

Transforming Property Management with Enumerate Payments

Case Study | Precision Management



Background:

David Lieberman is the CAM Property Manager at Precision Management of Florida, Inc. With over 30 years of industry experience, he currently manages more than 10 communities and is dedicated to operating an efficient and professional association. Precision Management has been leveraging Enumerate since December 2022.

"This whole business is about time management. Enumerate has simplified everything."

- David Lieberman
Precision Management

With Enumerate Payments in place, Precision Management achieved:



Significant Time Savings: Dramatically reduced administrative overhead; by helping homeowners set up AutoPay, he reclaimed hours each month.



Operational Efficiency: He now manages collections at a glance—zero balances across most properties due to AutoPay adoption. There's little to no need for collections or check matching.



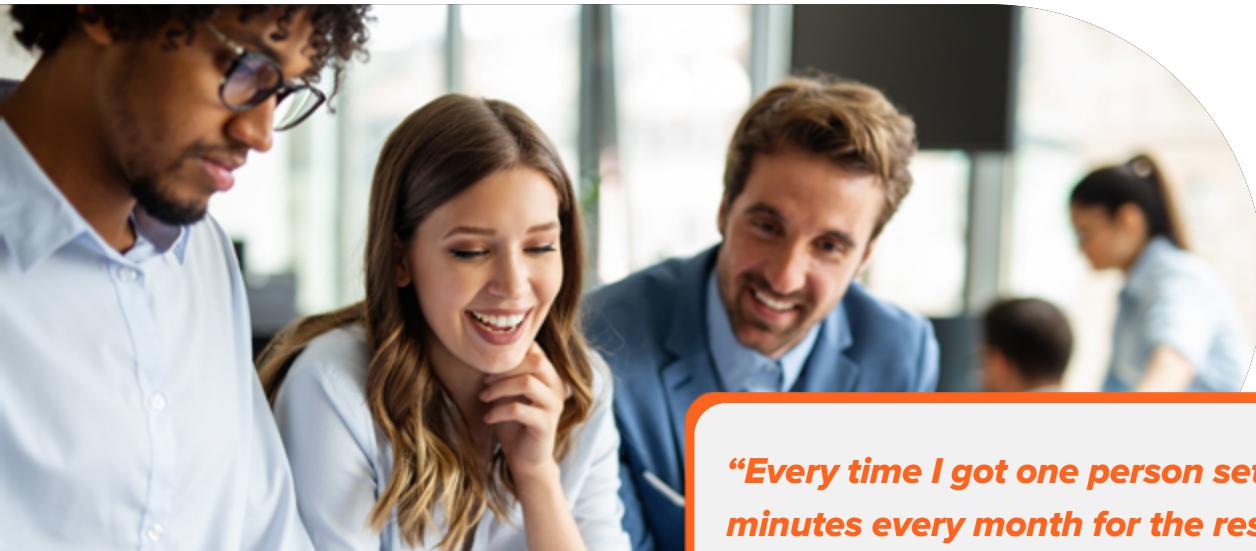
Improved Homeowner Experience: David helped even the least tech-savvy owners—some using money orders—transition to online payments with ease and reducing errors.



Flexible, Scalable Onboarding: With his efficient setup process, David can onboard a new 25 unit property and be ready for payments in just a few hours.

Precision Management adopted Enumerate Payments, replacing inefficient systems with a real-time, automated AR platform. The new system offered:

- A user-friendly homeowner payment portal with options for one-time or automatic payments.
- Real-time reconciliation with batch matching to bank statements.
- Elimination of manual payment uploads and delayed transfers from banks like Truist.
- Centralized visibility into homeowner balances and activity through an intuitive dashboard.
- Simplified methods of payment down to just one, no lockbox, checks in mail, API's, check scanning machines, or any other manual entry cash receipt labor.
- Avoids incorrect deposits going into wrong association.
- Portal deposits are the quickest way to get the funds into the bank accounts.
- Returned items are emailed to the accounting department, and synchronize with Enumerate and show on the Association's Cash Receipts Payments Attention tab.
- Simple Back-out payments feature for returned payments which auto adjusts the deposit batch without journal entry saving time.



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“Every time I got one person set up; I saved 10 minutes every month for the rest of my life.”

– David Lieberman, Precision Management

In addition to improved efficiency and time savings, Precision Management also valued key features such as:

- **Ability to take advantage of customizing charge codes**, such as reserves or special assessments, and have those payments go directly, or be split up into the corresponding bank accounts automatically, without doing transfers or journal entries.
- **AutoPay Customization**: Residents can pay current balances or itemize based on charge codes.
- **Clear Charge Communication**: Eliminated confusion about payment timing.
- **Impersonation Feature**: Allows David to assist residents directly without relying on them to log in.

By switching to Enumerate Payments, Precision Management transformed their property management operation from a manual, disjointed process into a streamlined, error-resistant system. The platform not only saves time and money, but also enhances the homeowners' experience and positioned his business for scalable growth.

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“If I have all the bank documents and start at 9:00 in the morning, I can have them (homeowners) making payments by 11. It’s important to know how simple the platform is.”

- David Lieberman, Precision Management

Enumerate has been a trusted partner for HOAs and association management companies for 35+ years. Let us help you streamline your accounts receivable to get paid faster, reduce costs and boost security.

[**Schedule a demo now!**](#)