



Real Estate Tax Billing

Release Notes

June 2024

This document explains new product enhancements added to the **ADMINS Unified Community (AUC) REAL ESTATE TAX** system.

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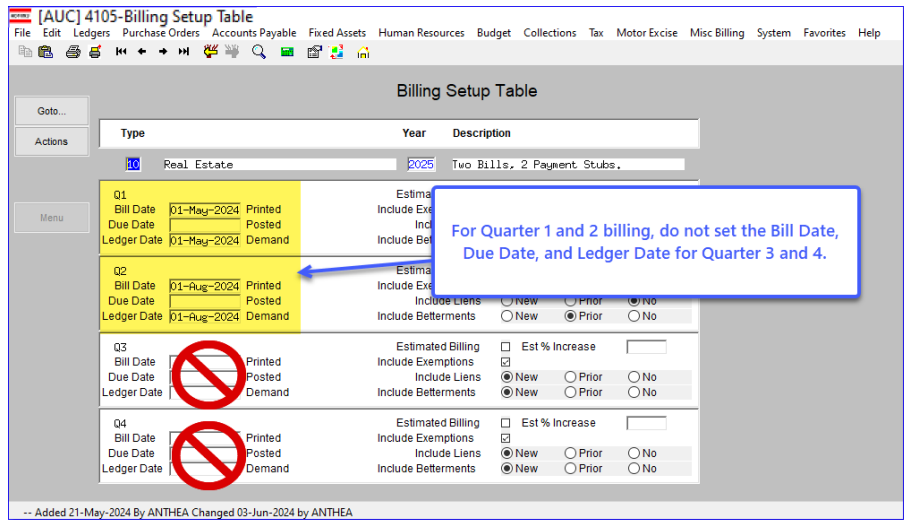
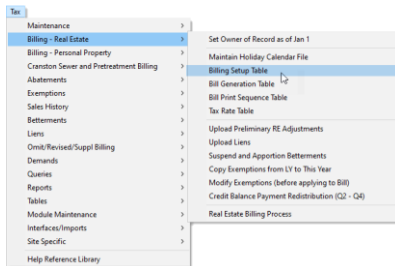
1 Real Estate Billing Dates [Enhancement]

For quarterly or semi-annual billing, the prior posting must be complete before the future quarter dates can be entered. The tax calculation step depends on the dates from the billing set up table. For the **first and second quarters of billing**, make sure that the **third and fourth quarter dates are not entered**.

Exception: Sites that do **annual billing** have a different business rule for this.

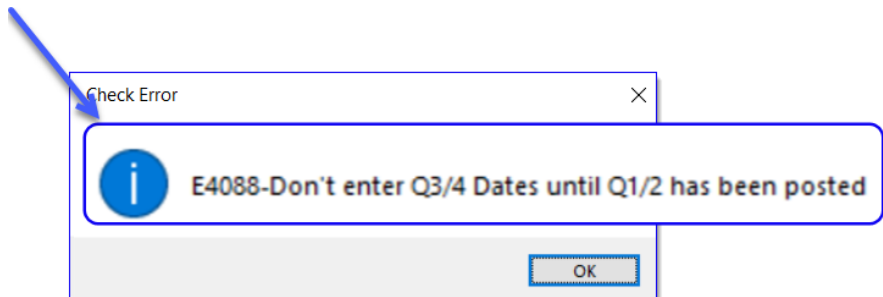
To access the billing setup table, from the menu, select:

Tax ▶ Billing - Real Estate ▶ Billing Setup Table



When the tax calculation step is run for a quarter 1 or 2 billing, if the dates are filled in for quarter 3 and/or quarter 4, the system will display this message:

Remove the dates for Q3 and Q4 by selecting the field and using {spacebar}{enter} to clear out the field.



[ADM-AUC-RE-5709]

2 Report #4416 Betterment Accounts Errors [Fix]

When the system takes a property for unpaid taxes, it verifies the accounts related to the taking and reports any errors before the taking can proceed. Users who were processing a Tax Title Taking encountered an error report that listed errors on accounting lines that this site did not use in the Betterment Accounting table. To resolve this, ADMS now skips unused lines when checking for errors.



A sample of the report before the software update is shown here:

Before

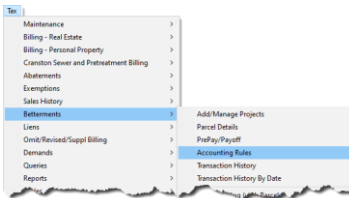
4416-RCCOPBETCHK.REP Page 1

Betterment Account Error Check

Account Number	Account Description	Account Error
Project: 0204 Year: 2022	TITLE-V (P# 0204) CI Interest	
0000-000-0000-000-00-00000	19-Not Used	Account Does not Exist in Chart of Accounts
0000-000-0000-000-00-00000	20-Not Used	Account Does not Exist in Chart of Accounts
0000-000-0000-000-00-00000	19-Not Used	Account Does not Exist in Chart of Accounts
0000-000-0000-000-00-00000	20-Not Used	Account Does not Exist in Chart of Accounts

To view the Betterment Accounting Rules, go to:

Tax ▶ Betterments ▶ Accounting Rules



The errors shown in the report correspond to numbers 19 and 20 on the Committed Interest tab of the Betterment Accounting rules table.

[AUC] 5819-Betterment Accounting Rules

File Edit Ledgers Purchase Orders Accounts Payable Fixed Assets Human Resources Budget Collections Tax Motor Excise Misc Billing System Favorites Help

Betterment Accounting Rules

Goto... Actions

Project # 0204 Bill Year 2022 Start Date 01-Jan-2004 Start Year 2004
Description TITLE-V (P# 0204) CI Desc TITLE-V (P# 0204) CI

A Principal B Committed Int C TT Principal D TT Committed Int E Deferral Principal F Deferral Commit Int

1-Project	2-Detail	3-Add Year	4-Copy Prj Year	5-Copy Project	6-Upd Accts Chg..	0 Reports
	Committed Int	TITLE-V (P# 0204) CI				
	17 Cash	6650-000-0000-000-00-10400 CASH, TITLE V BETT (RECTS RESERVED)				
	18 Revenue-Apportioned CI	6650-000-0000-000-00-42075 TITLE V COMMITTED INTEREST				
	19 Not Used	0000-000-0000-000-00-00000 ---19 Not Used				
	20 Not Used	0000-000-0000-000-00-00000 ---20 Not Used				
	21 Deferred Revenue-Apportioned CI	6650-000-0000-000-00-26940 DEF REV-COMMITTED INTEREST				
	22 Not Used	0000-000-0000-000-00-00000 ---22 Not Used				
	23 Not Used	0000-000-0000-000-00-00000 ---23 Not Used				
	24 A/R	6650-000-0000-000-00-00000 ---24 Not Used				
	25 Not Used	0000-000-0000-000-00-00000 ---25 Not Used				
	26 Not Used	0000-000-0000-000-00-00000 ---26 Not Used				
	27 Not Used	1000-000-0000-000-00-26750 DEF REVENUE-TAX LIENS				
	28 Not Used	1000-000-0000-000-00-12400 TAX LIENS A/R				
	29 Revenue Write-Off	0000-000-0000-000-00-00000 ---29 Revenue Write-Off				
	30 Not Used	0000-000-0000-000-00-00000 ---30 Not Used				
	31 Not Used	0000-000-0000-000-00-00000 ---31 Not Used				

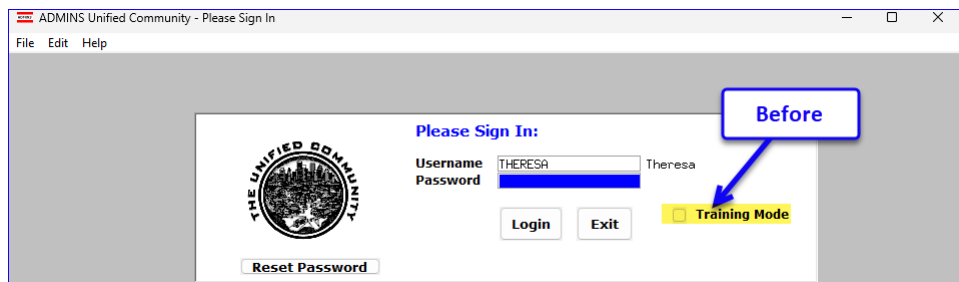
After the software update, the report will not display errors for lines in the table that are marked as “not used”.

[ADM-AUC-RE-5705]

3 Login to the Training Area [Enhancement]

ADMINS provides a training area, which is a replica of the modules available on the live AUC application. (The data in the training mode is refreshed on demand overnight by the superuser or on a regular basis, determined by each site.) See [SY-175 Copy Live to Training](#) in the Help Reference Library for details.

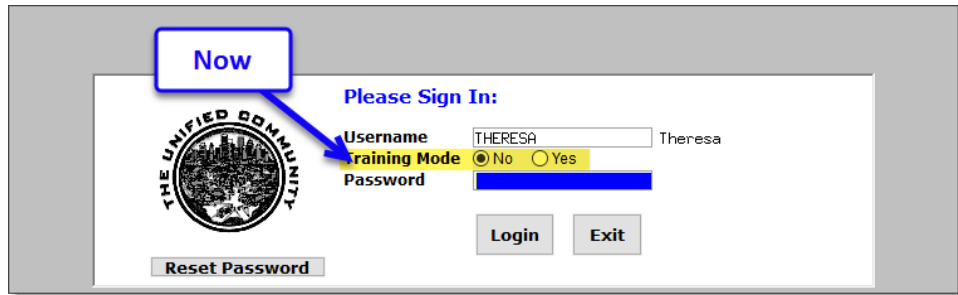
ADMINS changed the location of the **Training Mode** option to be above the Password field, to help users select it before entering the password.





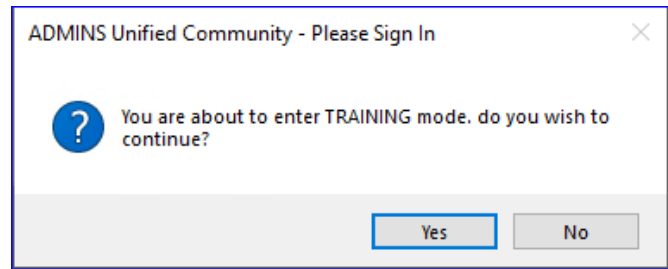
To access the Training area, select the **Yes** option before typing in the password. After entering the password, you cannot switch the radio button for this session.

(The default is **No**; typing the password and **{Enter}** will go to **Live**).



To proceed to Training mode, click on **Yes**. The prompt will default to **Yes** if the Training mode radio button is **Yes**, and will go straight to training by pressing **{Enter}** (without clicking on any button).

Press **No** to log in to live.



[ADM-AUC-SY-8323]

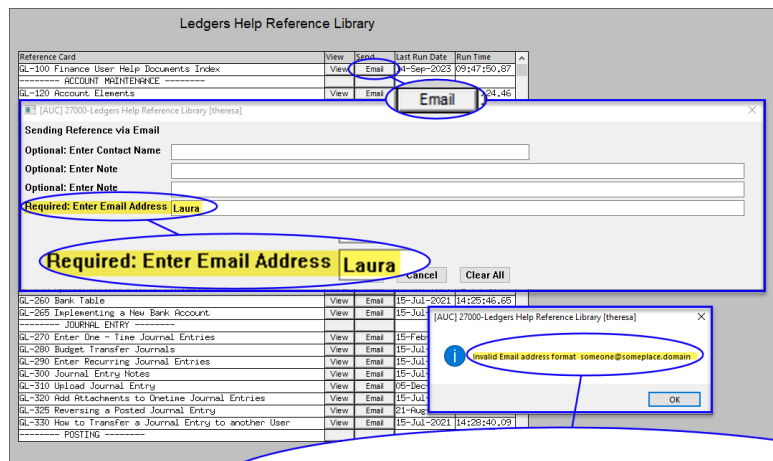
4 Email Address Checking [Enhancement]

When a prompt **requires** an Email or a button triggers a prompt that **requires** for an email address (which is mandatory, not optional), it will verify if it follows a valid email format.

For example, "xxx@cccc.domain".

Here is an example of the error that will appear if an invalid email address is detected:

Click **OK** on the prompt and enter a valid



Invalid Email address format someone@someplace.domain



email address on the
Required field.

The system does not check if an **Optional**
field contains a valid email address. In this
example, there is no error message even
though the email address is invalid. No
email will be sent.

Task 4566: Statement of Account

Statement of Account

Optional: Enter Email Address

Optional: Enter Email Note 2

Optional: Enter Email Note 3

Optional: Enter Email Note 4

Run as Preview Print PDF

If Printing use Duplex Yes No

Lookup OK Cancel Clear All

[ADM-AUC-SY-8331]