

## PM2000 for Property Management

**ACS**  
Advanced Computer Solutions Group

"Solving Problems and Getting Results"

Designed for:

**MAS 90**

**MAS 200**

Client/Server

Client/Server for SQL Server

### Features

- Sophisticated lease management
- Easy-to-use integrated billing
- CAM/Reimbursement
- Advanced General Ledger integration
- Special property and unit tracking
- Management fees
- Financial reporting
- Operational reporting
- Helper utilities
- Specialized products

### Required Modules

- General Ledger
- Accounts Receivable
- Accounts Payable

### Optional Integrated Modules

- Inventory Management
- Sales Order
- Job Cost

### Reporting Tools

Data Dictionaries provided for:

- Report Master
- Crystal Reports

PM2000, developed by ACS Group, Inc., provides property managers with an integrated solution that adds competitive property management capabilities to the world-class MAS 90 family of products.

PM2000 is uniquely equipped to handle a diverse range of property management needs. Its integration with MAS 90 allows you to bill tenants according to lease options through Accounts Receivable, process Common Area Maintenance (CAM)/Reimbursement charges through Accounts Payable, and segment the general ledger by property and unit for more specific financial reporting. Features such as the Property Inventory Inquiry and Asset Tracker allow residential managers to provide prospective tenants with detailed unit availability and amenity information. Commercial managers who process CAM/Reimbursement charges will appreciate the allocation system with its easy-to-use codes and automatic allocation of invoices on pro rata percentages.

PM2000 boasts many universal features, including diverse lease management and extended tenant tracking capabilities. These options make it a good fit for all types of managers including: residential, commercial and retail managers, storage facilities, marinas,

manufactured and student housing, mobile home parks, and homeowners associations.

The PM2000 lease management system is centered around the tenant. Tenants can occupy multiple units or share units with other tenants. Detailed transaction information including billings, payments, and pre-payments is tracked along with operational information such as lease terms, insurance information, and late fee set up. An unlimited number of automatic rate escalations can be set up for each lease charge.



By integrating PM2000 with MAS 90 or MAS 200, you'll be equipped with everything you need to profitably manage the financial and logistical aspects of leasing property.

*See reverse side for list of features*

## PM2000 for Property Management

### FEATURES

Sophisticated Lease Management	Managers can maintain an unlimited number of leases per tenant including Current, Co-Tenant, Vacant, and Evicted leases. You can schedule and track automatic rate escalations on a number of calculation methods including Fixed, Percentage, CPI, and Tenant Gross Sales or Profits. This powerful solution also provides 15 user-definable fields for customized lease information.
Easy-to-use, Integrated Billing System	Working through the MAS 90 or MAS 200 Accounts Receivable module, managers can quickly and easily bill out lease charges. Tenant Maintenance tracks all balance due and payment history for any invoiced line charges.
CAM/Reimbursement System	Inter-operating directly with the Accounts Payable module, vendor charges can be automatically allocated to tenants on a square footage pro rata or override percentage. CAM billings can be included with regular monthly billing or performed independently.
General Ledger Accounting	Easy-to-use Transaction Codes post to pre-defined general ledger accounts. Revenue and expenses can be posted to the general ledger by property or unit. For enhanced flexibility, you can operate on a cash basis or accrual basis.
Special Property and Unit Tracking	Property and Unit Maintenance allows you to attach pictures and floor plans to property and unit files. Plus, with 15 user-definable fields, you can easily track and report on miscellaneous information.
Flexible Calculation of Management Fees	PM2000 provides an advanced tool that enables you to set up management fees by property in a number of ways. Fees can be calculated as a percentage of the amount billed or amount collected or as a flat fee. If desired, the greater of the two calculations can be billed. An accounts receivable invoice to the owner can be automatically created.
Financial Reporting	Standard financial reports in the general ledger can be printed using property and unit specific accounts. Reports can be generated by property, unit, or a combination of the two. Users can also utilize Custom Financials and FRx for custom financial reports.
Operational Reporting	PM2000 comes standard with a variety of operational reports including Lease Reports, Rent Rolls, Aging Reports, and many more. Using the Data Dictionaries provided with the product, users can also utilize Crystal Reports and Report Master to create custom reports.
Helper Utilities	PM2000 provides a number of helper utilities to make everyday processing and operations run more smoothly. Utilities range from Moveout Wizard, which moves out groups of tenants and automatically applies outstanding charges to deposits held, to Global Reminders, a feature that enables you to search all MAS 90 companies for expiring leases, scheduled rent changes, and much more.
Specialized Products	Service Work Order provides a service and maintenance module, Multi-Company Accounts Payable allows for easy payable management over a number of MAS 90 companies, and Reservations enhances PM2000 for the hospitality industry.

  
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