



# PROPERTY MANAGEMENT FOR SAGE 100 ERP

ADVANCED FINANCIAL REPORTING  
PHYSICAL PROPERTY MANAGEMENT  
VACANCY MANAGEMENT  
MULTI-COMPANY FUNCTIONALITIES



Many property management applications purport to offer the features and functionality you need, but fall short when it comes to providing the accounting and financial reporting tools that are fundamental to running a business.

Gain the big picture with individual company or consolidate financial statements

Monitor property and unit health by generating profit and loss statements individual properties and units

**ACS Property Management is the no compromise solution – delivering comprehensive property management functionality combined with powerful accounting and financial management tools.**

Want to learn more? Ask us for more detailed information about ACS Property Management, your complete solution for Property Management Accounting.

ACS PM uses Sage 100 ERP (formerly Sage ERP MAS 90 and MAS 200) as its financial backbone. By integrating with this world-class, time-tested accounting and financial management application, you benefit from best-of-breed functionality. Not yet familiar with Sage 100 ERP? Our consultants can help you explore the benefits of this financial management system.

Best of breed functionality – Property Management and Financial Management

Eliminate the need for duplicate data entry and journal entries and increase accuracy and efficiency

Manage multiple companies (legal entities) in a single application

Tenant Lease Maintenance (PMF) 6/1/2012

Tenant No: 10-ALL Property Code: COPPER-1 Unit Code: 100

Property: Copper Tree - Building 1 Suite 100 - First Floor

Company: All Terrain Hiking Corp.

Buttons: Customer..., Sup, SWD

Tabs: Main | Additional | Charges | Moveout | UDF's | Insurance | Taxes | Late Fees | CAM | Invoices | History

Lease Start Date: 1/1/2012 No of Months: 12 Lease End Date: 12/31/2012

Tenant Type: Primary Lease Status: Current

Month to Month:  Ext. Occupancy: 12

Rent Due: 23,695.00 Other Due: 135.00 Prepayments: .00 Balance Due: 23,830.00

Rent Charges: 25,000.00 Other Charges: 185.00 Reimbursable Charges: .00

Square Foot: 13,540 Price/Sq Foot: 1.85 Annual/Sq Foot: 22.16

Lease Complete Date: [ ] Deposits Held: 15,150.00

When Lease Expires: Month to Month Renewal Wait List: [ ] Comment: [ ]

Last Bill Date: 5/1/2012 Next Bill Date: 6/1/2012 Last Payment Date: 4/1/2012

Bill From: 1st of the Month Billing Cycles: Monthly Day of Month: [ ] Day of week: [ ]

Buttons: Late Letters, Lease Letter, Accept, Cancel, Delete, Print





# PROPERTY MANAGEMENT FOR SAGE 100 ERP

ADVANCED FINANCIAL REPORTING  
PHYSICAL PROPERTY MANAGEMENT  
VACANCY MANAGEMENT  
MULTI-COMPANY FUNCTIONALITIES

|  |  |                                |  |                                  |                                  |                                |  |                                  |  |
|--|--|--------------------------------|--|----------------------------------|----------------------------------|--------------------------------|--|----------------------------------|--|
| <b>ADVANCED G/L HANDLING AND REPORTING</b> | <p>Auto-translation of G/L sub accounts for property and unit based transactions</p> <p>Lost revenue to vacancy postings and non-financial account postings for occupied and vacant units</p> <p>FASB 13 deferred rent postings</p> <p>Independent Cash and Accrual accounting for Accounts Payable and Accounts Receivable</p>  |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>LEASE MANAGEMENT</b>                    | <p>Lease intelligence auto sets lease and tenant status</p> <p>Track recurring charges on multiple billing cycles</p> <p>Enter pre-scheduled rent changes that take affect automatically based on billing date</p> <p>Automated move-out tool charges move-out fees, applies credits and deposits to outstanding charges, and refunds any negative balance though A/P</p> <p>Lease history tracks completed leases while allowing current leases to continue</p> |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>UNIT VACANCY MANAGEMENT</b>             | <p>Utilities to track expiring leases, property health, and vacancies</p> <p>Detailed unit occupancy tracking and reporting, including vacancy and inactive periods.</p>   |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>INTEGRATED BILLING AND RECEIPTS</b>     | <p>Automated billing selections by occupancy</p> <p>Billing Report allows managers to review billing for completeness before updating.</p> <p>Automatic application of cash by pre-designated priorities</p> <p>All charge and credits tracked in detail for complete charge/payment history and real time balances due</p>  |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>AUTOMATED RENEWALS AND MOVEOUTS</b>     | <p>Enter renewal information so leases can roll-over automatically</p> <p>Include lease escalation schedule in renewal</p> <p>Completed leases retained in history to make room for new renewals</p> <p>Detailed move-out screen makes move-out administration easy</p> <p>Assess move-out charges and choose to apply deposits and prepayments</p> <p>Auto create deposit refund through Accounts Payable.</p>  |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>INTEGRATED CAM REIMBURSABLES</b>        | <p>Enter expenses through AP and designate as CAM by Property or Project</p> <p>Override accounts allow for special CAM expense and revenue accounts</p> <p>Tenant share calculated by lease square footage or override percentage</p> <p>Bill on actual expenses as they happen or bill estimates and reconcile at year end</p>   |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>ADDITIONAL ASSESSMENTS</b>              | <table border="0"> <tr> <td>Multi-Tier Late Fee Processing</td> <td>Deposit Interest Processing</td> </tr> <tr> <td>Common Area/Reimbursable Charges</td> <td>Automatic NSF fee assessment</td> </tr> <tr> <td>Pass-thru reimbursable charges</td> <td>Global (multi-company) utilities to review upcoming events</td> </tr> <tr> <td>Multi-Tenant rate change utility</td> <td></td> </tr> </table>   | Multi-Tier Late Fee Processing | Deposit Interest Processing                          | Common Area/Reimbursable Charges | Automatic NSF fee assessment     | Pass-thru reimbursable charges | Global (multi-company) utilities to review upcoming events | Multi-Tenant rate change utility |  |
| Multi-Tier Late Fee Processing             | Deposit Interest Processing  |                                |  |                                  |                                  |                                |  |                                  |  |
| Common Area/Reimbursable Charges           | Automatic NSF fee assessment   |                                |  |                                  |                                  |                                |  |                                  |  |
| Pass-thru reimbursable charges             | Global (multi-company) utilities to review upcoming events   |                                |  |                                  |                                  |                                |  |                                  |  |
| Multi-Tenant rate change utility           |  |                                |  |                                  |                                  |                                |  |                                  |  |
| <b>ADVANCED MULTI-COMPANY PROCESSING</b>   | <p>ACS Property Management also provides for cross-entity management and transaction processing through the Multi-Company line of enhancements.</p> <table border="0"> <tr> <td>Multi-Company Accounts Payable</td> <td>Multi-Company Accounts Receivable (Billing/Receipts)</td> </tr> <tr> <td>Multi-Company Field Service</td> <td>Multi-Company Standard Reporting</td> </tr> </table>   | Multi-Company Accounts Payable | Multi-Company Accounts Receivable (Billing/Receipts) | Multi-Company Field Service      | Multi-Company Standard Reporting |                                |  |                                  |  |
| Multi-Company Accounts Payable             | Multi-Company Accounts Receivable (Billing/Receipts)   |                                |  |                                  |                                  |                                |  |                                  |  |
| Multi-Company Field Service                | Multi-Company Standard Reporting   |                                |  |                                  |                                  |                                |  |                                  |  |