



Commercial

Meter Reading

Utility Billing

Collection

Installation

Consulting



Residential

Customer Service



Energy Management Systems, Inc.
800-965-9642 www.EMS3.com

Utility Billing & Collection

PLEASANT VALLEY BUSINESS CENTER - SAMPLE
 STATE OF PENNSYLVANIA
 PREPARED BY ENERGY MANAGEMENT SYSTEMS 19355-0338, 800-965-9642 FAX 482-2088
 UTILITY BILLING PERIOD: 07/10/01 TO 08/14/01 35 Days

UNIT #	REPORT	WAGES	CHARGES	AMOUNT	DATE
000001	0000	00000	00000	00000	00000
000002	0000	00000	00000	00000	00000
000003	0000	00000	00000	00000	00000
000004	0000	00000	00000	00000	00000
000005	0000	00000	00000	00000	00000
000006	0000	00000	00000	00000	00000
000007	0000	00000	00000	00000	00000
000008	0000	00000	00000	00000	00000
000009	0000	00000	00000	00000	00000
000010	0000	00000	00000	00000	00000
000011	0000	00000	00000	00000	00000
000012	0000	00000	00000	00000	00000
000013	0000	00000	00000	00000	00000
000014	0000	00000	00000	00000	00000
000015	0000	00000	00000	00000	00000
000016	0000	00000	00000	00000	00000
000017	0000	00000	00000	00000	00000
000018	0000	00000	00000	00000	00000
000019	0000	00000	00000	00000	00000
000020	0000	00000	00000	00000	00000
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000025	0000	00000	00000	00000	00000
000026	0000	00000	00000	00000	00000
000027	0000	00000	00000	00000	00000
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000094	0000	00000	00000	00000	00000
000095	0000	00000	00000	00000	00000
000096	0000	00000	00000	00000	00000
000097	0000	00000	00000	00000	00000
000098	0000	00000	00000	00000	00000
000099	0000	00000	00000	00000	00000
000100	0000	00000	00000	00000	00000

F.Y.I. Report

Energy Management Systems
 PO Box 538 Malvern PA 19355
 Phone: (610) 261-0771 Fax: (610) 261-0772

Date: 11/05/04
 Property: 3300 MADISON AVENUE
 Job #: 2004
 Account: DOUGLAS ANDERSON
 Billing Period: 11/05/04 - 12/03/04
 Reported By: SA Number

UNIT	UNIT NAME	STATUS	REMARKS
03000	HOUSE (ACRS)	ACRS	Meter consumption has been steadily dropping. Possible meter problem? Suggest investigation.
03000	HOUSE (PHILADELPHIA)	PHILADELPHIA	METER DISPLAY IS BLANK. NO ESTIMATE.
03001	VACANT	EST EL	VACANT WITH HIGH CONSUMPTION.
03002	VACANT	EST EL	VACANT WITH HIGH CONSUMPTION.
03003	VACANT	EST EL	VACANT WITH CONSUMPTION.

Energy Management Systems Service Department can assist you with reporting or reporting any meter problems. Please do not hesitate to contact us with any questions or requests.

PLEASANT VALLEY APARTMENTS - SAMPLE

WATER SERVICE: 999-001000 P/LIN: ROTSTICK
 Billing Date: 08/17/01
 Meter Readings From: 07/10/01 To: 08/14/01
 Next Scheduled Reading: August 30, 2001
 Account Number: 508904001137001

BILLING ADDRESS:
 SCITE
 1607 ARCH ST APT 0501
 PHILADELPHIA PA 19103

PROPERTY OF ACCOUNT:
 Balance From Last Bill: \$47.57
 Deposits Received: \$47.52
 Adjustments: \$0.00
 Late/Dispayment Charge: \$0.00
 Balance Due Immediately: \$0.00
 Current Charge: \$50.55
BALANCE DUE: \$50.55

Payment Due Date: September 7, 2001
 If Not Paid By Due Date: \$51.18

METER INFORMATION	UTILITY CHARGE INFORMATION
METER SERIAL # 0347512	Service Charge: \$18.74
SIZE 1/2"	1290 CP # 0.01217
REV 8946500	Water Charge: \$34.44
	Sewer Charge # 0.0124900
	Current Charge: \$16.11
	\$50.55

OTHER INFORMATION:
 Billing Date: 08/17/01
 Billing Period: 35 Days
 Avg Daily Consumption: 36.9
 Billed Cubic Feet: 1290
 Meter Size: 0.625

Questions? Call 800-965-9642 or write to Energy Management Systems, PO Box 538, Malvern PA 19355

PLEASE PAY BY: 08/17/01

PLEASE PAY TO: ENERGY MANAGEMENT SYSTEMS

AMOUNT ENCLOSED: \$50.55

MEMO CHECK PAYABLE TO: ENERGY MANAGEMENT SYSTEMS

SEND PAYMENT TO: ENERGY MANAGEMENT SYSTEMS
 ACCOUNT SERVICE DEPT 0771
 PO BOX 538
 MALVERN PA 19355-0538

MEMO 999-004000 File: A010814A
 SCITE
 Meter Readings From: 07/10/01
 To: 08/14/01
 Account Number: 508904001137001

We specialize in billing all utilities including electric, gas, water and steam. Monthly service is provided to apartments, condominiums, shopping centers, commercial properties, municipalities and industrial complexes.

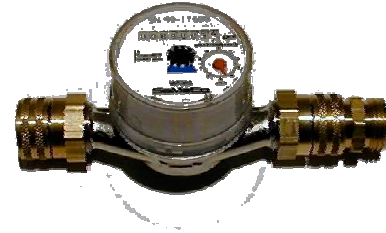
Our service frees your staff from time consuming bill preparations. We can also pinpoint where and why you're losing money on utilities.

- Bill preparation.
- Accurate meter reading.
- Detailed summary reports.
- Web access to management reports.
- Custom bill & report formats and calculations.
- FYI reports that summarize property specific issues.
- Automatic updates of 100's of utility rates.
- Computer file data transfer.
- Toll free customer service.

Energy Management Systems, Inc.
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Meter Reading



Precise data collection is essential to creating accurate utility bills. We specialize in both manual read data collection and Automated Meter Reading (AMR).

AMR allows us to read meters anywhere, on any schedule, via modem. We support all non-proprietary remote meter reading systems.

We recognize, however, that not all properties are equipped with automated technology. Therefore, our team of in-field meter readers is trained to read every type of meter, on-site.



- Over 55,000 meters read monthly.
- Currently providing service in 18 States.
- Meter reader routes covering the East Coast from North Carolina to Massachusetts.
- AMR systems supported (partial list)



Inovonics
Hexagram
EMON Imon System
Quadlogic
Master Meter Dialog
National Meter Industries
Osaki PLC



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Radio Frequency Meter Reading

Energy Management Systems offers installation of TapWatch by Inovonics Wireless Corporation, a Radio Frequency (RF) meter reading system for all types of meters including electric, water, gas, and run-time. Wireless meter reading provides secure and accurate data collection while supplying our billing department with data collection that uses the exact move in/move out readings. With lower maintenance costs and reduced installation times, due to lack of hard wiring, we can offer a cost-effective solution for virtually all your metering needs.



- All Utilities Supported : Electric, Water, Gas
 - Superior Quality and Accuracy
 - Fully Automated
 - Helps Reduce Consumption
- Cost Effective for Retrofit and New Construction
 - Proven Reliability
 - Low Maintenance

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Customer Service

Energy Management Systems believes that the foundation of a great company starts with superior customer service. We strive to not only serve you, the management professional, but also your tenants. To accomplish this goal we offer the following to all of our customers:

- Property specific account representatives.
 - Toll free number and account representative extension on every bill.
- Utility questions answered so your staff can concentrate on other issues.
- Final bills prepared within 3 business days.



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Utility Management Services

Energy Management Systems takes utilities beyond submetering with it's Utility Management Services. This service uses a portfolio wide approach to relieving all of your utility bill headaches.



- Receive and scan all master utility bills.
 - Code for payment.
- Request funds & pay all bills *before* due date.
- Provide web access to scanned images of actual bills as well as summary cover page with most important billing data.
 - Check master bills for errors.
- Seek rebates and refunds for errors found.
 - Provide 'best rate' verification.

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Service and Installation



Energy Management Systems supplies and installs electric, gas and water metering products. We have installed thousands of meters and specialize in Automated Meter Reading (AMR) technology.

Our service department also repairs existing metering and provides meter testing and calibration. We provide our services in any capacity, from a single space to your entire management portfolio. Whether maintaining an older system or seeking to completely replace it, EMS is ready to assist you.

- Water, gas, and electric meter installations.
- Meter bench testing and calibration.
- Load surveys and circuit testing.
- AMR upgrades and installation.
- Meter repairs and replacement.
 - Property utility surveys.
 - Meter supply.

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Company Profile

Our Past

Energy Management Systems was founded in 1980 by Philip Voltz. He and members of his family started out to provide meter reading and billing services to apartment complexes and industrial properties in the Philadelphia area. Phil's background with Philadelphia Electric Company (PECO Energy) and William H. Scott Engineering Company, and Gregg Voltz's computer experience, has helped the company grow to its current size.

Our Present

Energy Management Systems has enjoyed great success and with it experienced many changes. What started as a cottage industry in a converted bedroom in the Voltz house is now a national corporation headquartered in a modern office building in Malvern, PA.

Though still actively involved in the company, Phil has turned the reigns over to his son Gregg to serve as President and his son-in-law Bill Nutter as Vice-President. Several other family members along with 30 full time employees are striving to expand the success of Energy Management Systems.

The client list has grown as well. EMS now provides reading, billing, and collection services to over 1,000 properties, both residential and commercial. EMS reads over 55,000 meters each month. Initially serving just the Philadelphia area, our meter readers now cover routes from Boston to North Carolina and with the advances in Automated Meter Reading (AMR) technology, EMS reads meters across the entire United States.

Our Future

Our expertise in the utility industry has led us to our most recent product, **Utility Management Services**. This new service takes the sub-meter reading, billing, and collections industry to a whole new level. When providing Utility Management Services, EMS receives, scans, codes and pays all the master utility bills for each property within a management company's portfolio. Aside from the obvious advantages of the service (on time bill payment and time management for your staff) there are a number of features which will make the service invaluable such as; master bill analysis, sub-meter recovery analysis, internet access to bill images, integration into your general ledger, and more.

This is only the first stride toward meeting the new challenges of an ever-evolving industry and assisting those who it impacts.

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