



ACCOUNTING CONCEPTS IN REAL ESTATE LLC

Building and Managing Your Numbers

PROPERTY MANAGEMENT ACCOUNTING



Industries Served: Commercial/Medical, Retail, Industrial, Residential/HOA

Accounting Concepts in Real Estate, LLC (ACRE) provides 28 years of experience devoted to the Property Management industry. Our extensive knowledge of Property Management allows us to help clients take care of their public or privately held investments. We service office, retail, industrial, medical and residential/HOA investments. We offer outsourced accounting support services. Services range from the day to day operations to the complex transactions of Property Management. During times of increased cyclical workloads, successful growth of your company, temporary assistance or in the need of a consistent partnership we can help our clients successfully manage their accounting needs.

Financial Report Services

- * Financial statement preparation; Prepare/Review variance reports
- * Financial statement reviews
- * Cash or Accrual reporting
- * Public (REITS) or Private investments
- * PDF reports for electronic storing - Adobe
- * Recording & calculating depreciation
- * Organization and tracking due dates
- * Distribution calculations

Softwares

- * QuickBooks-Client secured access to QuickBooks
- * High level knowledge of Timberline
- * High level knowledge of Yardi
- * High level knowledge of MRI

Operating Expense Services

- * CAM reconciliation preparation (NNN, Base Year, Gross, Caps)
- * CAM reconciliation reviews & Tenant operating expense audits

Consulting/Training

- * Train staff on CAM reconciliations
- * Train staff on lease language
- * Train staff on financial reporting
- * Train staff on day to day operations

Day to Day Operations

- * Accounts Payable - Coding, entry, check printing
- * Accounts Receivable - Tenant billing, cash entry, collections
- * Mortgage payments - Tracking of principal/interest
- * Leases - Prepare/Review lease abstracts, data entry
- * Bank reconciliations
- * Management Fee calculations
- * Property Manager/Engineer salary billing
- * Broker commission calculations

Financial Planning & Analysis

- * Strategic Planning - preparation of 5 year forecast
- * Track capital projects - Building and tenant finish, TI allowances
- * ROI - Building and tenant valuation
- * Prospect tenant financial review

Staffing Support

- * Temporary help at Accountant level
- * Interim Accounting Manager/Controller services

Projects/Overflow

- * Property setups
- * Recording of property sales (buyer or seller)
- * Internal control reviews
- * Procedure writing

Annual Services

- * 1099 Processing
- * Preparation of financials to CPA for tax returns
- * Year end closing

CONNECT WITH ACRE



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CONTACT US

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