

FINANCIAL SERVICES



Our specialized accounting management services emphasize accuracy, integrity and customer service.

MERIT
Property Management, Inc.

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With a professional team of CPA experts, we provide financial services to our communities, as well as a stand-alone portfolio of financial services for associations using other management options. Our specialized services include:

- Accounting, reporting, record keeping, and assessment collection services
- Timely, accurate financial information in compliance with regulatory requirements
- Customized reports and statements
- Internal controls to safeguard community assets
- Automated online and voice response accounting services

We handle financial matters with care, competency and professionalism.

MERIT licenses professional accounting software designed specifically for the community management industry.

To ensure ongoing accuracy and security, our accounting division employs task segregation practices that automatically provide employee crosschecks.

In addition, each department efficiently manages the various accounting functions with a customized set of internal controls.

You can count on us to handle property transactions promptly and professionally.

Our Property Transaction Department responds to requests from escrow officers, homeowners, lenders, appraisers, and real estate agents within seven days of receipt. By using our proprietary tracking system "Escrow Module" we can provide current information on individual properties and their community associations.

The department also prepares statements of account questionnaires for changes of ownership or refinancing, and prepares lender certifications for homeowners interested in obtaining a bank loan.

Our payments options make it easy for homeowners and timely for associations.

Through our web site, www.meritpm.com, homeowners have access to their account information. There are several convenient methods of payment available:

- Electronic payments from a checking account
- Association selected services to pay via credit card or e-check
- Mailing in a personal check
- Using online bank pay services

These standards of excellence provide a professional, solid foundation to assist association boards with the proper administration of their communities.