1. Users & Roles

users

userId (PK)

username

passwordHash

email

phone

role (Admin , manager )

status (Active/Inactive)

createdAt

updatedAt

auditLogs

logId (PK)

userId (FK → users)

action (Create, Update, Delete, Login, etc.)

tableName

recordId

oldValue (JSON)

newValue (JSON)

timestamp

1. Room Management

rooms

roomId (PK)

unitNumber

floor

size

roomTypeId (FK → roomTypes.roomTypeId)

status (occupied, vacant, maintenance)

createdAt

updatedAt

roomTypes

roomTypeId (PK)

typeName (Shop, Kiosk, Storage, etc.)

description (optional, e.g., “Small booth for display”)

createdAt

updatedAt

1. Tenant Management

tenants

tenantId (PK)

companyName

contactPerson

phone

email

idDocument (file path)

status (Active/Inactive)

createdAt

updatedAt

1. Agreements

agreements

agreements

agreementId (PK)

tenantId (FK → tenants)

roomId (FK → rooms)

versionNumber

startDate

endDate

rentAmount

paymentDueDate -- e.g., 5th of every period

paymentDuration -- new: Monthly, Quarterly, Yearly

status (Active, Expired, Terminated)

createdAt

updatedAt

1. Payments & Invoicing

invoices

invoiceId (PK)

agreementId (FK → agreements)

invoiceDate

dueDate

baseRent (optional)

taxPercentage (optional)

taxAmount (optional)

totalAmount

status (Paid, Unpaid, Overdue)

payments

paymentId (PK)

invoiceId (FK → invoices)

paymentDate

amountPaid

method (Cash, BankTransfer, Cheque)

lateFee

status (Confirmed, Pending, Failed)

1. Expenses & Maintenance

expenses

expenseId (PK)

category (Electricity, Cleaning, Salaries, etc.)

description

amount

date

recordedBy (FK → users)

maintenance

maintenanceId (PK)

roomId (FK → rooms)

description

cost

maintenanceDate

recordedBy (FK → users)

1. Notifications & Alerts

notifications

notificationId (PK)

userId (FK → users OR tenantId if external)

type (Invoice, PaymentReminder, RenewalReminder, SystemAlert)

message

sentVia (Email, SMS, System)

status (Sent, Pending, Failed)

createdAt