

PROPERTY MANAGEMENT FOR SAGE 100 ERP

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



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.

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

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

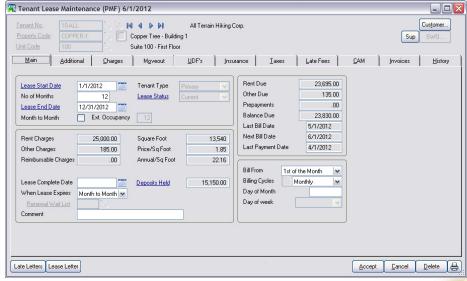
Eliminate the need for duplicate data entry and journal entries and increase accuracy and efficiency

Manage multiple companies (legal entities) in a single application

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

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









PROPERTY MANAGEMENT FOR SAGE 100 ERP

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

	<u> </u>	
ADVANCED G/L HANDLING AND REPORTING	Auto-translation of G/L sub accounts for property and unit based transactions	
	Lost revenue to vacancy postings and non-financial account postings for occupied and vacant units	
	FASB 13 deferred rent postings	
	Independent Cash and Accrual accounting for Accounts Payable and Accounts Receivable	
LEASE MANAGEMENT	Lease intelligence auto sets lease and tenant status	
	Track recurring charges on multiple billing cycles	
	Enter pre-scheduled rent changes that take affect automatically based on billing date	
	Automated move-out tool charges move-out fees, applies credits and deposits to outstanding charges, and refunds any negative balance though A/P	
	Lease history tracks completed leases while allowing current leases to continue	
UNIT VACANCY MANAGEMENT	Utilities to track expiring leases, property health, and vacancies	
	Detailed unit occupancy tracking and reporting, including vacancy and inactive periods.	
INTEGRATED BILLING AND RECEIPTS	Automated billing selections by occupancy	
	Billing Report allows managers to review billing for completeness before updating.	
	Automatic application of cash by pre-designated priorities	
	All charge and credits tracked in detail for complete charge/payment history and real time balances due	
AUTOMATED RENEWALS AND MOVEOUTS	Enter renewal information so leases can roll-over automatically	
	Include lease escalation schedule in renewal	
	Completed leases retained in history to make room for new renewals	
	Detailed move-out screen makes move-out administration easy	
	Assess move-out charges and choose to apply deposits and prepayments	
	Auto create deposit refund through Accounts Payable.	
INTEGRATED CAM REIMBURSABLES	Enter expenses through AP and designate as CAM by Property or Project	
	Override accounts allow for special CAM expense and revenue accounts	
	Tenant share calculated by lease square footage or override percentage	
	Bill on actual expenses as they happen or bill estimates and reconcile at year end	
ADDITIONAL ASSESSMENTS	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	
ADVANCED MULTI-COMPANY PROCESSING	ACS Property Management also provides for cross-entity management and transaction processing through the Multi-Company line of enhancements.	
	Multi-Company Accounts Payable	Multi-Company Accounts Receivable (Billing/Receipts)
	Multi-Company Field Service	Multi-Company Standard Reporting
	, , , , , , , , , , , , , , , , , , , ,	- p ,
	1	