



Homebuilder Management System

Timberline® Office Homebuilder Management System coordinates essential homebuilding functions by providing the automation and information resources necessary to manage construction processes.

The software streamlines workflow and optimizes business practices, including profit analysis, cost control, change order tracking, variance cause analysis, payment processing, custom reporting, labor and sub-trade cost management, and more.

Combined with Timberline Office accounting and estimating applications, builders are able to manage production, detailed estimating, and procurement.

Features and efficiencies

- To coordinate resources, contact subcontractors and suppliers automatically and issue purchase orders in hard copy, via fax, or by e-mail.
 - Track multiple vendor and subcontractor prices by model and option and community via the price book database. Three historical prices, as well as two future prices, can be tracked within the price book.
 - Track price quotes for every model, option, task, or item.
 - Allow your subcontractors and suppliers to provide data electronically, reducing the amount of time required to maintain your database.
 - Directly import vendor/subcontractor pricing from common spreadsheet programs.
 - Group purchase orders into release stages.
 - Define the scope of work and payment schedule to reduce overpayment, or even double payment, to subs and suppliers.
- Automatically generate payments based on PO approvals.
 - Generate POs based on your buyer's selection and release in stages to subs and suppliers at current prices.
 - Perform profit analysis, cost control, change-order tracking, variance cause analysis, payment processing, custom reporting, and labor or sub-trade cost management for optimum efficiency.
 - Easily research and analyze critical information with flexible and easy-to-use report design and drill-down inquiry capabilities.

Homebuilder Management System, developed and supported by BuilderMT, is a part of Timberline Office, fully integrated software created to streamline work and connect the people you depend on to build your business.

Issue Purchase Orders

Job Number: CR0100601

Community: 3 Crossridge
 Site Address: 25 Alta Vista Way
 Site Suburb: Denver State: CO
 Post Code: 80222

Project Desc: _____
 Lot Number: _____
 Estimator: Sam
 Superintendent: Stan

Job Details: PD Info Client Details Job Classification 1 Job Classification 2 Misc Estimate 1 Misc Estimate 2 Tax

Job Number: CR0100601

- Release: 1
 - 00 Permit
 - 01 Utility
 - 02 Excavation
 - 03 Conc. Foundation
 - 04 Structural Steel
- Release: 2
 - 05 1st Floor Lumber
 - 06 1st Floor Labor
 - 07 1st Wall Lumber
 - 08 1st Wall Labor
 - 09 2nd Floor Lumber
 - 10 2nd Floor Labor
 - 11 2nd Wall Lumber
 - 12 2nd Wall Labor
 - 13 Roof Frame Lumber
 - 14 Roof Frame Labor
 - 15 Roofing
- Release: 3
- Release: 4
- Release: 5
- Release: 6
- Release: 7
- Release: 8

Label: Release Code 1
 Activity: 02 Excavation
 Selected Vendor: 32 | GeoExc | George's Excavation
 Sort By Location
 Sort By WBS
 Use Estimate Price
 Activity Total: 2,367.50
 Taxable
 Tax Group
 Tax Total: 0.00
 PD Index: 1
 Default Vendor: 32 | GeoExc | George's Ex

Issue purchase orders drawing from information in the models and options database and send to Timberline Office Job Cost.

Define the format of your purchase orders and deliver to subs and suppliers by hard copy, fax or e-mail.

Print Preview

100% Close

JOSEPHSON Custom Homes ***REPRINT***
 DATE: 1/9/2003

PURCHASE ORDER
 CR0100201001
 JOB NUMBER: CR0100201
 ORDER DATE: 1/9/2003

VENDOR: Beaverton Concrete
 2605 Cornelius Pass
 Denver CO 80206

JOB ADDRESS: 21 Vista Way
 Denver CO 80222

PLAN **ELEV** **WALKOUT** **GARAGE** **SUPERINTENDENT** : **JOBSITE PHONE:** **MOBILE:**
Sundown **B** **No** **Right** **Stan** **(300) 087-8750** **300-080-7299**

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PLEASE SUPPLY THE FOLLOWING :

ITEM	ITEM DESCRIPTION	LENGTHS	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
**** 03 CONC. FOUNDATION ****						
2040	Concrete Foundation (3 Car Gar)		1.00	ea	222.00	222.00
2040	Concrete Foundation - (Base)		1.00	ea	5,498.00	5,498.00
					Net Order	5,720.00
					Tax	0.00
					TOTAL ORDER	5,720.00

Approve Purchase Orders for Payment

Sort by: Job
 Job Number: CR0100601
 Job Description: CR Filing #1, Lot 6, Bloc

CorPhone: 3 Crossridge
 Job Address: 25 Alta Vista Way
 Denver CO

Default Completion Date: 1/15/2003
 Default Accounting Date: 1/15/2003
 Part Pay

Complete	PO Index	PO Number	PO Vendor Name	Approve Remaining	Invoice Number	Invoice Date	Invoice Net Amt	Invoice Tax	Invoice Total	Payment Date	Disc. Date	Invoice Disc.	Account. Date	Approved To Date	PO Total	Invoice Description
<input checked="" type="checkbox"/>	1	CR0100601001	Beaverton Concrete	<input checked="" type="checkbox"/>	12345	2/1/2002	4,510.00	0.00	4,510.00	2/1/2002		0.00	2/1/2002	5,830.00	10,340.00	25 Alta Vista Way
<input checked="" type="checkbox"/>	1	CR0100601002	George's Excavation	<input checked="" type="checkbox"/>	CR0100601002a	2/1/2002	1,437.50	0.00	1,437.50	2/1/2002		0.00	2/1/2002	750.00	2,187.50	25 Alta Vista Way
<input checked="" type="checkbox"/>	1	CR0100601003	KC Supply Co.	<input checked="" type="checkbox"/>	CR0100601003	2/1/2002	350.00	0.00	350.00	2/1/2002		0.00	2/1/2002	0.00	600.00	25 Alta Vista Way
<input checked="" type="checkbox"/>	1	CR0100601004	George's Excavation	<input checked="" type="checkbox"/>	CR0100601004	2/1/2002	180.00	0.00	180.00	2/1/2002		0.00	2/1/2002	0.00	180.00	25 Alta Vista Way

Select purchase orders for payment and transmit to Accounts Payable. An invoice is then generated automatically.

Partial Payment of Purchase Order

PO Number: CR0100601002
 Vendor: GeoExc
 PO Issued: 12/17/2001

Invoices - Enter Current Invoice on Last Line

Invoice Number	Invoice Date	Invoice Net	Invoice Tax	Invoice Total	Retainage	Comments
CR0100601002	2/1/2002	1,093.75	0.00	1,093.75	109.00	25 Alta Vista Way
Total Invoices To Date :		1,943.75	0.00	1,943.75	109.00	Total Retainage To Date

Purchase Order Line Items

Item	Description	Remaining Net	Remaining Tax	Remaining Total	Approve Remaining	% Approved To Date	Invoice Net	Invoice Tax	Invoice Total	PO Net	PO Tax	PO Total	JCC Item
2	Excavation, by CY	270.00	0.00	270.00	<input checked="" type="checkbox"/>	100.000	270.00	0.00	270.00	750.00	0.00	750.00	1
3	Excavation, by CY	0.00	0.00	0.00	<input type="checkbox"/>	100.000	0.00	0.00	0.00	120.00	0.00	120.00	2
5	Backfill (Compacted in Place), by CY	687.50	0.00	687.50	<input type="checkbox"/>	80.000	343.75	0.00	343.75	687.50	0.00	687.50	1
6	Backfill (Compacted in Place), by CY	0.00	0.00	0.00	<input type="checkbox"/>	100.000	0.00	0.00	0.00	150.00	0.00	150.00	2
7	Import Fill Material (In Place), by CY	480.00	0.00	480.00	<input checked="" type="checkbox"/>	100.000	480.00	0.00	480.00	480.00	0.00	480.00	1
Totals :		1,437.50	0.00	1,437.50			84.286	1,093.75	0.00	1,093.75	2,187.50	0.00	2,187.50

OK Cancel

Approve and generate only a portion of a purchase order for partial payment. Transmit to Accounts Payable and automatically produce a partial invoice.