

Maconomy Property Solution



Maconomy Property Solution is a powerful and flexible tool for property managers, developers and investors. It helps you automate your core property-related business processes and serves as a single source of information on costs and revenues from properties, tenants, suppliers, agreements, etc.

Tenant Information Management

The CRM functionality of Maconomy makes it possible to register and maintain information regarding interested parties as well as to register contacts with them. You can store a large amount of information about interested and potential tenants, suppliers, landowners and authorities, such as contact details, contact persons, matters of interest and specific requirements, history of contacts (e.g. meetings, calls, offers and correspondence), etc.

The screenshot displays the Maconomy software interface with the following data:

Agreement	
Agreement Type	Lease Agreement
Agreement No.	1020000008
Expiry Date of BTS	15.06.2007
Status	Quote
Blocked	<input type="checkbox"/>

Property	
Property No.	001
Name	Aviapark shopping center

Premise	
Premise No.	001_1103
Preliminary Area (m2)	50.00
Measured Area (m2)	0.0000000
Premise Category	Retail
Fit out of Premise	Leased without fit out
Utilities supplied to the Premise:	
Electricity	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>
Water / sewage	<input checked="" type="checkbox"/>

Parties	
Landlord	
Company No.	1
Name	Amma Test Database
Tenant	
Tenant ID	1000005
Tenant Name (EN)	Adidas LLC
Signing Person (EN)	Yanov LL
Acting By (EN)	

Business in the premise	
Business Category	Leisure
Tenant Trade Name	1000005
Tenant Trade Name (EN)	Adidas LLC

User	
Created by	galkina
Date	17.10.2007
Changed by	galkina
Date	14.11.2007
Converted by	
Date of Conversion	
Closed	<input type="checkbox"/>
Date Closed	

Lease Administration & Billing

Maconomy combines lease administration, tenant billing and collections management functionality with advanced reporting & analysis. The system provides functionality for handling lease agreement details; tenant renegotiations, relocations and terminations; invoicing recurring & ad-hoc charges; issuing statutory documents to tenants; as well as extensive reporting facilities.

Tenant payments can be imported from accounting or e-banking software thus reducing the processing

time and errors. Actual usage of gas, electricity, water, etc. can be uploaded from the building management system and used for calculation & invoicing of utility charges to tenants. Any data from Maconomy can be exported to be used in external systems, e.g. financial accounting software.

Supplier & Cost Management

Maconomy allows you to keep very detailed information about each supplier such as legal and trade names, actual and legal addresses, company and bank details, contact persons and contact details, standard payment and delivery terms, contract information, etc. Maconomy includes a purchase order & supplier invoice management system. Using this functionality, you can easily create purchase orders with details of services/items, quantities, delivery dates and prices based on the terms registered for the vendor.

For detailed cost management purchases can be assigned to specific properties, activities, cost types and other parts of the multi-dimensional code string of Maconomy. Supplier invoices related to specific purchase orders are easily allocated and reconciled against receipts through automatically created allocations based on the purchase order information. You can also allocate the relevant amounts manually or postpone the allocation until after posting the invoice.

Document Management

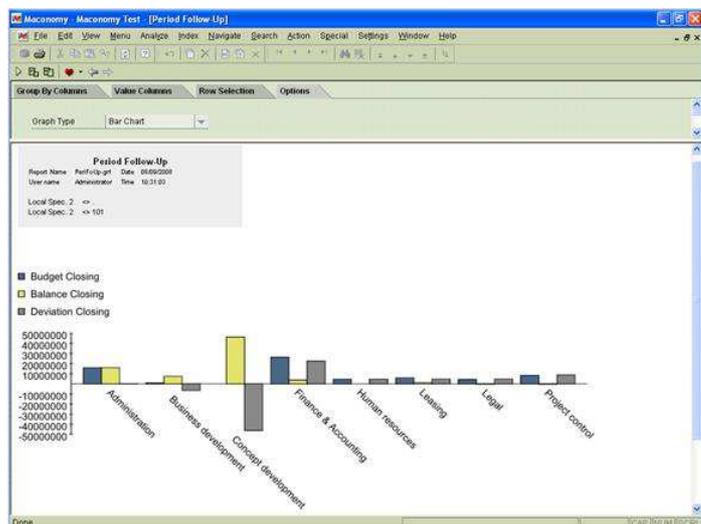
External files of any format (e.g. letters, contracts, spreadsheets and drawings) can be attached to a tenant/supplier or a specific agreement to provide a full documentation of relationship.

Budgeting & Reporting

Maconomy budgeting functionality allows you to create cost and revenue budgets per company (legal entity), property, type of revenue/cost, etc. and to compare them with the actual figures.

Maconomy comes with a large number of standard reports including Accounts Receivable & Accounts Payable reports, Tenant & Lease Agreement reports, Cost & Revenue reports, etc.

Maconomy also includes an ad-hoc reporting tool called Analyzer. The Maconomy Analyzer offers direct access to on-line data. Key figures can be pulled and graphically illustrated using tables, pie charts, etc. The entire workflow takes place in one single window and is performed without any use of programming languages, exporting or reorganizing data.



Multi-company

Maconomy multi-company model offers the functionality of creating multiple companies (legal entities) in the same Maconomy system. Maconomy automatically stamps each transaction in the system with the relevant company number, making it possible to separate the information and figures belonging to different companies. The fully integrated multi-company model thus allows you to easily make consolidated reporting on enterprise (all companies) level as well as reporting on a stated company level.

Multi-currency

Maconomy fully supports multi-currency transactions. There are no limitations for the number of currencies you handle in the system. Each company (legal entity) in the system has a base currency in which entries pertaining to the company are registered, and on which its reporting is based (e.g. RUR for Russia). Report figures can, however, be displayed in any currency, regardless of company.

Furthermore, an enterprise currency is applied throughout the system, and this currency provides a common point of reference for consolidated reporting. Amounts in the company base currency and the enterprise currency are stored on all entries along with the original currency of the entry or transaction. Conversion between different currencies throughout the system takes place by means of date dependent exchange rate tables.

Multi-language

Maconomy is available in a number of languages including English, Swedish, Norwegian, Danish,

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Dutch, German, French, Russian, Spanish, etc. In order to comply with local needs a customer specific dictionary can be created, enabling local terminology to be applied to all parts of the system (including layouts, reports, menus, messages and other interfaces). These dictionaries can be applied in multiple languages, enabling different users to see the system in different languages in the exact same run-time environment.

Access Control

The Maconomy system comprises a complete documented transaction trail that makes it extremely easy to audit. It has been tested by KPMG Denmark in respect to data security and audit trail. The access control system in Maconomy starts when the user logs on to the Maconomy business application. Once the user is inside Maconomy, the role-based setup ensures that only authorized users will have access to required functionality. On top of the functional access control, the data access control ensures that only authorized users have access to required data. This is managed by the hierarchical data access control system that ensures that each record in the database can be viewed and edited only by users with the required access level.

Structure

Maconomy Commercial Property Solution consists of the following fully integrated functional modules:

- Lease administration
- Tenant billing
- Accounts receivable
- Accounts payable
- Budgeting
- Reporting
- CRM
- Document archives
- System & user administration

Technology

Maconomy is a 3-tier client/server solution, which supports Oracle and the Microsoft SQL Server databases. The client can operate under Microsoft Windows, MacOS or Linux. The server can operate under Microsoft Windows or UNIX via a TCP/IP enabled network or the Internet.

Maconomy Advantages

- Single source of information and reports
- Tight control of property related costs
- Effective tenant billing and administration
- Timely and accurate reporting
- Information security and audit trail