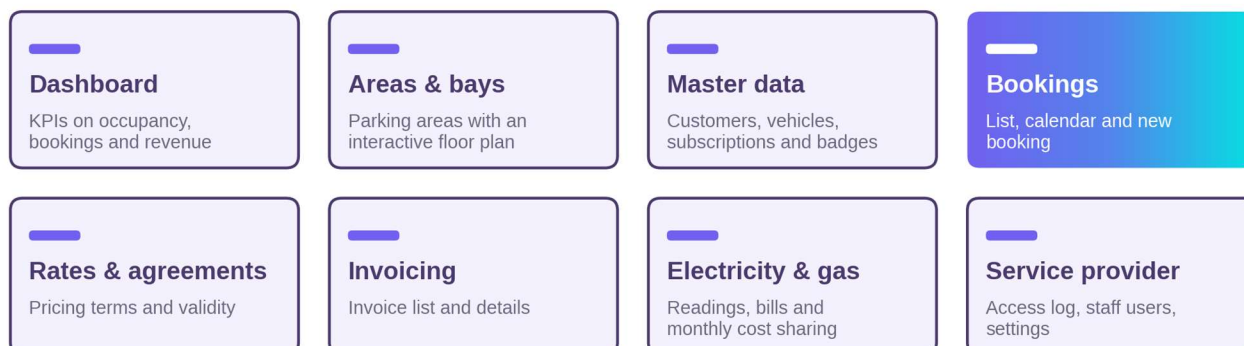
Benefit	What it means for the customer
Everything in one place	Areas, customers, bookings, rates, invoices, access and utilities on the same web platform.
Fewer conflicts	The system flags when a bay is not available for the chosen dates.
Immediate overview	KPIs on bookings, occupancy and revenue, with charts per parking area.
Access under control	Badges linked to customers and a searchable history of service provider transactions.
Transparent utility split	Clear statuses (Draft, Calculated, Confirmed) and PDF documents for every month.
Controlled onboarding	Customers access the portal only after staff approval.
Clear roles	Operators see only the front office; rates, invoices and configuration stay with the administrator.

What sets us apart

- **Interactive floor plan** of the areas with bay management.
- **Integration with the service provider**, with a transaction log to diagnose access issues.
- **Complete utilities module**: parties, meters, fixed-share or per-thousand schemes, gas handled with Sommella.
- **Periods locked** once confirmed: closed data can no longer be changed.

Features

The areas of the application, as they appear in the administration menu. The most used feature every day is **Bookings**, the operators' home screen.



The features of the Parking Area Manager administration area.

What the dashboard shows

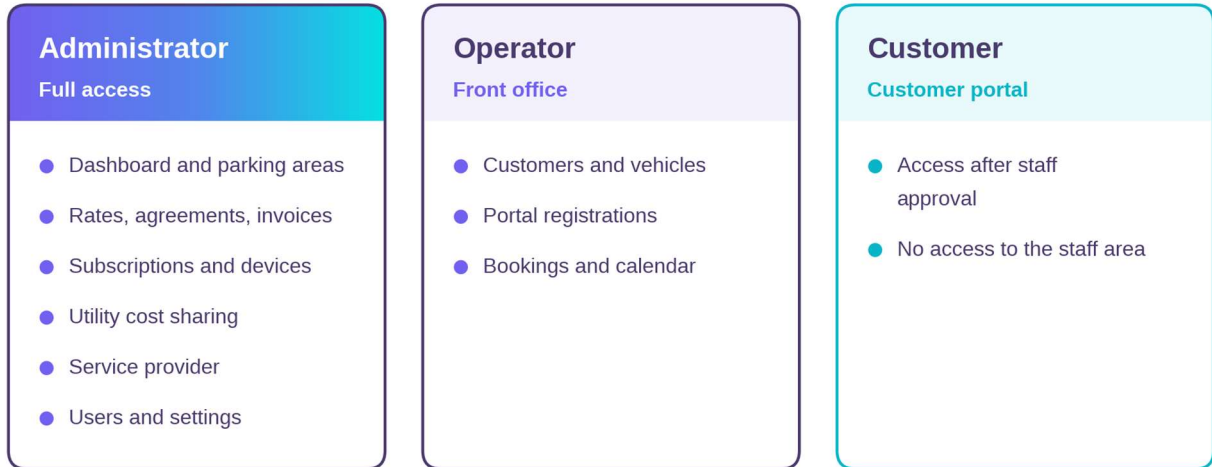
- **Indicators** on bookings, occupancy, revenue and critical situations.
- **Charts** on bays by type and status, occupancy trend, revenue per month, bookings by status and top customers.
- **Filter by parking area**, to read the data for a single area.

RUNS IN THE BROWSER

Parking Area Manager is a **web application**: staff log in with their own credentials from the browser, with nothing to install.

Roles and security

Each person sees **only the features of their own role**. Unauthorised menu items are hidden, reducing the risk of unwanted changes to rates, invoices or utility configuration.



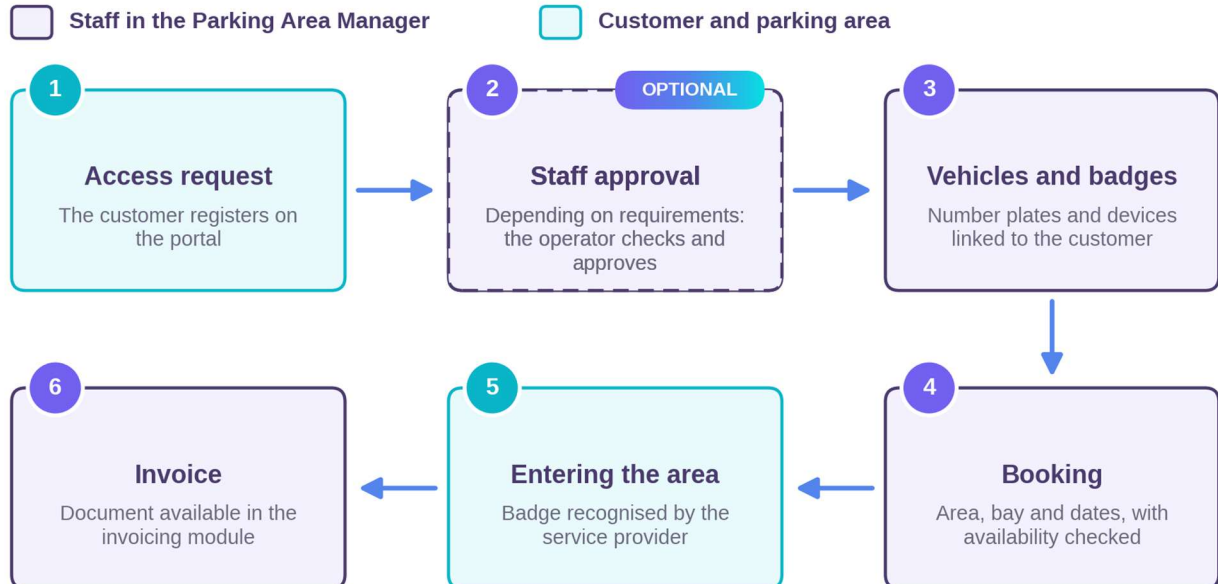
The three access profiles of Parking Area Manager.

Access management

- The administrator **creates, edits and disables** operator accounts, also through an **invitation link**.
- The **customer** uses the dedicated portal and never accesses the administration area.
- If the customer uses **centralised authentication (SSO)**, application roles remain unchanged.

Workflow — From customer to parking

A customer's complete journey: from the portal access request to the invoice. In light blue, the steps involving the customer and the parking area; in purple, those handled by staff in Parking Area Manager.



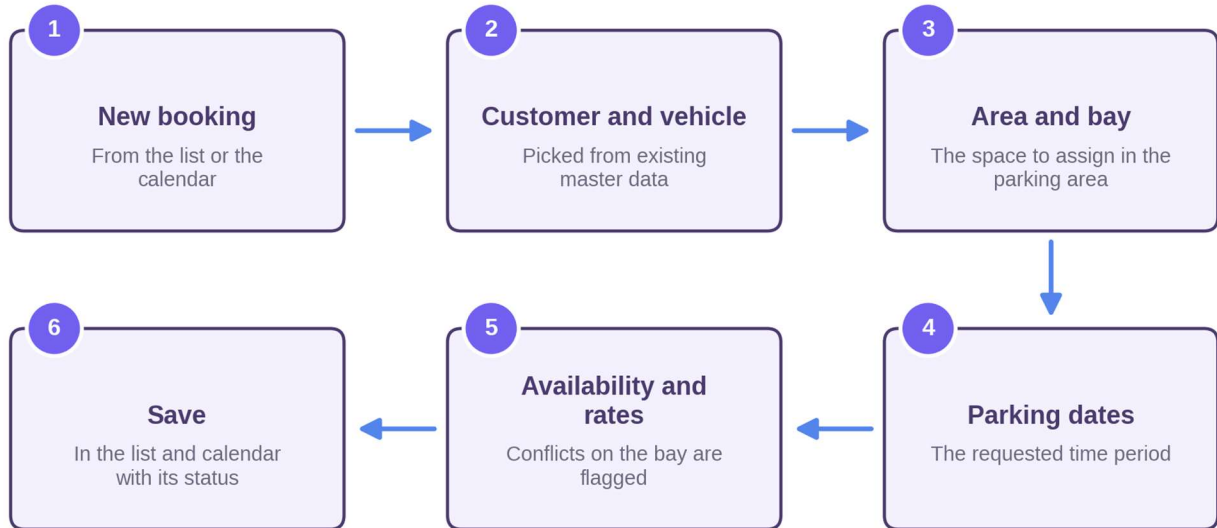
A customer's lifecycle in Parking Area Manager.

Why it convinces

- **No automatic access:** portal registrations go through staff approval.
- The **customer card** links vehicles, bookings and subscriptions.
- **Badges** linked to the customer work with the integrated access control.

Workflow — New booking

Booking a bay from the back office, in six steps. It's the operator's daily work and the screen to show first in the demo.



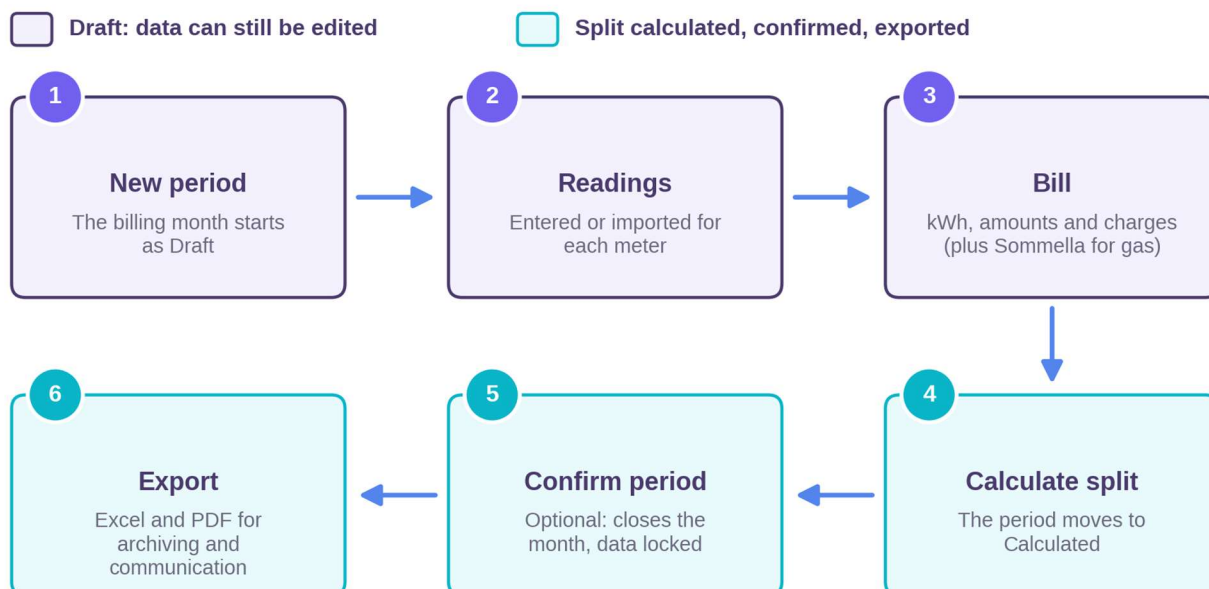
Creating a booking from the back office.

Details that make the difference

- Bookings available in a **filterable list** and in a **calendar**.
- **Pricing terms** visible while creating the booking, where applicable.
- From the **detail view** you can change dates, notes and status, according to company rules.
- Booking statuses shown **in Italian**.

Workflow — Electricity and gas cost sharing

Every month Parking Area Manager splits electricity and gas costs between the **parties** on the site (tenants, common areas), starting from meter readings and bill data.



The monthly closing of a utility.

Period status	What it means
Draft	Readings and bill can be entered and corrected; the split has not been calculated yet.
Calculated	The split has been run and can still be reviewed and recalculated.
Confirmed	Period closed: data can no longer be edited or deleted.

Tools included

- **Sharing schemes** based on fixed shares or per-thousand values, and configurable bill fields.
- **Excel export, period PDF** with readings, bill and split.
- **Statistics** per utility: total shared, difference between bill and readings, unit cost, trend and shares per party.

Areas, rates, invoices and access control

Parking areas and bays

Each area has its own **interactive floor plan**, where bays are added, edited or removed. Areas are immediately available for bookings and dashboard filters.

Features, rates and agreements

A **catalogue of features** describes areas, bays and offers. **Rates and agreements** define amounts, rules, validity period and constraints, and apply to bookings and invoicing.

Invoicing

Invoice list with **filters by period, customer and status**, and a detail view with lines, amounts and references. Also useful for periodic checks with accounting.

Access control through the service provider

The **transaction log** shows the events exchanged with the service provider's system. With filters and the detail of each event, communication errors or unrecognised badges are spotted quickly.

FAQ

Q Do we need to install software?

No: Parking Area Manager is a **web application** and staff work from the browser.

Q Is it integrated with access control?

Yes, through the **service provider**: badges are linked to customers and transactions can be checked in the log.

Q Does it handle customers with subscriptions?

Yes: **subscriptions** are linked to the customer card, together with vehicles and bookings.

Q Do customers have their own access?

Yes, a **customer portal**. Access is granted after staff approval.

Q Can it split electricity and gas costs between tenants?

Yes: the **utility cost sharing** module calculates the monthly shares for each party, including gas with Sommella.

Q Can operators see rates and invoices?

No: rates, invoices, utilities and configuration are reserved for the **administrator**.