



Track and analyze real estate costs and revenues while practicing sound accounting principles



Trimble's ManhattanONE **Financial Management** software provides real estate, facility and finance professionals with visibility into their entire spend at a granular, real estate ledger level. The system provides a real estate-specific subledger, support for FASB ASC 842, IASB IFRS 16, GASB 87, and other feature-rich financial and accounting tools.



- ▶ Ensure compliance with FASB ASC 842, IASB IFRS 16, AASB 16 & GASB 87 reporting standards
- ▶ Track costs in the Manhattan RE Ledger at a more detailed level than an ERP system
- ▶ Embedded, multi-GAAP compliant, multi-company consolidation General Ledger
- ▶ Seamless budgeting and forecasting across all modules
- ▶ View and report on costs with configurable graphical dashboards, wizards, maps, on-line reports and portal

How can Trimble ManhattanONE help you?

Book a demo or contact us via our website



ManhattanONE was designed and built with financial management and accounting at its core.

The system's Financial Management functionality is the best connection to accounting, finance and other business units to provide detailed data on the daily operations and strategic performance of any real estate portfolio, property by property.

Accounts Payable and Receivable

ManhattanONE provides full Accounts Payable and Receivable functionality, including a vendor register, payable and receivables rent, service charge accounting, service charge/expense apportionment and recovery reconciliation, rent demands, statements and expense/income reporting.

Purchase Ledger

ManhattanONE features a complete Purchase Ledger including detailed expenditure reporting. Payments data can be interfaced to client ERP system for the payment to Suppliers. The Purchase Ledger also allows for non-property cost center transactions such as contract fees to be processed alongside property-specific transactions.

Sales Ledger

ManhattanONE features a complete Sales Ledger for managing transactions that have been generated by the accounting runs, by ad-hoc invoices and credit notes, and interest on late payment, and by receipts and journals to be processed through to the tenant's accounts. The Sales Ledger allows for non-property transactions to be processed alongside property transactions.

General Ledger

ManhattanONE has a powerful, multi-company, multi-currency General Ledger that integrates with all other ManhattanONE sub-ledgers. An unlimited number of ledgers can be set up for use with one or more companies to provide a multi-dimensional structure. The Accruals functionality integrates fully with both leasing, and transaction level. Accruals/Prepayments can be generated from the lease once a review date has gone past to allow for provision for increases in rent or service charges.

Rent and Service Charge Accounting

ManhattanONE automatically generates rents, service charges and any other charges that are held against the lease. The

system allows the transactions to be previewed and checked prior to processing in accordance with the Sarbanes-Oxley Act 2002. Rent runs can be generated by various criteria such as by property, tenant or any other selected criteria. In addition, if the Organizational Breakdown Structure (OBS) is utilized in this way within the database, the accounting runs can be generated by the OBS criteria that has been held at the lease, such as by manager, department or region.

Purchase Order Processing

ManhattanONE's Purchase Order Processing functionality enables work orders to be placed with suppliers, monitoring of delivered goods/services against orders, invoice matching and is integrated with the Purchase Ledger module. It will ensure that the correct level of control is placed upon the creation of an expenditure item.

FASB, IASB and GASB Compliance

Combine Financial Management with ManhattanONE's Lease and Compliance features for complete real estate, leasing and portfolio management. Key features include lease workflows, tenant management, critical date notifications, CAM/Service Charges, turnover/percentage rent calculation, straight-lining, audit transparency, real estate specific subledgers; remeasurement, reclassification and impairment, ERP integration, and more.



The ManhattanONE Suite

- ▶ System Platform
- ▶ **Financial Management**
- ▶ Transaction Management
- ▶ Lease Management
- ▶ Compliance Management
- ▶ Project Management
- ▶ Space Management
- ▶ Space Utilization
- ▶ Space Scheduling
- ▶ Facility Management
- ▶ Energy & Sustainability