

# Real Estate 9.0

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Palazzo, Inc.



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## Expense Participation Enhancements

are to JD Edwards as

The Epcot Center is to Disney World

(not the main attraction but you gotta see it!)

# Agenda

- Welcome
- Palazzo Overview
- Expense Participation Enhancements
- Real Estate 9.0 Demo
- Questions & Wrap Up
- Appendix



# Palazzo, Inc. Overview

- Founded 1995
- Specialize in:
  - Real Estate
  - Construction & Engineering
  - Professional Services
- Served 135+ clients



# Expense Participation Enhancements



# Ledger Type Groups



- Ability to group multiple ledger types in order to retrieve expenses

# Exclusions & Redistributions

- Exclude full or partial by an amount or percent
- Redistribution of excluded amounts from non-participating to participating leases
- Review of exclusion and redistribution amounts by lease



# Expense Participation Classes

- Ability for class and account overrides
- Define admin fees, gross-ups, adjustments factors, etc. by account range or individual account
- Adjustments by amount or percent
- Expense level caps including cap placement before or after the calculation of admin fees



Benderson Development Office

# Expense Participation Classes

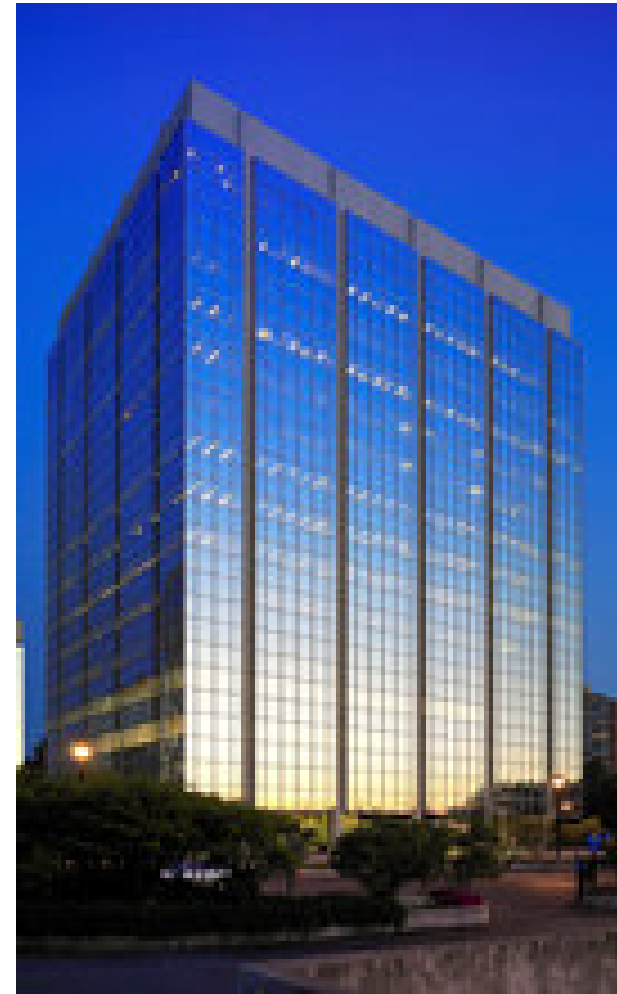


Westfield UTC San Diego

- Gross-up capability including variable percent plus occupancy distinction
- Use of ledger type groups for retrieval of expenses
- More 'global' classes by using lease and account buildings

# Occupancy

- Physical versus economic occupancy
- Area definition defines adjustment area types + base area type to determine adjusted GLOA and GLA amounts
- Occupancy computation methods include share factor denominator
- Review of denominator calculations



Oxford Mississauga Executive Center

# Gross Ups



- Gross-up at account level
- Ability to override at lease level
- Total gross-up = accumulation of individual adjustments
- Review of gross-up calculations

# Caps

- Expense and lease level for fixed, base, cumulative and non-cumulative cap types
- Increase by %, CPI, or 'greater or lessor' of logic
- Multiple caps defined per lease



Majestic Westgate Center Atlanta

# Caps

- Roll forward possible to recover expenses capped in prior years
- Enter prior cap history when converting from another system
- Review of cap adjustments at class and lease level



Holiday Isles of Vero Beach Community

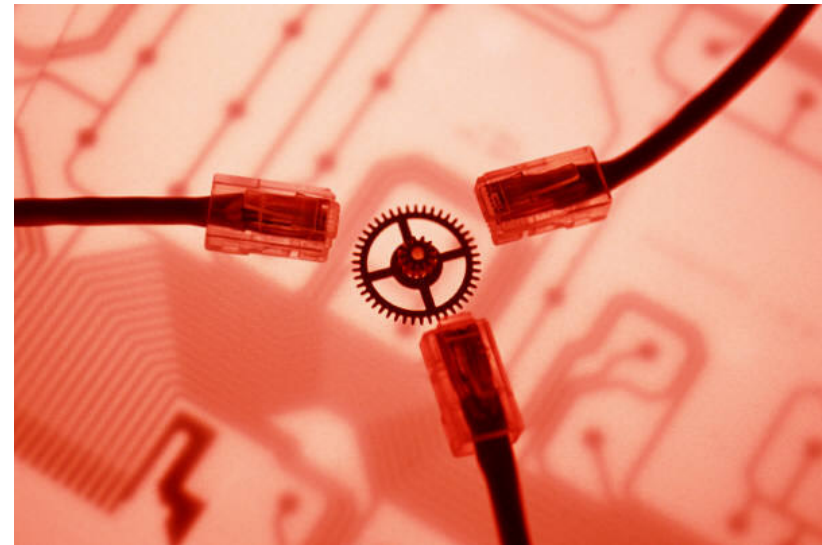
# Base Exclusions

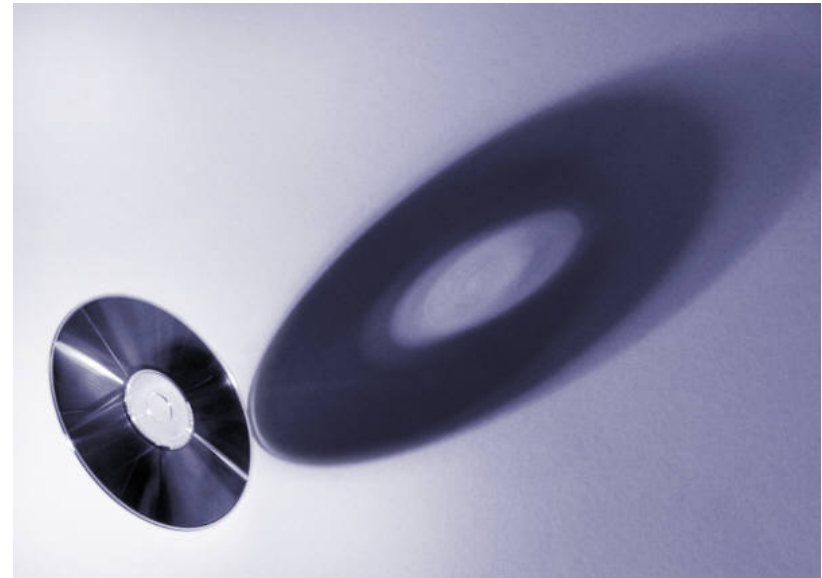


- Use groups for base exclusions that apply to multiple classes
- Base exclusion by amount per square foot but not in conjunction with base exclusion groups
- Prorate base exclusion by the expense span.
- Can define start as base year or year following base year

# Integration & Conversion

- All enhancements are incorporated into Advanced Real Estate Forecasting (AREF) and UK Localizations
- Conversions can be found on the fat client: SYSTEM ADMIN TOOLS --- SYSTEM INSTALL TOOLS --- ADVANCED OPERATIONS -- TABLE CONVERSION SCHEDULER





# **Expense Participation Demo in 9.0**

**Questions?**



**Thank You for Attending**

# Contact Information



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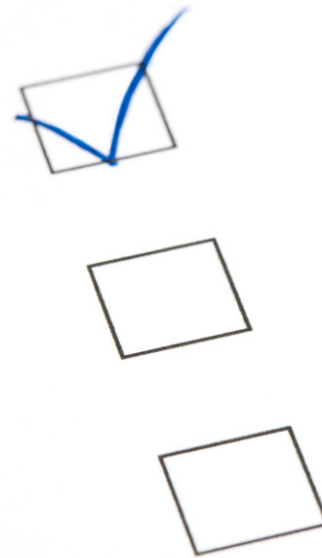
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# Appendix

- New & Changed Tables
- New & Changed Applications
- New & Changed UBE's



# New Tables:

- F150122A – Share factor Denominator Audit
- F1515 – E.P. Cap Rules
- F15142 – Area Definitions
- F15151 – Building E.P. Caps
- F15152 – Lease E.P. Caps
- F151521 – Lease E.P. Accounts Not Subject to Cap
- F15153 – Lease Cap History
- F15301 – E.P. Class Account Overrides
- F15302 – Ledger Type Groups
- F15303 – E.P. Class Cap Expenses History
- F1530H – Expense Participation Class Master Header
- F1530HD – E.P. Class Master Alternate Descriptions

## **New Tables continued:**

- F1538B1 – Occupancy Gross Up Audit
- F1538B2 – Exclusion/Redistribution
- F1539A – EP Billing Account Adjustments Audit
- F1539C – EP Billing Class Adjustments Audit File
- F1539E – EP Billing Account Exclusions Audit
- F1539FC – EP Billing Adj Factor EP Class Audit
- F1539FL – EP Billing Adj Factor EP Lease Audit

## Changed tables:

- F15012B – Tenant E.P. Class Master
- F150120 – Tenant Exclusion Header
- F150122 – Share Factor Denominator Header
- F15110B – Expense Participation Class Audit
- F15141 – Gross Lease Occupied Areas
- F1530 – Expense Participation Class Master
- F1531 – Expense Participation Class Adjustment
- F15301 – E.P. Class Account Overrides
- F1532B – Expense Participation Audit File
- F1533B – Tenant Account Exclusions
- F1538B – EP Billing Register

# New Applications:

- P150122A – Share Factor Denominator Audit
- P1514A – Unit Area Adjustments
- P15142 – Area Definitions
- P15142S – Area Definitions Search
- P1515 – Cap Rules
- P1515S – Cap Rules Search and Select
- P15152 – Lease E.P. Caps
- P15153 – Lease Cap History
- P15301 – E.P. Class Account Overrides
- P15302 – Ledger Type Groups
- P15302S – Ledger Type Groups Search

# **New Applications continued:**

- P15303 – E.P. Class Cap Expenses History
- P1530S – Expense Participation Class Search and Select
- P1538B1 – Gross Up Adjustments Audit
- P1538B2 – Exclusion Redistribution Adjustments Audit
- P1538B3 – EP Cap Detail
- P1539 – Adjustments Audit Files

# Changed Applications:

- P15012 – Expense Participation Information
- P150120 – Tenant Exclusion Revisions
- P150122 – Share Factor Denominator Revisions
- P150120S – EP Tenant Exclusion Search
- P150122S – Share factor Denominator Search
- P151410 – Gross Lease Occupancy Information
- P1530 – Expense Participation Class Information
- P15382 – EP Calculation Revisions

# New UBE's

- R15112E – Enhanced EP Work File Extension
- R1539 – E.P. Batch Adjustments Audit Report

# Changed UBE's

- R15101 – EP Billings Work File Generation
- R15102 – Estimated EP Work File Generation
- R15110 – Expense Participation Generation
- R15110B – E.P. Class Account File
- R15112E – Enhanced EP Work File Extension
- R15114 – Estimated EP PSF Generation
- R15118 – Lease Information Purge
- R15141 – Gross Lease Occupancy Refresh
- R1530P – E.P. Class Master Listing
- R1532 – E.P. Extraction Register
- R15401 – Lease Master Listing
- R154013 – Expense Participation Information Listing

## **Changed UBE's continued:**

- R1538 – EP Billing Register
- R1538S – EP Billing Register – Summary
- R15806 – Billings Batch Deletion
- R158061 – EP Batch Delete
- R156120 – Tenant Exclusion Listing
- R156122 – Share Factor Denominator Listing