

Now Available for  
MAS 90, MAS 200, and  
SQL.

# PM2000

## Property Management Software for MAS 90, MAS 200, and SQL

PM2000, developed by ACS Group, Inc., provides property managers with an integrated solution that adds competitive property management capabilities to the world-class MAS 90 family of products.

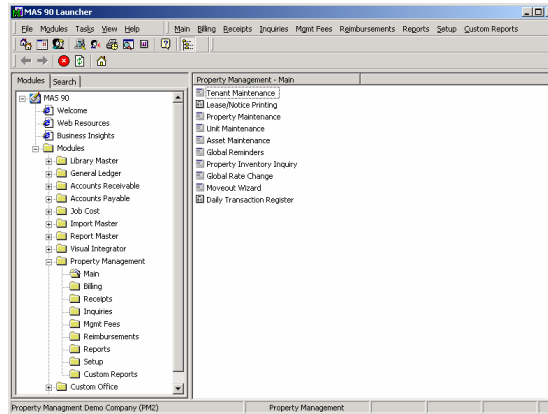
PM2000 is uniquely equipped to handle a diverse range of property management needs. Its integration with MAS 90 allows you to bill tenants according to lease options through Accounts Receivable, process CAM/ Reimbursement charges through Accounts Payable, and segment the General Ledger by property and unit for more specific financial reporting.

Features such as the Property Inventory Inquiry and Asset Tracker allow residential managers to provide prospective tenants with detailed unit availability and

amenity information. Commercial managers who process CAM/ Reimbursement charges will appreciate the allocation system with its easy-to-use codes and automatic allocation of invoices on pro rata percentages.

PM2000 boasts many universal features, including diverse lease management and extended tenant tracking capabilities. These options make it a good fit for all types of managers including: residential, commercial and retail managers, storage facilities, marinas, manufactured and student housing, mobile home parks, and home-owners associations.

By integrating PM2000 with MAS 90 or MAS 200, you'll be equipped with everything you need to profitably manage the financial and logistical aspects of leasing property.



### Features

- Sophisticated lease management
- Easy-to-use integrated billing
- CAM/Reimbursement
- Advanced General Ledger integration
- Special property and unit tracking
- Management Fees
- Financial Reporting
- Operational Reporting
- Helper utilities
- Specialized products

### Required Modules

- General Ledger
- Accounts Receivable
- Accounts Payable

### Optional Integrated Modules

- Inventory Management
- Sales Order
- Job Cost

### Reporting Tools

Data Dictionaries Provided for:

- Report Master
- Crystal Reports
- FRx

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### Add-ons Overview:

- **Multi-Company Service Work Order:** Service and Maintenance
- **Multi-Company Accounts Payable:** Process payables through an agent company for other entities.
- **Multi-Company Accounts Receivable:** Allows the user do multi-company billing, invoice printing, register printing and update.
- **Multi-Company Reporting:** Multi-Company Rent Rolls and Aging Reports
- **Volume Credit Card:** Allows users to automatically process hundreds of charges at once.
- **Metering:** Bill for incremental utility use
- **Reservations:** Book rooms, charge deposits, print confirmations and folios.
- **HUD Link:** Automated HUD certifications and vouchers

### Industry Specific Solutions

Commercial and Residential	Marinas
Shopping Centers	Developers
Mini-Warehouses	Mobile Homes
Student Housing	Manufactured Housing
Condominiums	Homeowners Associa-
Assisted Living	Hospitality

## FEATURES

<p>SOPHISTICATED LEASE MANAGEMENT</p>	<p>Managers can maintain an unlimited number of leases per tenant including Current, Co-Tenant, Vacant, and Evicted leases. You can schedule and track automatic rate escalations on a number of calculation methods including Fixed, Percentage, CPI, and Tenant Gross Sales or Profits. This powerful solution also provides 15 user-definable fields for customized lease information.</p>
<p>EASY-TO-USE INTEGRATED BILLING SYSTEM</p>	<p>Working through the MAS 90 or MAS 200 Accounts Receivable module, managers can quickly and easily bill out lease charges. Tenant Maintenance tracks all balance due and payment history for any invoiced line charges.</p>
<p>CAM/REIMBURSEMENT SYSTEM</p>	<p>Inter-operating directly with the Accounts Payable module, vendor charges can be automatically allocated to tenants on a square footage pro rata or override percentage. CAM billings can be included with regular monthly billing or performed independently.</p>
<p>GENERAL LEDGER ACCOUNTING</p>	<p>Easy-to-use Transaction Codes post to pre-defined General Ledger accounts. Revenue and expenses can be posted to the General Ledger by property or unit. For enhanced flexibility, you can operate on a cash or accrual basis.</p>
<p>RENT AND CHARGES DUE TRACKING</p>	<p>The system tracks the balance due and payment history for all invoiced line charges including rent, reimbursement charges, and deposits.</p>
<p>SPECIAL PROPERTY AND UNIT TRACKING</p>	<p>Property and Unit Maintenance allows you to attach pictures and floor plans to property and unit files. Plus, with 15 user-definable fields, you can easily track and report miscellaneous information.</p>
<p>FLEXIBLE CALCULATION OF MANAGEMENT FEES</p>	<p>PM2000 provides an advanced tool that enables you to set up management fees by property in a number of ways. Fees can be calculated as a percentage of the amount billed or amount collected or as a flat fee. If desired, the greater of the two calculation can be billed. An accounts receivable invoice to the owner can be automatically created.</p>
<p>FINANCIAL REPORTING</p>	<p>Standard financial reports in General Ledger can be printed using property and unit specific accounts. Reports can be generated by property, unit, or a combination of the two. Users can also utilize Custom Financials and FRX for custom financial reports.</p>
<p>OPERATIONAL REPORTING</p>	<p>PM2000 comes standard with a variety of operational reports including Lease Reports, Rent Rolls, Aging Reports, and many more. Using the Data Dictionaries provided with the product, users can also utilize Crystal Reports and Report Master to create custom reports.</p>
<p>HELPER UTILITIES</p>	<p>PM2000 provides a number of helper utilities to make everyday processing and operations run more smoothly. Utilities range from Moveout Wizard, which moves out groups of tenants and automatically applies outstanding charges to deposits held, to Global Reminders, which searches all MAS 90 companies for expiring leases, scheduled rent changes, and much more.</p>
<p>SPECIALIZED PRODUCTS</p>	<p>Service Work Order provides a service and maintenance module. Multi-Company Accounts Payable allows for easy payable management over a number of MAS 90 companies. Reservations enhances PM2000 for the hospitality industry.</p>

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# PM2000 Add-ons

## Property Management software for MAS 90, MAS 200, and SQL

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PM2000 is a complete suite of property management solutions for MAS 90, MAS 200, and SQL developed by ACS Group, Inc.

### **Multi-Company Service Work Order**

Service Work Order is designed to help managers streamline the documentation and completion of maintenance requests. The enhancement includes easy to use entry screens, time and materials tracking, reporting, and complete billing. In addition, the Service Work Order system integrates completely with PM2000 allowing maintenance billings to be tracked by Property, Unit and Tenant.

### **Multi-Company Accounts Payable**

Allows managers easy payable management when operating through multiple MAS 90 companies. Vendor Invoices with charges for multiple companies can be entered once and distributed by line to applicable companies. Features an unlimited number of Agent companies and automatic allocations for distributing vendor invoices to specific companies.

### **Multi-Company Accounts Receivable**

Allows managers to streamline the billing process by allowing users to run Lease Billing Selection for multiple companies simultaneously and print all invoices from one company. The Sales Journal and Daily Transaction Registers can also be updated for all companies at once.

### **Multi-Company Reporting**

Providing report forms in Crystal, PM2000 can now print Multi-Company Aging Reports, Rent Rolls, First of the Month Reports and End of the Month Reports.

### **Volume Credit Card**

Processing charges through Best's Credit Card Processing module, the BCC Enhancement allows user to process hundreds of invoices in minutes and automatically create cash receipts for all approved charges.

### **Metering**

Using Meter readings and standard incremental charges, the Metering Enhancement allows users to easily bill tenant for gas and electrical use.

### **Reservations**

Check room availability and pricing by arrival and departure dates, then easily book a room reservation. Charge credit cards for deposits, room charges, and additional charges. System provides for season rates by room type and length of stay. Generate confirmations and folios for guests.

### **HUD Link**

The HUD Link Enhancements provides integration to the HUD TRACS system, allowing users to certify tenants and voucher billings to HUD. Includes HUD reports, automated billing, and cash receipts handling.

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## FEATURES

### Multi-Company Service Work Order

GLOBAL ACCESS	When entering Service Work Orders, any Tenant in any MAS 90 company can be accessed regardless of the current company selected.
QUOTES	Service Work Orders that will be charged to Tenants or Owners can be prepared as rate quotes and converted to standard orders upon approval.
JOB TRACKING AND BUDGETING	As contractors or maintenance workers complete jobs and enter time and materials used, actual and project amounts are tracked and compared.
ASSET MAINTENANCE	Assets entered in the PM2000 asset management system can be scheduled for maintenance at any time. PM2000 tracks the last serviced date and maintains all service records for each asset in the system.

### Multi-Company Accounts Payable

LINE DISTRIBUTION	When working through the Agent company, vendor invoice lines can be distributed to any property in any company quickly and easily.
AUTOMATIC DISTRIBUTION	Managers can automatically allocate disbursement across properties and companies on a fixed percentage basis.
UNLIMITED AGENTS	Create an unlimited number of Agent Companies so that ANY company in MAS 90 can generate Multi-Company Invoices.

### Multi-Company Accounts Receivable

PROCESS MULTI-COMPANY BILLINGS	Multi-Company Receivables allows the user do multi-company billing, invoice printing, register printing and update.
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### Volume Credit Card

PROCESS MULTIPLE INVOICES	Allows users to process hundred of selected invoices through the MAS 90 Credit Card Processing Module in minutes, automatically.
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### Metering

INCREMENTAL BILLING	Allows the entry of meter readings and automatically calculates incremental charges based on a set of standard per unit costs. Billing can be generated automatically to be included on tenant lease billings.
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### HUD Link

CERTIFY TENANTS AND VOUCHERS	From MAS 90 users can certify, re-certify, and complete interim certifications. Provides automated electronic submission of monthly vouchers to TRACS.
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### Reservations

SHORT TERM RENTAL STATUS	Reservations Entry allows you to view all available units that meet the guest's arrival and departure requirements.
CREDIT CARD INTEGRATION	The reservations system integrates with the Credit Card Processing Module allowing users to charge guest credit cards at check in.