REAL ESTATE & PERSONAL PROPERTY TAX

RELEASE NOTES – DECEMBER 2015

This document explains new product enhancements added to the ADMINS Unified Community for Windows **REAL ESTATE TAX** system and installed on your site in December 2015.
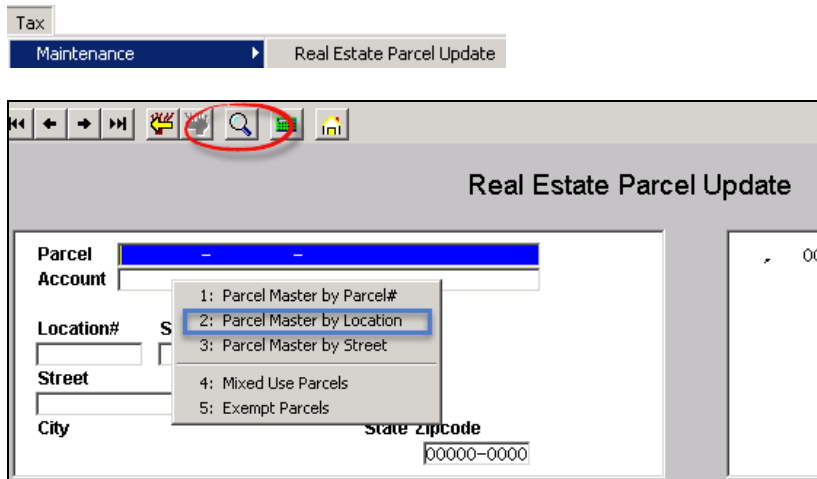
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1. MAINTENANCE

1.1. Real Estate Parcel Update

1.1.1.   Changes to Parcel Master File Lookups

Prior to the software update, the lookups for Parcel Master by Location and Parcel Master by Street were the same. This was corrected to allow users to search for parcels more efficiently.

Figure 1 Before –Lookup by Location

Figure 2 After –Lookup by Location
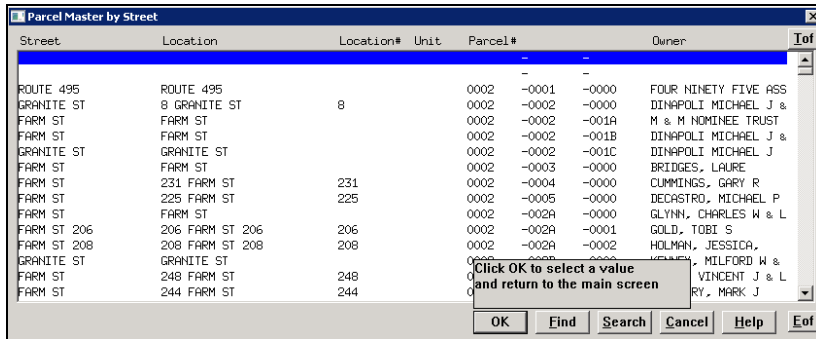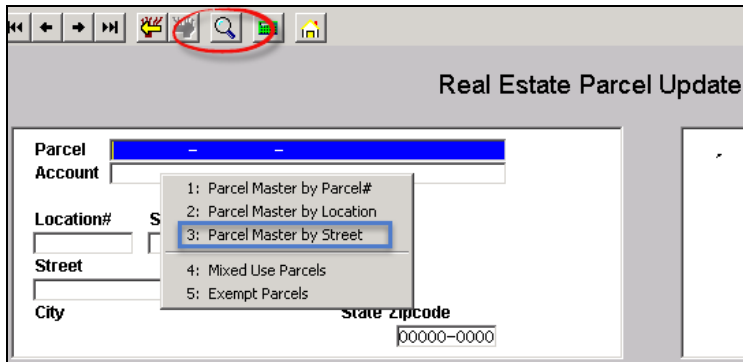
Figure 3 Before
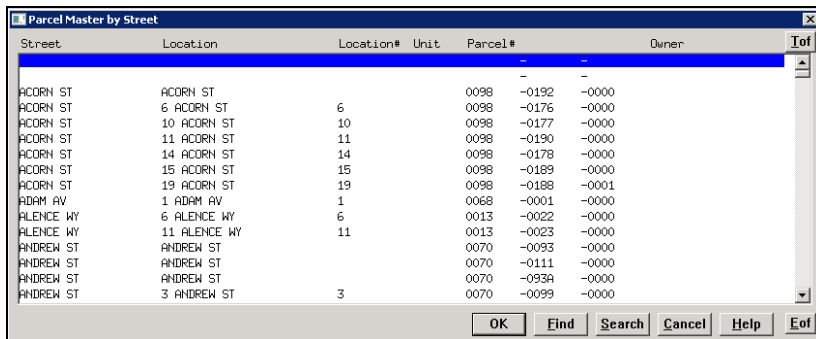
Figure 4 After

[ADM-AUC-RE-5500]

1.1.2. Post Billing & Work In Progress

There was an issue with the PP and RE billing posting that created suspense transactions shown on the posting report. This was corrected and patched to sites and is included here to document the change.

[ADM-AUC-PP-3843]
[ADM-AUC-RE-5497]

2. SCHEDULED TASKS FEATURE

A new feature has been added to the way the billing process steps work. Now sites may choose to run the **Calculate Taxes, Generate Bills** and **Generate Export Files** as a scheduled task instead of interactively. The

advantage to using this is that it will allow the person running the task to step away from the computer or perform other tasks while the processing is performed.

If a command window appears when the scheduled task begins then just minimize it. DO NOT close it.

To implement this, the values of module control should be set to **"Y"**. These options are available for both Real Estate and Personal Property Billing. Contact support@admins.com for assistance in using this new feature.

Figure 5 New Module Control Settings

[ADM-AUC-SY-7971]

3. BETTERMENTS

Abatements were not appearing on the **Outstanding Unapportioned Balance as of Today** report. Added to Prepay/Payoffs column and included in the total.

```
                                   O/S Unapportioned Balance as of Today

                                                      Total    Apportioned                    PrePay/  Unapportioned
Parcel#                     Location           Line  Bill#     Term  Betterment   Principal      Interest            Principal
--------------------------  ----------------   ----- --------- ----  ------------ ------------  ------------  ------------  ------------
-------------------------------------------------------------
Project : 15-1401    Title5C Loan
Category: B-Title 5c
-------------------------------------------------------------
3045  /2   /     18 SPRING RD             1    504359-00 10    20,001.00                                              20,001.00
3153  /    /     86 PETER BULKELEY RD      2    502219-00 10    18,250.00   3,650.00   440.50                       14,600.00
3033  /    /     211 DEACON HAYNES RD      3    502166-00 10    18,445.00   3,689.00   445.21                       14,756.00
66    /    /     135 AUTHORS RD            4    502851-00 10    23,325.00                         23,325.00
                                                               ============ ============ ============ ============ ============
                 *** Total Project 15-1401    ***              80,021.00   7,339.00   885.71    23,325.00   49,357.00
                                                               ============ ============ ============ ============ ============

                                                               ============ ============ ============ ============ ============
                 *** Grand Total ***                           80,021.00   7,339.00   885.71    23,325.00   49,357.00
                                                               ============ ============ ============ ============ ============


-------------------------------------------------------------
Selection Legend:
-------------------------------------------------------------
Restrict to these Projects: '15-1401'
```

Figure 6 Before

```
                                   O/S Unapportioned Balance as of Today

                                                                          Abt/
                                                      Total    Apportioned           PrePay/  napportioned
Parcel#                     Location           Line  Bill#     Term  Betterment   Principal      Interest   PayOffs     Principal
--------------------------  ----------------   ----- --------- ----  ------------ ------------  ------------  ------------  ------------
-------------------------------------------------------------
Project : 15-1401    Title5C Loan
Category: B-Title 5c
-------------------------------------------------------------
3045  /2   /     18 SPRING RD             1    504359-00 10    20,001.00                         20,001.00
3153  /    /     86 PETER BULKELEY RD      2    502219-00 10    18,250.00   3,650.00   440.50                       14,600.00
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66    /    /     135 AUTHORS RD            4    502851-00 10    23,325.00                         23,325.00
                                                               ============ ============ ============ ============ ============
                 *** Total Project 15-1401    ***              80,021.00   7,339.00   885.71    43,326.00   29,356.00
                                                               ============ ============ ============ ============ ============

                                                               ============ ============ ============ ============ ============
                 *** Grand Total ***                           80,021.00   7,339.00   885.71    43,326.00   29,356.00
                                                               ============ ============ ============ ============ ============


-------------------------------------------------------------
```

Figure 7 After

4. HELP REFERENCE LIBRARY

Not applicable for this software update.