



TOTAL
ASSOCIATION

Blog by: Meni Dvir

SCALE WITHOUT REBUILDING YOUR TEAM

Total Association:

Address: 1787 NW 38th AV.
Fort Lauderdale, FL 33311

Phone Number: (954) 955-9316

Email Address: info@Total-Association.com

Website: www.Total-Association.com

Property Management Software for Management Companies: Scale Without Rebuilding Your Team

By: Meni Dvir

If you run a property management company, you already know the truth:

You're not just managing properties—you're managing complexity, people, finances, and constant pressure to grow. And at the center of it all is your most valuable asset:

Your team!

The Real Cost and Block of Building Great Property Managers

A great property manager is not easy to find. It takes a person with a good foundation, the stuff they are born with, and it takes time to train the good ones, and get rid of the ones that are not working for you.

It takes:

- Years of real-world experience
- Significant payroll investment during training
- Mistakes, learning curves, and development time
- Trust built with boards and residents

Good managers aren't hired—they're found and developed.

And once you have a strong team, they become the backbone of your entire operation.

The Biggest Pain Points in Property Management Today

Even with a strong, experienced team, most property management companies are overwhelmed by the same set of problems. The issue isn't a lack of effort or skill; it's that the day-to-day operations are filled with time-consuming, manual processes that don't scale.

1. Moving in/out

Take something as routine as moving residents in and out. On paper, it sounds simple. In reality, it's one of the most time-intensive tasks a manager handles. Between estoppel letters, applications, background checks, committee approvals, and coordinating access changes, a single move can easily consume six to seven hours. Multiply that across multiple properties, and it quickly becomes a major drain on time and resources.

2. Time-Consuming Financial Entry and Reporting

Financial management presents another constant challenge. Managers are expected to maintain accuracy while working through systems that require manual data entry, reconciliation, and report preparation. Monthly reports alone can take hours—or even days—to complete. This isn't strategic work; it's repetitive work that pulls attention away from managing the community.

3. Collections

Collections add another layer of pressure. When a member falls behind on payments, the process becomes both time-consuming and emotionally charged. Managers must follow up repeatedly, boards get involved, and frustration builds on all sides. In many cases, the issue is escalated to attorneys, turning what should be a controlled process into a costly one. Either way, collections consume significant time, money, or both.

4. Disorganized and Lacking Communication

Communication, which should bring clarity, often does the opposite. Messages come in from every direction. Emails, phone calls, and texts, with no centralized structure. Important information gets lost, misunderstandings happen, and residents or board members begin to feel ignored or uninformed. When people don't know what's going on, they fill the gaps with assumptions, and that's when trust starts to break down.

5. Multiple Systems That Don't Integrate

Part of the problem lies in the tools themselves. Most management companies rely on multiple systems that don't integrate with each other. Accounting lives in one place, communication in another, operations somewhere else. As a result, teams are constantly re-entering data, double-checking information, and repeating the same tasks across different platforms. This not only wastes time but also dramatically increases the likelihood of errors.

6. Elections, Fines, and Enforcement

Then there are elections, fines, and enforcement—areas where precision and compliance are critical. Elections must be handled with accuracy and transparency, yet the process is often manual and vulnerable to mistakes or disputes. Fines and violations require tracking, notices, hearings, and documentation, all within strict timelines. Without the right structure, these processes become difficult to manage and even harder to scale.

7. Workforce Management

On top of everything else, management companies must also oversee vendors and in-house staff. This includes coordinating work, conducting inspections, verifying that tasks were completed properly, and ensuring ongoing compliance. Each of these responsibilities requires scheduling, documentation, follow-ups, and reporting. None of it is optional—and all of it adds a continuous administrative burden that consumes valuable time and attention.

This leads to the biggest challenge of all: growth.

Every new property adds more complexity, more communication, more financials, more operations. The only way most companies can handle it is by hiring more staff, starting the long and expensive process of building a team all over again. Growth, instead of increasing profitability, often increases overhead and pressure.

The reality is simple: property management feels overwhelming, not because the work is impossible, but because the systems in place force highly skilled managers to spend their time on tasks that should have been automated long ago.

Case Study

TIME SAVED WITH TOTAL ASSOCIATION

Association: **Manors Building 12**

✓ 147 Apartments

72% Savings while increasing the number's satisfaction.

With Total Association

- ✓ Labor went from 3 employees to 1 part-time employee.
- ✓ Same manager can now manage 2 associations with less stress
- ✓ Members are significantly happier

HOURS SPENT PER WEEK BY MANAGEMENT

Management Category	Without Total Association (Hours)	With Total Association (Hours)
Admin & Membership Communication	15	3
Applications & Moving In/Out	14	3
Financial Management	20	3
Maintenance & Vendor Oversight	8	3
Compliance & Governance	5	2
Inspections & Meetings	8	4

What If You Didn't Have to Rebuild Your Team? What if growth didn't require more hiring? What if you could double your portfolio with the same team?

Well, at this point, this isn't theory anymore. It's measurable.

Take a look at the case study above.

This is a real association—**Manors Building 12, with 147 apartments**, where Total Association was implemented across daily operations. What it shows is not just improvement, but a complete shift in how management time is spent.

Across every category, admin, applications & move-ins, financial management, vendor oversight, compliance, inspections, you can clearly see the difference. The red bars represent the time spent without Total Association. The green bars show the time after implementation. The gap between them is the story. It is not just a change, it is revolutionary.

What used to take 15 to 20 hours per week in some areas is reduced to just a few hours. Not because the work disappeared, but because the system removed the manual effort behind it. AI does the repetitive work for you!

This is where the **72% time savings** comes from.

What That Actually Means in the Real World

A 72% reduction in workload isn't just a number—it changes how the entire business operates.

In this case:

- Labor was reduced from **3 employees to 1 part-time employee**
- The same manager is now able to **handle multiple associations with less stress**
- Communication improved, and **member satisfaction increased significantly**

This is the key point most companies miss.

The goal is not to eliminate work. The goal is to eliminate **wasted effort**.

The Shift You're Looking At

Look again at the chart. Every red bar is the time your team is currently spending. Every green bar is what that same work looks like when it's structured, automated, and centralized.

The difference between those two is not just efficiency. **It's capacity!**

But that shift doesn't happen by magic. It happens because of the tools behind it.

Where the Time Actually Goes

Total Association is not just one feature solving one problem. Every hour your team saves comes from a specific tool doing a specific job. One tool removes the back-and-forth in applications. Another eliminates manual financial work. Another structures communication so nothing gets lost. There are dozens of tools like that In Total Association, and on their own, each one saves time. Together, they remove the friction from your entire operation.

You don't have to use every tool. It's up to you, but each one is there when you need it, and every time you use one, you save time.

That's where the real impact comes from.

Small Savings, Massive Impact

- When a move-in process is streamlined, you don't save 5 minutes; you save hours.
- When financials are automated, you don't just save time; you eliminate entire workflows.
- When communication is structured, you don't just reply faster; you prevent confusion before it happens.
- When collections are tracked and automated, you don't chase payments—the system does.

The list goes on and on, but together, they **transform** the entire operation.

The Compounding Effect



This is what most people miss. They look at one feature and think, “That’s helpful,” but the real power is in the combination. Because when you:

- Automate applications
- Streamline financials
- Structure communication
- Centralize operations
- Track compliance and tasks
- And the list goes on and on...

You’re not just improving tasks. You’re removing friction from the entire system. And that’s why the time savings are not small. They compound.

The Real Difference

Total Association doesn’t just help you work faster. It revolutionizes how your business operates. It turns scattered processes into structured workflows, manual tasks into automated systems, and overwhelmed teams into scalable operations.

And that’s why the difference you see in the chart is so dramatic. It’s not one improvement; it’s all of them, working together.

See It for Yourself

At this point, the only thing left is to see it in action.

Schedule a demo. It costs you nothing. We’ll set you up with the system and give you **one full month free** to use it in your real operations.

If it doesn’t live up to what you’ve seen here, nothing happened. No risk. No loss.

But if it does...

You’re not just improving your process; you’re unlocking the full capacity of the team you already built, you’re removing the ceiling that’s been holding your company back.

No risk. High reward.

The only question is:

How long do you want to keep operating below your full potential?