



property management chart of accounts template

Account	Description	Type	Purpose
1100	Bank account	Bank	Record checks/deposits
1200	Savings account	Bank	Record deposits and withdrawals
1300	Escrow	Bank	If taxes and insurance paid out of escrow
1400	Rents receivable	Accounts receivable	Rent not yet received
1500	Dwelling	Fixed asset	Each property has an account
1600	Land	Fixed asset	Each piece of land has an account
1700	Improvements	Fixed asset	Each property has an account
1800	Accumulated depreciation	Fixed asset	Record depreciation for each property
2100	Credit cards	Credit card	List all credit card transactions
2300	Mortgages	Long-term liability	Each property has an account for tracking
3000	Owner's equity	Equity	List all personal funds deposited & withdrawn
4000	Rental income	Income	Each property has an account to track income
4100	Other rental income	Income	Parking fee, pet rent, etc.
5000	Expenses	Expense	List all expenses separately
5100	HOA	Expense	Record fees paid
5200	Insurance	Expense	Record insurance payments
5300	Taxes	Expense	However taxes are paid, record it
5400	Utilities	Expense	Record gas, electricity, water, etc.
5500	Mortgage interest payments	Expense	Record payment for each property
5600	Maintenance	Expense	Record all cleaning and maintenance expenses



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B Lingard



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