

The Telecommunications Module of the Property Site Manager™ was developed to manage the sophisticated leasing requirements of tower/site management companies. From managing owned towers, managed or leased towers, ground leases to roof-top leases, the Property Site Manager with the Telecommunications Module is a complete and comprehensive solution for any tower management company. In-depth revenue recognition and revenue sharing options coincide with detailed contract/lease management functionality to provide even the largest tower management firms with tens of thousands of sites with a powerful financial management package. Extensive reporting capabilities also allow companies to analyze profit and loss by towers or by a portfolio of towers.

## Tower Categories & Groups

You can group each tower by territory/state/region/portfolio/site. Grouping your towers into various categories will help with reporting and making the right business decisions to improve profits.

## Financial Reporting Capabilities & FAS13

Users can assign GL account segments per category to generate reports from a transaction perspective for a profit and loss view. Straightline reports can also be produced by leases or by specific lease terms to assess the amount of unrecognized revenue. Additional reporting dimensions can also be added through integration with MDA.

## Tower/Site Information Tracking

Physical tower installation details such as physical measurements and contractor details can be tracked.

## Lease Details & Terms

The Telecommunications Module captures a comprehensive list of data for the various types of leases. You can create many types of leases for enhanced reporting purposes and lease collocation information can be tracked as a part of the lease details. Multiple tenant leases and ground leases can be assigned per site.

## Flexible Invoicing & Billing Terms

From deferred revenue, termination fees, holdover fees, prior period revenue management to managing discount terms, the Telecommunications Module offers the invoicing flexibility required by the largest tower management firms. Users can also reconcile charges, process pre-payments, and also process charge escalations. Each charge can have multiple terms different from terms of the lease. Multiple tenants can also be invoiced per lease and the charges are based on flat fees or percentage allocations.

### Landlord Information & Revenue Sharing

Revenue sharing can be defined for each type of charge (lease, maintenance, etc.) and can be set to flat amounts, variable amounts, variable amounts with caps and more. Extensive reports are available to compare the ground lease costs between sites and multiple landlords can be paid through one lease.

### Tenant & General Contact Management

Utilizing GP customer and customized contact records, you can keep track of all of your customer's and miscellaneous contact details. From maintenance staff to emergency contacts, The Telecommunications Module will let you manage the contacts that are important to your tower management activities.

### Site & Equipment Information

Many different types of sites and structures can be recorded. Related equipment details can also be tracked and reported on.

### Maintain Accurate Property Details

Insurance details along with property deeds, titles, easement details, and taxes are efficiently managed.

### FAA & FCC Tracking

All required FAA and FCC information are stored within the Telecommunications Module and can be reported on.

### Charge Escalations

You can use CPI data and various other rules or conditions to determine and adjust tenant charges.

### Extra Utilities

Along with the comprehensive list of features, the Telecommunications Module also has a long list of utility features that help streamline tower management activities. Import utilities are available to bring in data from other sources to easily setup new tenants or sites. Users can also copy leases or site information to instantly create new records. Each site and lease can also have many statuses associated to them that affect different processes.

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