Property & Lease

DynamicsStack
Solutions for Microsoft Dynamics by Binary Stream

Property & Lease Management for Microsoft Dynamics 365 Business Central.

Beyond the Business Central core.

Business Central has no built-in lease management. A customer with leases — as landlord (lessor) or tenant (lessee) — is left tracking schedules in spreadsheets and posting lease accounting by manual journal entry. Every workflow below is a place that manual reality breaks down. Property & Lease Management turns it into an audit-ready financial record inside the system partners already deploy.

Workflow.	The manual workaround.	The PLM fix.
Lease foundation & data.		
Store lease records and find them again.	**Leases scattered across spreadsheets and disparate systems.** • No single source of truth; hard to reconcile. • Supporting documents live outside the ERP; manual lookup.	**Leases unified in one system.** • One source of truth for every lease and sublease. • Attach any supporting document directly to the lease card.
Create and replicate leases.	**Every lease built by hand.** • Repetitive data entry; typos flow into the schedules. • Complex, multi-level structures are hard to model.	**Lease-creation wizards plus Copy Lease.** • Step-by-step setup removes manual error. • Multi-level categories (property to building to unit); occupancy validation blocks double-booking.
Lease accounting & compliance.		
IFRS 16 and ASC 842 compliance, lessee and lessor.	**Business Central has no standards-based lease accounting.** • Classification decided and documented by hand. • Right-of-use assets, liabilities, and amortization built in Excel; audit exposure.	**Compliance engine built in for both sides of the lease.** • Auto-calculates right-of-use assets, lease liabilities, and amortization schedules. • Lessee (financial, operating, short-term, non-lease) and lessor (sales-type, direct-financing, operating, exempt) classifications. • Remeasurement runs automatically after modifications.
Post lease accounting entries each period.	**All lease journals posted manually, every period.** • Slow month-end; reconciliation in spreadsheets. • Manual accruals for non-monthly billing.	**Calculates and posts the required entries automatically.** • Period-end accrual recognition and automated G/L posting. • One customer cut journal processing time by 70%.
Split short-term versus long-term lease liability.	**No clean current / non-current split on the balance sheet.** • Distribution worked out by hand for each reporting date.	**Automatic short-term versus long-term liability distribution.** • Balance-sheet-ready split maintained by the engine.
Give auditors a trail and consistent classification.	**Inconsistent classification across leases and periods.** • No system log of changes; audit prep is manual.	**Consistent classification logic and disclosure-ready output.** • Vendor-change audit log captures prior and new vendor, user, date, and time.

Workflow.	The manual workaround.	The PLM fix.
Reporting & disclosure.		
Lease reporting and financial disclosures.	**Reports built by hand from spreadsheets.** • Month-end reporting takes days and is error-prone.	**Reports generated natively in Business Central.** • Rent roll, vacancy, delinquency, lease summary, and non-lease summary. • Amortization schedule, CAM reconciliation, and pro-rata reports for disclosures.
Complex billing.		
Common area maintenance (CAM).	**Estimated versus actual CAM reconciled by hand.** • Painful year-end; pro-rata shares built in spreadsheets.	**Automated CAM reconciliation.** • Expense pools, pro-rata area calculations, and adjustment invoicing.
Sales-based and percentage rent.	**Not supported natively; calculated manually.**	**Sales-based reconciliation built in.** • Percentage-rent thresholds, breakpoints, and automated adjustment invoicing.
Consumption, meter, and index-based charges.	**Utility billing and CPI rent changes done by hand.** • Escalations at review dates tracked manually.	**Meter-based and index-based leases.** • Utility charges auto-calculate from readings; CPI and other indices auto-adjust rent at review dates.
High-volume invoicing and approvals.	**Invoices created one at a time.** • Approvals bottleneck across large portfolios.	**PLM Invoice Creator: batch invoice and journal creation.** • Batch invoice approval; consolidation across the same customer or vendor. • One customer streamlined 15-user AR invoicing this way.
Deposits, one-time and lump-sum charges.	**Deposits tracked separately by hand.** • Vendor lump sums allocated to units manually.	**Deposit management linked back to the lease.** • Expense allocation distributes costs across lease lines; one-time charges handled inline.
Portfolio lifecycle.		
Renewals, modifications, terminations.	**Lifecycle events tracked in spreadsheets.** • Critical dates missed; remeasurement redone by hand.	**Full lifecycle managed inside Business Central.** • Amendments, renewals, and terminations with automatic remeasurement. • Start on any day of the month with charge proration; move residents between units.
Change a vendor mid-lease.	**Native Business Central cannot change the vendor during the lease.**	**Mid-lease vendor changes with a full audit log.** • One customer relied on this across a 25-state portfolio.
Pause billing on a lease.	**No controlled way to hold billing; manual workarounds.**	**Lease hold management.** • Place or remove holds with a full audit trail of date, user, and reason.

Proven Results:

70%
less journal processing time.

25
states of lease portfolio run through mid-lease vendor changes.

15
AR users streamlined onto batch invoicing at one rental management firm.

Compliance with Accounting Standards:

IFRS 16
ASPE
GASB
US GAAP

One compliance engine covers both sides of the lease—lessee classification (financial, operating, short-term, non-lease) and lessor classification (sales-type, direct-financing, operating, exempt)—with remeasurement after every modification.

Bring PLM into the conversation when you hear:

> "We track our leases in spreadsheets and post lease entries by manual journal."

> "Our auditors are asking about IFRS 16 and ASC 842—disclosures, audit trails, consistent classification."

> "We're a landlord, we sublease, or we lease a lot of equipment, vehicles, or locations."

> "Year-end CAM reconciliation is a nightmare," or "we have sales-based or percentage rent."

> "We manage a lease portfolio—renewals, modifications, terminations—not just contracts."

Compliance claims cover IFRS, US GAAP, GASB, and ASPE. Australian GAAP support is pending product validation and is not claimed here. AI capabilities, including the renewal agent and tenant portal, are on the roadmap—confirm general availability before external use.

Book a walkthrough with a Binary Stream lease specialist.

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