



CONDO MANAGER

The Leader in Association Accounting and Management Software



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Condo Manager- Your Solution to Every Problem

Since the first version of Condo Manager was released 1990, our company has been developing and perfecting its management and accounting software every single day. Condo Manager is developed by experienced administrators, property managers, accountants, and first class software developers. This alliance ensures that Condo Manager delivers cutting edge technology to help adapt to the ever-growing needs of self-managed associations and management companies.

Account Statements - Demo Association

Account: 101 00 - Mr. Jack Black
123 Anytown # 101 Anytown FL 34135

Type: Receivable - Owners
From: [07/01/06] To: [12/31/06]
Transactions: < Previous Month | Next Month >

Export to Excel... Search

Trx	Date	Description	Check	Invoice	Debit	Credit	Balance
Total					2,290.00	2,290.00	
250	08/01/2006	Common charges assessment - August 2006 # 101		180	360.00		360.00
250	08/01/2006	Monthly Charges for Sport Club # 101, Black Jack		150	35.00		395.00
252	08/07/2006	Received by ch. 76, Thank you.		130.180		295.00	0.00
258	08/31/2006	Monthly remuneration		209	100.00		-100.00
272	09/01/2006	Common Fees assessment - September 2006 # 101		197	360.00		260.00
272	09/01/2006	Monthly Charges for Sport Club # 101, Black Jack		207	35.00		295.00
273	09/01/2006	Received by ch. 567, Thank you.		207.197		395.00	-100.00
302	10/01/2006	Common Fees assessment - October 2006 # 101		212	360.00		260.00
302	10/01/2006	Monthly Charges for Sport Club # 101, Black Jack		222	35.00		295.00
323	10/02/2006	Received by ch. 56, Thank you.		222.212		295.00	0.00
347	10/02/2006	Monthly remuneration		228	100.00		-100.00
344	10/04/2006	Returned item bank fee - 101 00 - Mr. Jack Black		224	10.00		-90.00
344	10/04/2006	Returned item adm. fee - 101 00 - Mr. Jack Black		225	10.00		-80.00
350	10/22/2006	Letter Registration and Council vote		226	295.00		215.00
353	10/23/2006	Letter by the Attorney				150.00	60.00
356	10/27/2006	Received by ch. 57, Thank you.				90.00	0.00
381	11/01/2006	Monthly remuneration			100.00		-100.00
380	11/01/2006	Maintenance Fees assessment - November 2006 # 101			360.00		260.00
380	11/01/2006	Monthly Charges for Sport Club # 101, Black Jack			35.00		295.00
381	11/01/2006	Received by ch. 57, Thank you.				295.00	0.00
382	12/01/2006	Maintenance Fees assessment					
382	12/01/2006	Monthly Charges for Sport Club					
383	12/01/2006	Received by ch. 36, Thank you.					

This one-of-a-kind program brings a number of features to your fingertips, leaving you with the ability to do anything ranging from quickly referencing account information to easily creating a complete set of custom financial reports.

Condo Manager Pro version 7.0-452 - Demo Association - Period: 09/01/2006 to 07/31/2007

File Transactions Reports Financial Statements History Tools Info Configuration Window Help

Open Association Undo Last Transaction Statement Word Processor Email New Task New Communication Save & Restore To Do Calendar Calculator Web Site Find Help

Sample Association

Association Units Owners Tenants Directors

Receivables other than Owners Payable Accounts / Vendors Asset Accounts Liability Accounts Capital Accounts Revenue Accounts Expense Accounts

A variety of effective, efficient, and yet easy to use functions allow you to fulfill all customer needs at all times. Document production and detailed record keeping will ensure that nothing is lost in translation.

Condo Manager Pro version 7.0-452 - Demo Association - Period: 09/01/2006 to 07/31/2007

File Transactions Reports Financial Statements History Tools Info Configuration Window Help

Unit Sale Delete Add Undo Print... Select Communications Work Dishes ARCR OCLR Previous Next Save Exit

Owner: 102 00 Unit #: 102 Account Name: Mr. John Smith Balance: 0.00 Inactive

Master Account Do Not Accept Payment for this Account (Sent to Attorney for Non-Payment)

Notes:

Owner Information:

Name 1: Smith, John Resident?

Last & First Name: Smith, John Home Phone: (236) 967-8933 Cell / Pager: Office Phone: (236) 638-1233 Ext.: Office Fax: (234) 338-7645

Name 2: Last Name, First Name: Office Phone: Ext.: Cell / Pager:

Address: 123 Anytown # 102 Anytown, USA State: FL Zip: 34135

Country: USA Entry Code: 436 Email: sample@sampleassociation.com Send Email

Web Site Login Information: User Name: Password:

Send Correspondence and Statement: By Mail By Email

With multiple standard features and a wide-selection of optional modules, you can modify the software to your precise specifications. Many competitors claim to be unique and provide custom software, but Condo Manager has, and always will, set the standard.



Condo Manager Pro version 7.0.452 - Demo Association - Period: 08/01/2006 to 07/31/2007

File Transactions Reports Financial Statements History Tools Info Configuration Window Help

Open Association Undo Last Transaction Statement Word Processor Email New Task New Communication Save & Restore To Do Calendar Calculator

Sample Association

Transactions

Financial Statements

Information

History

Reports

Maintenance

CCR and ARCR

Meeting

Invitation to the Meeting

List of Attendees

Ballot Papers

Calculations & Reports Votes & Quorum

Minutes of Meetings

Prepare all meeting tools in minutes

Just one click away from creating any report

Other Listings

Click on the list you wish to print and click 'Refresh'.

Refresh View Full Screen Activate Filter Filter Data

Unit #	Owner Occupied	Investor
Total	4 (67%)	2 (33%)
101	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Phone Numbers, Parking Lots and Lockers Listing
 Owner Name and Address Listing
 Owner Name and Address Listing With Phone Numbers
 Owner Name and Address Listing With Notes
 Tenant Name and Address Listing
 Owner Spoken Language Listing
 Resident Entrance Code Listing
 Units for Rent Listing
 Units for Sale Listing
 Units for Rent or Sale Listing
 Products and Services Listing
 List of Owner Mortgages
 List of Owners with Missing Mortgage Info
 List of Occupants Over 55
 List of Occupants
 List of Occupants Not Owners
 List of Occupants (handicap)
 List of Occupants Pets
 Investor/Owner Ratio Report
 Web Site Credential

Communications History - Demo Association

Documents, Emails and Calls Made: From: 10/22/05 to: 12/18/08 For the Communications Linked to: All Refresh

Sort by: Date Account Number Include Address For Several Associations

Add Communication Delete Communication

Type	Date	Account #	Unit #	Recipient	Object	Duration	Added By	Notes
Letter Sent	10/23/2006	101.00	101	Mr. Jack Black	Account: 101 - Registered Letter			
Letter Sent	10/23/2006	101.00	101	Mr. Jack Black	Account: 101 - Registered Letter			
Letter Sent	10/23/2006	105.01	105	Mr Hally Share	Account: 105.01 - Registered Letter			
Letter Sent	10/23/2006	105.01	105	Mr Hally Share	Account: 105.01 - Registered Letter			
Letter Sent	10/23/2006	105.02	105	Mr Bob Colbrent	Account: 105.02 - Registered Letter			
Letter Sent	10/23/2006	105.02	105	Mr Bob Colbrent	Account: 105.02 - Registered Letter			
Phone Call Received	12/13/2005	102.00	102	Mr. John S				
Letter Sent	10/22/2005	101.00	101	Mr. Jack B				

Recap all homeowner communications at any time

Keep and update the status of any service request ever created

Select the Item You Wish to View

Search Find What: Search Add New Choose the Selected Item Edit

Double-click on the item you wish to view.

Number	Summary Description	Request By /	Unit	Supplier
181	door panel	Bassette, Nannette		6313
128	ank hole	Basso, Trent Brent, Kitria		8063 Major Scr
109	roof leak	Bauer, Shery Wolfe		8358 250734.0
185	exterior door and window panel	Bitcliffe III, Edwin Bitcliffe, Patricia		1805 250018.0
11	810 REQUEST	Board		250003.0
131	drage station bags	Board		M4Pprca
163	Drainage Issue #101308-163	Board		8085
170	Gutter Cleaning q/t #170	Board		8352
203	damaged street signs	Board		Steve Be
117	est. maint.	Brown, Lisa		8065 Steve Be
129	fence repair	Bubo, Patricia		1824 Steve Be
201	Siding Repair	Bubo, Patricia		1824 Av Afford
155	quote for removing tree # 100	Coleman, Juanello		8335
204	Ceiling leak in kitchen	Coleman, Juanello		8335
157	tree trim #100608-157 major	Cureton		8319 250747.0
170	Loose black railing in the front	Cureton		8319
124	estimate for tree removal	Davis, Richard Davis, Margaret		8024 Adorocap
143	tree(s) determination #92508	Davis, Richard Davis, Margaret		8024
156	gutter repair	Deirdre Bahoura		8067 Steve Be
186	Fence	Dollar, Betty		8004 250018.0
140		Elam, Andre		8344 Carl-Jared

Track the entire Architectural Change process from beginning to end in detail

Architectural Review Committee Request History - Arlington

Show only this unit: Requested between 01/01/08 and 12/18/08

Show requests with the following status: Pending Approved Refused

#	Unit	Address	Summary	Description	Requested on	Status
4	2435 REDM	2435 Redmayne Lane, Fort Mill SC 29707	Storm Door ARC Request	Received ARC Request ar	10/19/07	Approved
14	3070 PRIO	3070 Priory Ridge Drive, Fort Mill SC 29707	Storm Door	Received and forwarded si	06/05/08	Approved
14	3131 OCAL	3131 Ocalle Lane, Fort Mill SC 29707	Fence	Received and forwarded te	05/19/08	Approved
8	3210 SALLU	3210 Sallad Lane, Fort Mill SC 29707	Home addition/porch/land	Received and forwarded si	03/21/08	Approved
16	3310 TEMP	3310 Tempo Lane, Fort Mill SC 29707	Fence	Received and forwarded te	08/10/08	Approved
2	3682 CUSA	3682 Cusabo Lane, Fort Mill SC 29707	Landscaping ARC Request	Received ARC Request ar	08/30/07	Waiting
1	3689 CUSA	3689 Cusabo Lane, Fort Mill SC 29707	Shed ARC Request	Received ARC Request ar	08/27/07	Waiting
28	3807 TUPE	3807 Tupelo Lane, Fort Mill SC 29707	Porch	Received and forwarded p	10/08/08	Waiting
23	3807 TUPE	3807 Tupelo Lane, Fort Mill SC 29707	Patio Enclosure	Received and forwarded P	09/16/08	Refused
5	3807 TUPE	3807 Tupelo Lane, Fort Mill SC 29707	Door ARC Request	Received and submitted to	10/29/07	Waiting
18	4153 SEGU	4153 Segundo Lane, Fort Mill SC 29707	Gazebo	Received and forwarded g	07/02/08	Approved
17	4314 GALE	4314 Gallette Lane, Fort Mill SC 29707	Awnings	Received and forwarded a	06/27/08	Refused
21	4433 EASY	4433 Easywater Lane, Fort Mill SC 29707	Landscaping	Received and forwarded la	08/06/08	Approved



Key Features

- Manage an unlimited number of units
- Keep a full history of all communication for every account
(Items sent from Condo Manager are automatically saved in Communications History)
- Export data to Microsoft Outlook and your PDA
- Print payment coupons directly from Condo Manager
- Organize and prepare for Community Meetings
- Integrated word processor with automatic mail merge and 40 template letters
- Print or email documents to homeowners, based on their preference
- Manage all information for your owners, tenants, and vendors
- Easily reconcile an unlimited number of bank accounts
- Generate and export over 300 high quality reports to Excel, Word, PDF, or email
- Customize financial statements with a WYSIWYG (What You See Is What You Get) interface
- Search information from any association in Condo Manager, regardless of which association is currently active
- Access Communication History, Work Order History, and Account Statements directly from the Owner's Information screen

Condo Manager Services

- *Web Service* – Owners can access and update their account with unique login information
- *Web Backup* – Backup your data to a remote server with 256 bit data encryption to ensure you're always protected in the event of an emergency
- *Data Conversion* – We can import all of your associations, owners, vendors, and chart of accounts directly into your new Condo Manager solution
- *Training* – We utilize the very best web technology to train your employees and staff on *your* computer with *your* Condo Manager data
- *Remote Accounting* – For new management companies and smaller associations, our team of expert accountants will help you with all of your accounting needs
- *Mass Mailing Service* – We have the latest tools and equipment to perform all of the mailing services for your association and management company
- *Web Site Design and Hosting* – We can help you develop a customized web site for your association or company
- *Consulting Services* – We can answer all of your HOA accounting and management questions

Optional Modules

- Create Work Orders and Service Requests
- Track every step of your Violations and Architectural Change Requests process
- Track delinquent accounts and NSF Checks
- Maintain accurate and detailed utility billing records for each community
- Use Condo Manager's Payment Processing Module to import Lockbox files from the bank and track which owners pay by ACH (automatic drafts)



Built for Professionals by Professionals

Condo Manager is the true leader in association management and accounting software for a reason. Not only because our program is owned and operated by a number of management companies and independent associations in the United States and Canada, but because it was built by association management professionals with years of experience in software development and community management. This unique insight gives us a competitive advantage and allows our company to deliver exceptional service and value to our customers with cutting edge technology to help them meet the ever growing demands of their business.

Condo Manager will to help you:

- Manage an unlimited number of associations
- Globally search information from every screen
- Allow owners to access and update their information online
- Securely backup and encrypt your data in the event of an emergency
- Create customized reports and software modules to meet your company's needs
- Integrate your management and accounting into one, easy-to-use interface
- Invoice your owners, send account statements, and print monthly reports with just a few mouse clicks
- Easily track all violations, Architectural Change Requests, service requests, work orders, debt collections, and detailed Communication History
- Export your data to Microsoft Excel, Word, Outlook, or your PDA



To learn more about Condo Manager, visit our website at www.condomanager.com. You can also download a software demonstration by submitting a “Free Demo” request on our main page. Feel free to review the video tutorials by clicking on the “Videos” link on the left-hand menu.