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JD Edwards EnterpriseOne Homebuilder Management 9.0 Implementation Guide

September 2008

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JD Edwards EnterpriseOne Homebuilder Management 9.0 Implementation Guide
SKU e190AHM-B 0908

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About This Documentation Preface

JD Edwards EnterpriseOne implementation guides provide you with the information that you need to implement and use JD Edwards EnterpriseOne applications from Oracle.

This preface discusses:

- JD Edwards EnterpriseOne application prerequisites.
- Application fundamentals.
- Documentation updates and downloading documentation.
- Additional resources.
- Typographical conventions and visual cues.
- Comments and suggestions.
- Common fields in implementation guides.

Note. Implementation guides document only elements, such as fields and check boxes, that require additional explanation. If an element is not documented with the process or task in which it is used, then either it requires no additional explanation or it is documented with common fields for the section, chapter, implementation guide, or product line. Fields that are common to all JD Edwards EnterpriseOne applications are defined in this preface.

JD Edwards EnterpriseOne Application Prerequisites

To benefit fully from the information that is covered in these books, you should have a basic understanding of how to use JD Edwards EnterpriseOne applications.

You might also want to complete at least one introductory training course, if applicable.

You should be familiar with navigating the system and adding, updating, and deleting information by using JD Edwards EnterpriseOne menus, forms, or windows. You should also be comfortable using the World Wide Web and the Microsoft Windows or Windows NT graphical user interface.

These books do not review navigation and other basics. They present the information that you need to use the system and implement your JD Edwards EnterpriseOne applications most effectively.

Application Fundamentals

Each application implementation guide provides implementation and processing information for your JD Edwards EnterpriseOne applications.

For some applications, additional, essential information describing the setup and design of your system appears in a companion volume of documentation called the application fundamentals implementation guide. Most product lines have a version of the application fundamentals implementation guide. The preface of each implementation guide identifies the application fundamentals implementation guides that are associated with that implementation guide.

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The application fundamentals implementation guide consists of important topics that apply to many or all JD Edwards EnterpriseOne applications. Whether you are implementing a single application, some combination of applications within the product line, or the entire product line, you should be familiar with the contents of the appropriate application fundamentals implementation guides. They provide the starting points for fundamental implementation tasks.

Documentation Updates and Downloading Documentation

This section discusses how to:

- Obtain documentation updates.
- Download documentation.

Obtaining Documentation Updates

You can find updates and additional documentation for this release, as well as previous releases, on Oracle's PeopleSoft Customer Connection website. Through the Documentation section of Oracle's PeopleSoft Customer Connection, you can download files to add to your Implementation Guides Library. You'll find a variety of useful and timely materials, including updates to the full line of JD Edwards EnterpriseOne documentation that is delivered on your implementation guides CD-ROM.

Important! Before you upgrade, you must check Oracle's PeopleSoft Customer Connection for updates to the upgrade instructions. Oracle continually posts updates as the upgrade process is refined.

See Also

Oracle's PeopleSoft Customer Connection, http://www.oracle.com/support/support_peoplesoft.html

Downloading Documentation

In addition to the complete line of documentation that is delivered on your implementation guide CD-ROM, Oracle makes JD Edwards EnterpriseOne documentation available to you via Oracle's website. You can download PDF versions of JD Edwards EnterpriseOne documentation online via the Oracle Technology Network. Oracle makes these PDF files available online for each major release shortly after the software is shipped.

See Oracle Technology Network, http://www.oracle.com/technology/documentation/psftent.html

Additional Resources

The following resources are located on Oracle's PeopleSoft Customer Connection website:

Resource	Navigation
Application maintenance information	Updates + Fixes
Business process diagrams	Support, Documentation, Business Process Maps

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Resource	Navigation
Interactive Services Repository	Support, Documentation, Interactive Services Repository
Hardware and software requirements	Implement, Optimize + Upgrade; Implementation Guide; Implementation Documentation and Software; Hardware and Software Requirements
Installation guides	Implement, Optimize + Upgrade; Implementation Guide; Implementation Documentation and Software; Installation Guides and Notes
Integration information	Implement, Optimize + Upgrade; Implementation Guide; Implementation Documentation and Software; Pre-Built Integrations for PeopleSoft Enterprise and JD Edwards EnterpriseOne Applications
Minimum technical requirements (MTRs)	Implement, Optimize + Upgrade; Implementation Guide; Supported Platforms
Documentation updates	Support, Documentation, Documentation Updates
Implementation guides support policy	Support, Support Policy
Prerelease notes	Support, Documentation, Documentation Updates, Category, Release Notes
Product release roadmap	Support, Roadmaps + Schedules
Release notes	Support, Documentation, Documentation Updates, Category, Release Notes
Release value proposition	Support, Documentation, Documentation Updates, Category, Release Value Proposition
Statement of direction	Support, Documentation, Documentation Updates, Category, Statement of Direction
Troubleshooting information	Support, Troubleshooting
Upgrade documentation	Support, Documentation, Upgrade Documentation and Scripts

Typographical Conventions and Visual Cues

This section discusses:

- Typographical conventions.
- Visual cues.
- Country, region, and industry identifiers.
- Currency codes.

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Typographical Conventions

This table contains the typographical conventions that are used in implementation guides:

Typographical Convention or Visual Cue	Description
Bold	Indicates PeopleCode function names, business function names, event names, system function names, method names, language constructs, and PeopleCode reserved words that must be included literally in the function call.
Italics	Indicates field values, emphasis, and JD Edwards EnterpriseOne or other book-length publication titles. In PeopleCode syntax, italic items are placeholders for arguments that your program must supply. We also use italics when we refer to words as words or letters as letters, as in the following: Enter the letter *O*.
KEY+KEY	Indicates a key combination action. For example, a plus sign (+) between keys means that you must hold down the first key while you press the second key. For ALT+W, hold down the ALT key while you press the W key.
`Monospace font`	Indicates a PeopleCode program or other code example.
“ ” (quotation marks)	Indicate chapter titles in cross-references and words that are used differently from their intended meanings.
. . . (ellipses)	Indicate that the preceding item or series can be repeated any number of times in PeopleCode syntax.
{ } (curly braces)	Indicate a choice between two options in PeopleCode syntax. Options are separated by a pipe (|).
[ ] (square brackets)	Indicate optional items in PeopleCode syntax.
& (ampersand)	When placed before a parameter in PeopleCode syntax, an ampersand indicates that the parameter is an already instantiated object. Ampersands also precede all PeopleCode variables.

Visual Cues

Implementation guides contain the following visual cues.

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Notes

Notes indicate information that you should pay particular attention to as you work with the JD Edwards EnterpriseOne system.

Note. Example of a note.

If the note is preceded by *Important!,* the note is crucial and includes information that concerns what you must do for the system to function properly.

Important! Example of an important note.

Warnings

Warnings indicate crucial configuration considerations. Pay close attention to warning messages.

Warning! Example of a warning.

Cross-References

Implementation guides provide cross-references either under the heading "See Also" or on a separate line preceded by the word *See.* Cross-references lead to other documentation that is pertinent to the immediately preceding documentation.

Country, Region, and Industry Identifiers

Information that applies only to a specific country, region, or industry is preceded by a standard identifier in parentheses. This identifier typically appears at the beginning of a section heading, but it may also appear at the beginning of a note or other text.

Example of a country-specific heading: "(FRA) Hiring an Employee"

Example of a region-specific heading: "(Latin America) Setting Up Depreciation"

Country Identifiers

Countries are identified with the International Organization for Standardization (ISO) country code.

Region Identifiers

Regions are identified by the region name. The following region identifiers may appear in implementation guides:

- Asia Pacific
- Europe
- Latin America
- North America

Industry Identifiers

Industries are identified by the industry name or by an abbreviation for that industry. The following industry identifiers may appear in implementation guides:

- USF (U.S. Federal)

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- E&G (Education and Government)

Currency Codes

Monetary amounts are identified by the ISO currency code.

Comments and Suggestions

Your comments are important to us. We encourage you to tell us what you like, or what you would like to see changed about implementation guides and other Oracle reference and training materials. Please send your suggestions to your product line documentation manager at Oracle Corporation, 500 Oracle Parkway, Redwood Shores, CA 94065, U.S.A. Or email us at appsdoc@us.oracle.com.

While we cannot guarantee to answer every email message, we will pay careful attention to your comments and suggestions.

Common Fields Used in Implementation Guides

Address Book Number

Enter a unique number that identifies the master record for the entity. An address book number can be the identifier for a customer, supplier, company, employee, applicant, participant, tenant, location, and so on. Depending on the application, the field on the form might refer to the address book number as the customer number, supplier number, or company number, employee or applicant ID, participant number, and so on.

As If Currency Code

Enter the three-character code to specify the currency that you want to use to view transaction amounts. This code enables you to view the transaction amounts as if they were entered in the specified currency rather than the foreign or domestic currency that was used when the transaction was originally entered.

Batch Number

Displays a number that identifies a group of transactions to be processed by the system. On entry forms, you can assign the batch number or the system can assign it through the Next Numbers program (P0002).

Batch Date

Enter the date in which a batch is created. If you leave this field blank, the system supplies the system date as the batch date.

Batch Status

Displays a code from user-defined code (UDC) table 98/IC that indicates the posting status of a batch. Values are:

Blank: Batch is unposted and pending approval.

A: The batch is approved for posting, has no errors and is in balance, but has not yet been posted.

D: The batch posted successfully.

E: The batch is in error. You must correct the batch before it can post.

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P: The system is in the process of posting the batch. The batch is unavailable until the posting process is complete. If errors occur during the post, the batch status changes to *E*.

U: The batch is temporarily unavailable because someone is working with it, or the batch appears to be in use because a power failure occurred while the batch was open.

Branch/Plant

Enter a code that identifies a separate entity as a warehouse location, job, project, work center, branch, or plant in which distribution and manufacturing activities occur. In some systems, this is called a business unit.

Business Unit

Enter the alphanumeric code that identifies a separate entity within a business for which you want to track costs. In some systems, this is called a branch/plant.

Category Code

Enter the code that represents a specific category code. Category codes are user-defined codes that you customize to handle the tracking and reporting requirements of your organization.

Company

Enter a code that identifies a specific organization, fund, or other reporting entity. The company code must already exist in the F0010 table and must identify a reporting entity that has a complete balance sheet.

Currency Code

Enter the three-character code that represents the currency of the transaction. JD Edwards EnterpriseOne provides currency codes that are recognized by the International Organization for Standardization (ISO). The system stores currency codes in the F0013 table.

Document Company

Enter the company number associated with the document. This number, used in conjunction with the document number, document type, and general ledger date, uniquely identifies an original document.

If you assign next numbers by company and fiscal year, the system uses the document company to retrieve the correct next number for that company.

If two or more original documents have the same document number and document type, you can use the document company to display the document that you want.

Document Number

Displays a number that identifies the original document, which can be a voucher, invoice, journal entry, or time sheet, and so on. On entry forms, you can assign the original document number or the system can assign it through the Next Numbers program.

Document Type

Enter the two-character UDC, from UDC table 00/DT, that identifies the origin and purpose of the transaction, such as a voucher, invoice, journal entry, or time sheet. JD Edwards EnterpriseOne reserves these prefixes for the document types indicated:

P: Accounts payable documents.

R: Accounts receivable documents.

T: Time and pay documents.

I: Inventory documents.

O: Purchase order documents.

S: Sales order documents.

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Effective Date	Enter the date on which an address, item, transaction, or record becomes active. The meaning of this field differs, depending on the program. For example, the effective date can represent any of these dates: • The date on which a change of address becomes effective. • The date on which a lease becomes effective. • The date on which a price becomes effective. • The date on which the currency exchange rate becomes effective. • The date on which a tax rate becomes effective.
Fiscal Period and **Fiscal Year**	Enter a number that identifies the general ledger period and year. For many programs, you can leave these fields blank to use the current fiscal period and year defined in the Company Names & Number program (P0010).
G/L Date (general ledger date)	Enter the date that identifies the financial period to which a transaction will be posted. The system compares the date that you enter on the transaction to the fiscal date pattern assigned to the company to retrieve the appropriate fiscal period number and year, as well as to perform date validations.

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JD Edwards EnterpriseOne Homebuilder Management Preface

This preface discusses:

- JD Edwards EnterpriseOne products.
- JD Edwards EnterpriseOne application fundamentals.
- Common fields used in this implementation guide.

JD Edwards EnterpriseOne Products

This implementation guide refers to these JD Edwards EnterpriseOne products from Oracle:

- JD Edwards EnterpriseOne General Accounting
- JD Edwards EnterpriseOne Accounts Payable
- JD Edwards EnterpriseOne Procurement
- JD Edwards EnterpriseOne Job Cost
- JD Edwards EnterpriseOne Service Management

JD Edwards EnterpriseOne Application Fundamentals

Additional, essential information describing the setup and design of the system appears in a companion volume of documentation called *JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide.*

Customers must conform to the supported platforms for the release as detailed in the JD Edwards EnterpriseOne minimum technical requirements. In addition, JD Edwards EnterpriseOne may integrate, interface, or work in conjunction with other Oracle products. Refer to the cross-reference material in the Program Documentation at http://oracle.com/contracts/index.html for Program prerequisites and version cross-reference documents to assure compatibility of various Oracle products.

See Also

JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide, "JD Edwards EnterpriseOne Financial Management Application Fundamentals Preface"

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Common Fields used in this Implementation Guide

Area

Enter a value that defines a collection of communities. You can set up one area or multiple areas depending on the business requirements.

Community

Note. Enter a value that specifies a community, project, or subdivision. A community is a distinct grouping of lots which can be grouped together through user-defined specifications, such as product offering, geography, and so on. A subset of the builder's plans and options are typically included within a community.

Enter four zeros in this field directly after the community number. For example, if the community number is 5555, enter 55550000.

Cost Code

Enter a subset of an object account. Subsidiary accounts include detailed records of the accounting activity for an object account. This field is validated against the cost code structure set up for the area.

Note. If you use a flexible chart of accounts and the object account is set to six digits, you must use all six digits. For example, if you enter 456, the system enters three blank spaces to fill a six-digit object.

Cost Type

Enter the portion of a general ledger account that refers to the division of the cost code (for example, labor, materials, and equipment) into subcategories. For example, you can divide the cost code for labor into regular time, premium time, and burden.

You can use processing options to modify cost type.

Note. If you use a flexible chart of accounts and the object account is set to six digits, you must use all six digits. For example, if you enter 456, the system enters three blank spaces to fill a six-digit object.

Cost Code Template

Enter a code that indicates the job or business unit from which the account master records for a lot are copied.

Effective From (Date)

Enter the date that a bid, contract, or option becomes available for the buyer to select.

Expired Date

Enter the date that a bid, contract, or option is no longer available for the buyer to select.

Item Number

Enter a number that identifies the item. The system provides three types of item numbers:

Item Number (short): An eight-digit, computer-assigned item number.

2nd Item Number: A 25-digit, user-defined, alphanumeric item number.

3rd Item Number: Another 25-digit, user-defined, alphanumeric item number.

In addition to these three basic item numbers, the system provides an extensive cross-reference search capability. You can define numerous cross-references to alternative part numbers. For example, you can define substitute item numbers, replacements, bar codes, customer numbers, or supplier numbers.

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Line Type

Enter code that specifies how the system processes lines on a transaction. This value specifies the systems with which the transaction interfaces, such as the JD Edwards EnterpriseOne Job Cost and the JD Edwards EnterpriseOne Inventory Management systems. It also specifies the conditions under which a line prints on reports and is included in calculations. Values include:

S: Stock item

J: Job cost

N: Non-stock item

F: Freight

T: Text information

M: Miscellaneous charges and credits

W: Work order

Option Number

Enter a specific upgrade not included in the base house price and cost. In the JD Edwards EnterpriseOne General Accounting and the JD Edwards EnterpriseOne Job Cost systems, this field corresponds to the subledger field, for example, Subledger Type X.

Tax Rate/Area

Enter a code that identifies a tax or geographic area that has common tax rates and tax authorities. The system validates the code you enter against the Tax Areas table (F4008). The system uses the tax rate area in conjunction with the tax explanation code and tax rules to calculate tax and GL distribution amounts when you create an invoice or voucher.

Unit of Measure

Enter a code from UDC 00/UM that specifies the unit of measure that the system uses to express the quantity of an item, for example, *EA* (each) or *KG* (kilogram).

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CHAPTER 1

Getting Started with JD Edwards EnterpriseOne Homebuilder Management

This chapter discusses:

- JD Edwards EnterpriseOne Homebuilder Management overview.
- JD Edwards EnterpriseOne Homebuilder Management business processes.
- JD Edwards EnterpriseOne Homebuilder Management integration.
- JD Edwards EnterpriseOne Homebuilder Management implementation.

JD Edwards EnterpriseOne Homebuilder Management Overview

The JD Edwards EnterpriseOne Homebuilder Management system from Oracle facilitates the effective and efficient management of the repetitive building process. Although the system is referred to as JD Edwards EnterpriseOne Homebuilder Management, it facilitates the management of any repetitive building process, including the construction of retail operations, repetitive specialties, and manufactured homes. The JD Edwards EnterpriseOne Homebuilder Management system helps builders manage and analyze the profitability of their business by area, community, plan, elevation, or option. The functions and features included in JD Edwards EnterpriseOne Homebuilder Management have been developed over several years using input from many national and regional builders. The JD Edwards EnterpriseOne Homebuilder Management system represents the collective suggestions of these home building and repetitive construction companies.

JD Edwards EnterpriseOne Homebuilder Management is designed to be flexible and easy to use. JD Edwards EnterpriseOne Homebuilder Management allows builders to manage in the same way that they build by closely paralleling the actual building and sales processes and allowing builders to easily manage building and sales activities.

The user interface of JD Edwards EnterpriseOne Homebuilder Management includes two workbenches, the lot workbench and the sales workbench. These workbenches provide easy navigation by graphically displaying pertinent information that is related to the home builder.

JD Edwards EnterpriseOne Homebuilder Management provides flexibility in managing the construction process. The JD Edwards EnterpriseOne Homebuilder Management system allows each builder to accommodate regional purchasing and sales practices by area or community. The JD Edwards EnterpriseOne Homebuilder Management system also allows a builder to track information that is unique to the builder's construction and sales processes.

To help builders analyze financial information and profitability, the JD Edwards EnterpriseOne Homebuilder Management system:

- Gathers, processes, and stores information about the profitability of specific communities, lots, and options.

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- Develops community pro forma analysis based on operational and financial assumptions.
- Controls costs effectively and efficiently.

JD Edwards EnterpriseOne Homebuilder Management Business Processes

This diagram illustrates the JD Edwards EnterpriseOne Homebuilder Management business process:

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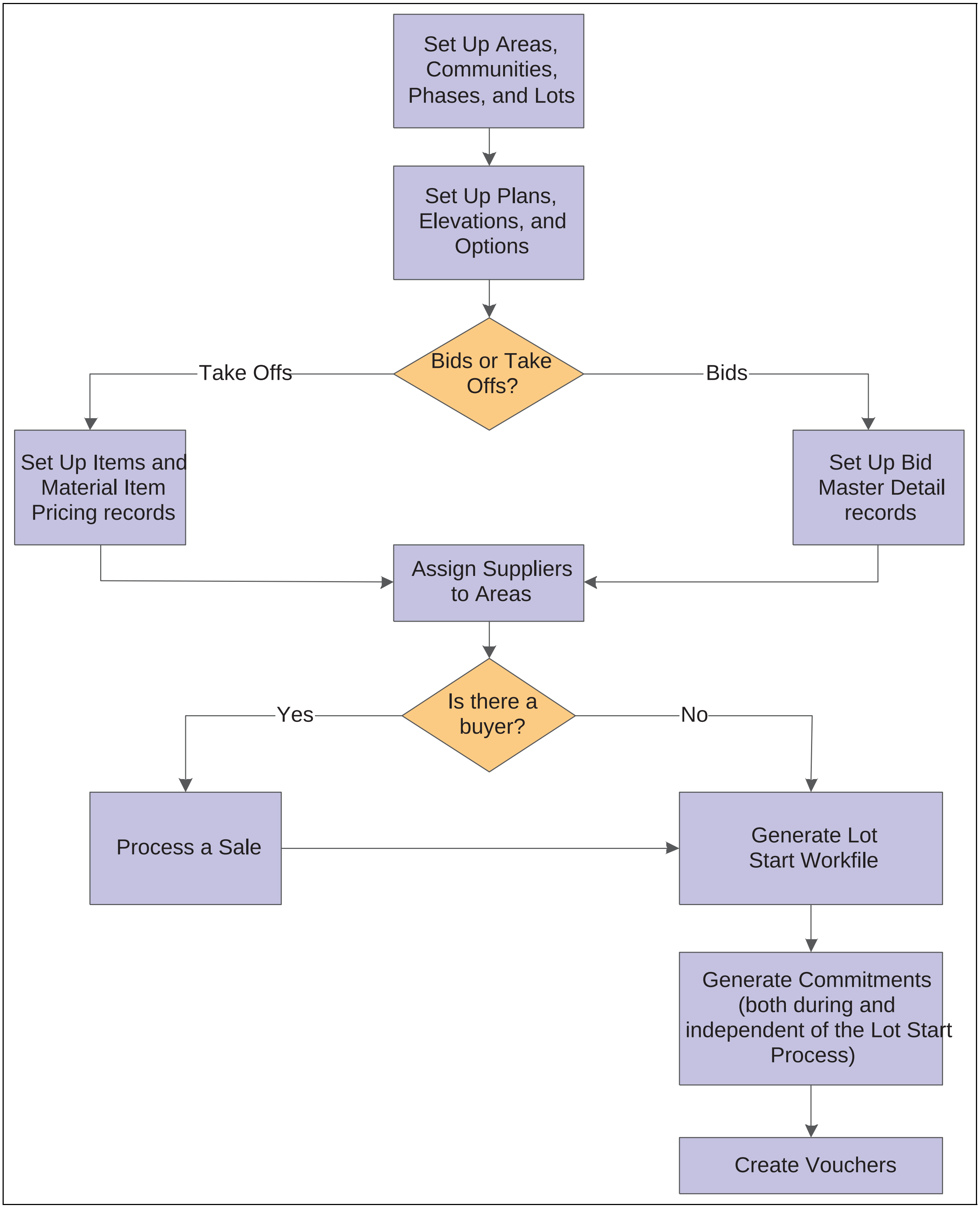

JD Edwards EnterpriseOne Homebuilder Management business process

This diagram illustrates how national purchasing is used in the JD Edwards EnterpriseOne Homebuilder Management system:

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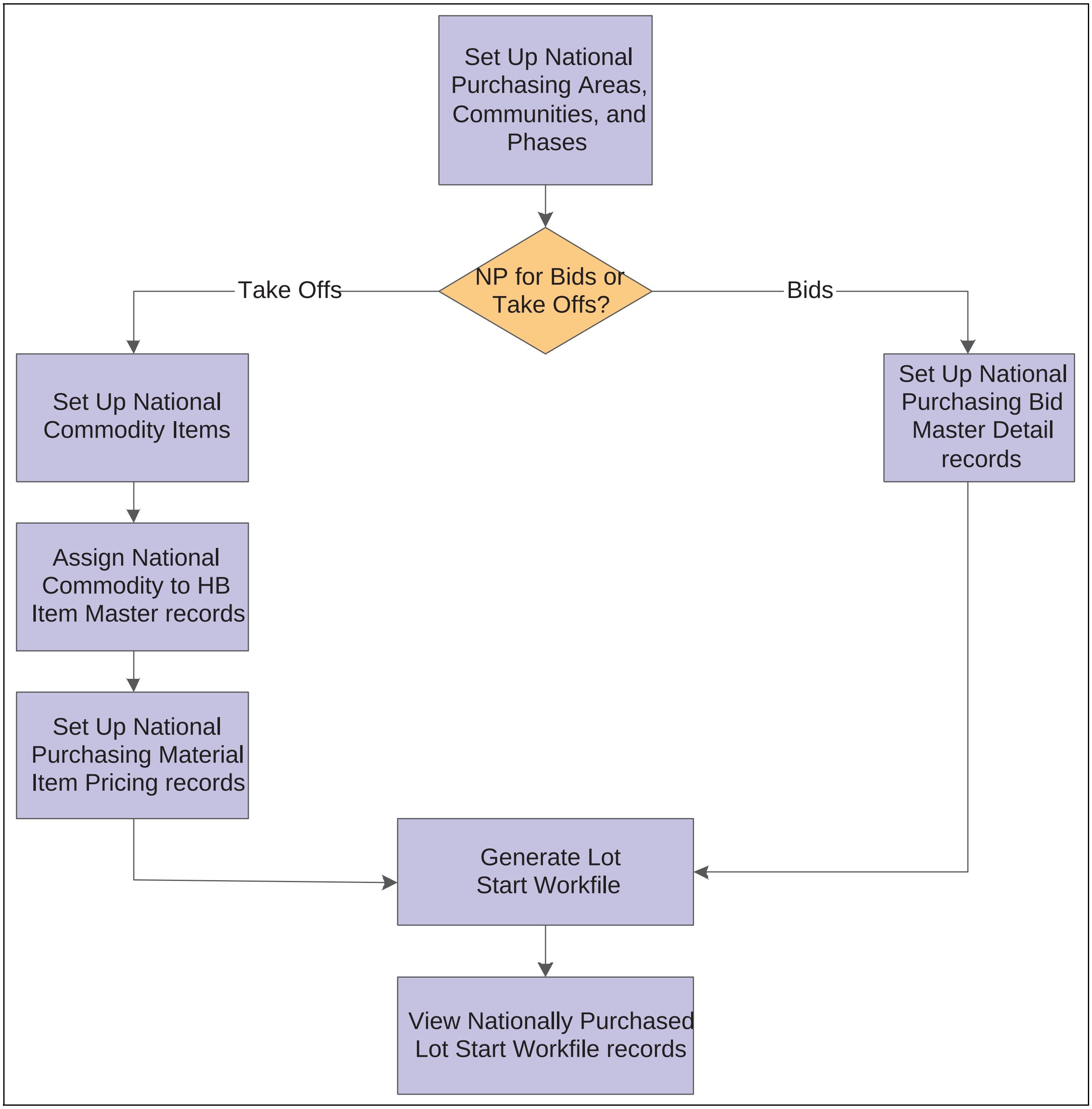

JD Edwards EnterpriseOne Homebuilder Management National Purchasing

JD Edwards EnterpriseOne Homebuilder Management Integration

The JD Edwards EnterpriseOne Homebuilder Management system integrates with these JD Edwards EnterpriseOne systems:

- General Accounting

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- Accounts Payable
- Procurement Management
- Job Cost
- Service Management

We discuss integration considerations in the implementation chapters in this implementation guide. Supplemental information about third-party application integrations is located on the Oracle | Peoplesoft Customer Connection website.

JD Edwards EnterpriseOne General Accounting

The JD Edwards EnterpriseOne General Accounting system from Oracle stores entries in general ledger accounts when the JD Edwards EnterpriseOne Homebuilder Management system closes a lot or processes a payment.

JD Edwards EnterpriseOne Accounts Payable

The JD Edwards EnterpriseOne Accounts Payable system from Oracle stores vouchers in the Accounts Payable Ledger table (F0411) when the JD Edwards EnterpriseOne Homebuilder Management system enters invoices for existing commitments.

JD Edwards EnterpriseOne Procurement Management

The JD Edwards EnterpriseOne Procurement Management system from Oracle stores commitments in the following tables when commitments are created in the JD Edwards EnterpriseOne Homebuilder Management system:

- Purchase Order Header (F4301)
- Purchase Order Detail File (F4311)
- P.O. Detail Ledger File - Flexible Version (F43199).

Depending on how the system constants are set, the system might also update the PA ledger type on the commitment balance records in the Account Balances table (F0902).

JD Edwards EnterpriseOne Job Cost

The JD Edwards EnterpriseOne Job Cost system from Oracle stores jobs in the following tables when lots are created in the JD Edwards EnterpriseOne Homebuilder Management system during the Lot Start process:

- Business Unit Master (F0006)
- Extended Job Master (F5108)
- Cost codes for the lot are stored in Account Master (F0901).

The JD Edwards EnterpriseOne Job Cost system maintains cost and revenue information, using the standard ledger types, to manage budgets, commitments, actual costs, and projected final amounts.

JD Edwards EnterpriseOne Service Management

The JD Edwards EnterpriseOne Service Management system from Oracle can create install base records from the information that is associated with a house, such as homebuyer information, configuration components, and subcontractors when you close a sale.

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JD Edwards EnterpriseOne Homebuilder Management Implementation

This section provides an overview of the steps that are required to implement the JD Edwards EnterpriseOne Homebuilder Management system.

During the planning phase of the implementation, you should use all of the JD Edwards EnterpriseOne sources of information, including the installation guides and troubleshooting information. There is a complete list of these resources in the preface in *About This Documentation* with information about where to find the most current version of each.

When determining which electronic software updates (ESUs) to install for JD Edwards EnterpriseOne Homebuilder Management, use the EnterpriseOne and World Change Assistant. Change Assistant, a Java-based tool, reduces the time required to search and download ESUs by 75 percent or more and allows you to perform a multiple install update of ESUs.

See *JD Edwards EnterpriseOne Tools 8.98 Software Update Guide.*

Global Implementation Steps

This table lists the suggested global implementation steps for JD Edwards EnterpriseOne Homebuilder Management:

Step	Reference
1. Set up companies, fiscal date patterns, and business units.	*JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide*, "Setting Up Organizations"
2. Set up accounts, and the chart of accounts.	*JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide*, "Creating the Chart of Accounts"
3. Set up the General Accounting constants.	*JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System"
4. Set up multicurrency processing, including currency codes and exchange rates.	• *JD Edwards EnterpriseOne Multicurrency Processing 9.0 Implementation Guide*, "Setting Up General Accounting for Multicurrency Processing" • *JD Edwards EnterpriseOne Multicurrency Processing 9.0 Implementation Guide*, "Setting Up Exchange Rates"
5. Set up ledger type rules.	*JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System," Setting Up Ledger Type Rules for General Accounting
6. Enter address book records.	*JD Edwards EnterpriseOne Address Book 9.0 Implementation Guide*, "Entering Address Book Records"

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Implementation Steps

This table lists the application-specific implementation steps for the JD Edwards EnterpriseOne Homebuilder Management system:

Step	Reference
1. Set up the system.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," page 17
2. Set up system constants.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Constants and Commitment Document Types, page 19
3. Set up activity rules.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Activity Rules, page 22
4. Set up extended data.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data, page 26
5. Set up closing worksheets.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Closing Worksheets, page 29
6. Interact with the JD Edwards EnterpriseOne Job Cost system.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Interacting with the JD Edwards EnterpriseOne Job Cost System, page 33
7. Interact with the JD Edwards EnterpriseOne Procurement system.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Interacting with the JD Edwards EnterpriseOne Procurement System, page 34
8. Interact with the JD Edwards EnterpriseOne Service Management system.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Interacting with the JD Edwards EnterpriseOne Service Management System, page 35
9. Set up extended data for interacting with the JD Edwards EnterpriseOne Service Management system.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data to Interface with JD Edwards EnterpriseOne Service Management, page 35
10. Set up next numbers.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Understanding Next Numbers, page 18
11. Set up user defined codes.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Understanding User-Defined Codes, page 17
12. Set up areas.	Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Areas, page 40
13. Set up communities.	Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Communities, page 41

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Step	Reference
14. Set up phases.	Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Phases, page 45
15. Set up plans.	Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Plans for Communities, page 51
16. Set up lots.	Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Lots, page 46
17. Enter bid contracts.	Chapter 5, "Entering Bid Contracts and Takeoffs," Entering Bid Contracts, page 69
18. Enter takeoffs.	Chapter 5, "Entering Bid Contracts and Takeoffs," Entering Takeoffs, page 83
19. Process the sale of a house.	Chapter 6, "Processing the Sale of a House," page 93

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CHAPTER 2

Converting Homebuilder Management in JD Edwards World to JD Edwards EnterpriseOne

This chapter provides an overview of Homebuilder Management conversion, lists prerequisites, and discusses how to:

- Set up Homebuilder Management user-defined codes in JD Edwards EnterpriseOne.
- Convert JD Edwards World Homebuilder Management data.
- Describe technical considerations for conversion programs.

Understanding Homebuilder Management Conversion

To migrate existing data from JD Edwards World to Homebuilder Management for JD Edwards EnterpriseOne, you must convert specific JD Edwards World Homebuilder files to JD Edwards EnterpriseOne tables. To assist you in the conversion process, Homebuilder Management has several conversion programs, which function with JD Edwards World version A7.3, service pack 12 and above.

The conversion process uses the JD Edwards EnterpriseOne table conversion tool, and in some cases, a batch update process. You must use the setup programs to manually enter data in the tables that are new to Homebuilder Management in JD Edwards EnterpriseOne.

Only editable fields are mapped for the conversion. If you have modified any JD Edwards World files or programs to allow editing in fields that are traditionally not editable, you must modify the conversion programs to map those fields from JD Edwards World to JD Edwards EnterpriseOne tables. The conversion programs are written to allow selection at the community level except for takeoffs, which allow selection at the area level.

The conversion programs do not remove the JD Edwards World data from the tables after the conversion is finished.

Prerequisites

Before you complete the tasks in this section, you must:

- Install JD Edwards EnterpriseOne.
- Set up system constants in JD Edwards EnterpriseOne Homebuilder Management.
- Set up system activity rules in JD Edwards EnterpriseOne Homebuilder Management
- Create values for the new UDC tables in JD Edwards EnterpriseOne Homebuilder Management.
- Set up area job master information and values in UDC 00/05.

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- Convert contracts from JD Edwards World to the format that the JD Edwards EnterpriseOne Procurement system uses.
- Review all of the special notes for conversion.
- Sign on to the environment that you want to convert.
- Verify that the table conversion settings are set to Log in Environment.
- Run the JD Edwards World to JD Edwards EnterpriseOne Subcontract conversion program.

Setting Up Homebuilder Management User-Defined Codes in JD Edwards EnterpriseOne

Before you run the JD Edwards World to JD Edwards EnterpriseOne conversions for Homebuilder Management, use the values from the JD Edwards World UDC tables to set up the new UDC tables in JD Edwards EnterpriseOne Homebuilder Management.

World UDC Tables

This table lists the JD Edwards World UDC tables and values:

UDC Table	Alias	Description
44/O1	OP01	Option Type
44/O2	OP02	Option Category Code 2
44/O3	OP03	Option Category Code 3
44/O4	OP04	Option Category Code 4
44/SC	SCS	Sales Contract Status
44/F1	FD01	Plan Status
44/F2	FD02	Future Use 3
44/F3	FD03	Future Use 4
44/F4	FD04	Future Use 5
44/F5	FD05	Future Use 6

JD Edwards EnterpriseOne UDC Tables

You must set up the following tables in JD Edwards EnterpriseOne Homebuilder Management:

UDC Table	Alias	Description
44H4/OT	OPMOT	Option Type
44H4/01	OPM01	Option Category 01

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UDC Table	Alias	Description
44H4/02	OPM02	Option Category 02
44H4/03	OPM03	Option Category 03
44H5/ST	HBSCS	Sales Contract Status
44H3/01	PLC01	Plan Category 1
44H3/02	PLC02	Plan Category 2
44H3/03	PLC03	Plan Category 3
44H3/04	PLC04	Plan Category 4
44H3/05	PLC05	Plan Category 5

Converting JD Edwards World Homebuilder Management Data

This section provides an overview about the conversion programs and lists a prerequisite.

Understanding the Conversion Programs

You must run the conversion programs in the order that they appear on the menu. The conversion programs convert JD Edwards World A7.3 files to tables in JD Edwards EnterpriseOne Xe through the current release. You must run each conversion program independently, not as a batch process. Be aware that when World files contain a high volume of data, the conversion programs might run for an extended period of time. Allow adequate time to run and verify the results of the conversion before you use the Homebuilder Management system in a production environment.

If you do not use items and takeoffs, do not run Bid Contract Price Variance (R44H96001), Bid Form/Contract Confirmation (R44H96002), and Base House Cost By Plan (R44H96003).

The Item Master (F4101) table has not changed and does not require conversion from JD Edwards World.

JD Edwards World Files That Are Converted to JD Edwards EnterpriseOne Tables

This table describes the conversion programs that convert JD Edwards World files to JD Edwards EnterpriseOne Homebuilder Management tables:

Conversion Program	World Table Name	World Table Number	EnterpriseOne Table Name	EnterpriseOne Table Number
Community Master Conversion (R44H9302)	Business Unit Master	F0006	Community Phase Master	F44H101

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Conversion Program	World Table Name	World Table Number	EnterpriseOne Table Name	EnterpriseOne Table Number
Create F44H711 From F4311 World Conversion (R44H9711)	Purchase Order Header and Purchase Order Detail	F4301 and F4311 (for commitment document types created during the Lot Start process)	Lot Start Workfile	F44H711
Lot Master Conversion (R44H9201) Sales Master Conversion (R44H9501)	Lot Proceed Entry	F4450	Lot Master Lot Master History Sales Master Lot Sales History	F44H201 F44H201H F44H501 F44H501H
Option Selection Conversion (R44H9502)	Lot Proceed Detail	F4451	Option Selections	F44H511
Plan Master Conversion (R44H9301)	Plan Master	F4452	Plan Master	F44H301
Lot Master Conversion (R44H9201)	Lot Master	F4453	Lot Master Lot Master History	F44H201 F44H201H
Bid Form/Contract Confirmation (R44H96002)	Supplier Assignment (Takeoff)	F4455	Vendor Assignment	F44H604
Option Cost Analysis by Community (R44H96004)	Takeoff	F4457	Takeoff Master File	F44H602
Base House Cost By Plan (R44H96003)	Item Price	F4459	Material Item Pricing	F44H603
Option Master Conversion (R44H9401)	Option Master	F4461	Option Master	F44H401
Bid Contract Price Variance (R44H96001)	Item Master (User Reserved Fields)	F4101	Item Master Homebuilder Extension	F44H4101
Bid Header and Detail Conversion (R44H960111)	Purchase Order Header (Bids/BC)	F4301	Bid Header	F44H601
Bid Header and Detail Conversion (R44H960111)	Purchase Order Details (Bids/BC)	F4311	Bid Details	F44H611

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JD Edwards EnterpriseOne Tables That Require Manual Setup

This table lists the JD Edwards EnterpriseOne Homebuilder Management tables that are not converted from JD Edwards World:

Homebuilder Management Table Name	Homebuilder Management Table Number	Homebuilder Management World File Number	Explanation
Homebuilder Constants	F44H001	F4463	Manual setup required.
Vendor Assignment	F44H604	F4454	Manual setup required.
Homebuilder Activity Rules	F44H002	Not Applicable	New table that requires manual setup.
Extended Homebuilder Data Template	F44H0920	Not Applicable	New table that requires manual setup.
Extended Homebuilder Data Headings	F44H0921	Not Applicable	New table that requires manual setup.
Extended Homebuilder Data	F44H0929	Not Applicable	New table that requires manual setup.
Option Relationships	F44H402	Not Applicable	New table that requires manual setup.
Closing Worksheet Accounting Instructions	F44H590	Not Applicable	New table that requires manual setup.
Closing Worksheet Entries	F44H591	Not Applicable	New table that requires manual setup.
Closing Worksheet Data Mapping	F44H599	Not Applicable	New table that requires manual setup.
After Start Purchasing	F44H711P	Not Applicable	New table to be used with lot commitments.
Construction Milestones	F44H790	Not Applicable	New table that is populated by a third-party scheduling system.

World Files That Are Not Converted

This table lists the JD Edwards World files that are not used in JD Edwards EnterpriseOne and, therefore, are not converted:

JD Edwards World File Name	JD Edwards World File Number
Lot Proceed Detail Temporary	F4451T
Lot by Lot Tax File	F4460

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JD Edwards World File Name	JD Edwards World File Number
Bid Master	F4464
Alternate Subdivision Maintenance	F4465
Media Object Storage	F4462
Takeoff Revisions	F4458
Lot Proceed Entry (History)	F4456

Prerequisite

Before you complete the tasks in this section, you must save a back up the database.

Describing Technical Considerations for Conversion Programs

This section provides technical information about specific conversion programs.

Lot Master Conversion

The Lot Master table (F44H201) is initially created by the Lot Master Conversion program (R44H9201) from the World Lot Master table (F4453). The F44H201 table is subsequently updated by the Sales Master Conversion program (R44H9501) with data from the World Lot Proceed Header table (F4450).

Before validating or editing information in the F44H201 table, run the Lot Master Conversion and Sales Master Conversion programs.

Sales Master Conversion

In JD Edwards World, data item LNT (Loan Type) is a free-form text field. In the JD Edwards EnterpriseOne Homebuilder Management system, the LOANTYP field is associated with UDC 44H/LT. The Sales Master Conversion program maps the values from the LNT field in the F4450 table to the LOANTYP field in the F44H501 table. To prevent post-conversion validation errors, review the values in the LNT field in the F4450 table for consistency and add the values to UDC 44H/LT.

The Sales Master Conversion program determines the sales status, based on the values you enter in the processing options and in the House Type (HSTY) field on the F4450 table lot proceed record. In JD Edwards World, the values B, C, M, P, S, T, Z, and blank are hard-coded. The conversion program recognizes only these eight values. If you added values to UDC 44/HT and used those values in the lot proceed records, you must modify either your data or the Sales Master Conversion program before you run the conversion.

Item Pricing Pre-Conversion Review

Before you run the F44H603 Base House Cost by Plan program (R44H96003), review all JD Edwards World item price data to eliminate any records that do not satisfy the unique key requirement.

Run the Item Pricing Pre-Conversion Review (R44H4459) to search for key violations between the Material Item Pricing tables in JD Edwards World (F4459) and JD Edwards EnterpriseOne (F44H603). These are the keys for the tables:

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JD Edwards World Keys in the F4459 File	JD Edwards EnterpriseOne Keys in the F44H603 Table
• CTYC: City • LITM: 2nd Item Number • AN8: Supplier Number • MCU: Subdivision • PRN: Price Revision Number	• HBAREA: Area • ITM: Short ID Number • AN8: Supplier Number • HBMCUS: Community • CPHASE: Phase • EFFF: Effective Date

The Item Pricing Pre-Conversion Review program reads the records in the F4459 file in this order:

1. CTYC
2. ITM
3. AN8
4. MCU
5. EFFF

The program prints a report of the key values in the current F4459 table, as well as the short ID number and effective date. To avoid duplicate key errors, you should either delete all but the current records or change the effective dates to create a unique record before you run the Base House Cost by Plan program (R44H96003).

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CHAPTER 3

Setting Up JD Edwards EnterpriseOne Homebuilder Management

This chapter provides an overview of user-defined codes and next numbers and discusses how to:

- Set up constants and commitment document types.
- Set up activity rules.
- Set up extended data.
- Set up closing worksheets.
- Interact with the JD Edwards EnterpriseOne Job Cost system.
- Interact with the JD Edwards EnterpriseOne Procurement system.
- Interact with the JD Edwards EnterpriseOne Service Management system.

Understanding User-Defined Codes

Many fields in the JD Edwards EnterpriseOne Homebuilder Management system require user-defined codes (UDCs). The JD Edwards EnterpriseOne Homebuilder Management system uses many codes that are already set up in UDC tables, but you can also add UDCs to meet the specific business needs of your organization. The system accepts only UDCs that are defined in a UDC table.

Homebuilder Sales

UDCs for Homebuilder Sales are defined in these tables:

- 44H5/01-10: Sales Master Category Code 1–10
- 44H5/BU: Closing Business Unit
- 44H5/CR: Option Selection Change Reason
- 44H5/CS: Cancel Sale Reason Code
- 44H5/CT: Contingent Sale Type
- 44H5/CW: Closing Worksheet Mapping
- 44H5/DC: Debit Credit Code
- 44H5/LT: Loan Type
- 44H5/SL: Closing Subledger
- 44H5/ST: Sales Contract Status

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Homebuilder Purchasing

UDCs for Homebuilder Purchasing are defined in these tables:

- 44H6/01-05: Item Category Code 01–05
- 44H6/BT: Bid Type
- 44H6/P1-2: Bid Category Code P1–P2
- 44H6/PS: Price Status
- 44H6/RC: Purchasing Reason Code
- 44H6/TO: Takeoff Reason Code

Homebuilder Construction

UDCs for Homebuilder Construction are defined in these tables:

- 44H7/BG: Budget Generation Option
- 44H7/BO: Budget Override Option
- 44H7/BP: Budget Posting Status
- 44H7/CT: Contract Type
- 44H7/DR: Delay Reason Code
- 44H7/LD: Lot Business Unit Description Type
- 44H7/LP: Lot Process Type
- 44H7/MS: Milestone Status
- 44H7/PS: Posting Status

Extended Data Levels

UDCs for Extended Data Levels are defined in these tables:

- 44H9/AR: Extended Area Data
- 44H9/CM: Community Extended Data
- 44H9/LT: Lot Extended Data
- 44H9/OP: Option Extended Data
- 44H9/PH: Phase Extended Data
- 44H9/PL: Plan Extended Data
- 44H9/SL: Sale Extended Data

Understanding Next Numbers

The JD Edwards EnterpriseOne Homebuilder Management system uses the next numbers feature to assign numbers to records and documents. You set up next numbers for individual systems in the Next Numbers program (P0002).

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See *JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide*, "Setting Up Next Numbers".

You should verify that these next numbers are set up before you process information:

System	Usage
44H4 Homebuilder Option	Workfile
44H6 Homebuilder Purchasing	Workfile job number
44H7 Homebuilder Construction	• Lot Start 1 PID (used in workfile generation) • Lot Start 2 PID (used in commitment generation) • Link Record Key ID (used in extra purchase order processing) • Manual PO Original Number

Setting Up Constants and Commitment Document Types

This section provides overviews of constants and commitment document types, lists prerequisites, and discusses how to:

- Set up constants.
- Set up commitment document types.

Understanding Constants

Constants are the default settings that the JD Edwards EnterpriseOne Homebuilder Management system uses to process requests and run programs. You must set up the constants in the Homebuilder Constants program (P44H001) before you perform any processes. Do not change the constants after you begin entering transactions in the production environment.

The JD Edwards EnterpriseOne Homebuilder Management system constants are company-specific. If you do not require individual values for each company, the system uses the values for the default company, 00000.

Understanding Commitment Document Types

You set up commitment document types to indicate the from and to document types during commitment generation. The program you use to generate commitments will indicate the beginning order type to the ending order type. When you start with a base agreement contract *BC* order type and then you run commitments, the bid becomes a subcontract, *OS,* order type. The programs they are at indicates from what beginning order type to what ending order type.

Prerequisites

Before you complete the tasks in this section, you must:

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- Set up the branch/plant constants for each area.

  See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Setting Up the Procurement System," Defining Branch/Plant Constants.

- Set up document types in UDC 00/DT to use with bids, takeoffs, and a closing document.
- Set up business unit types to use for communities and lots.

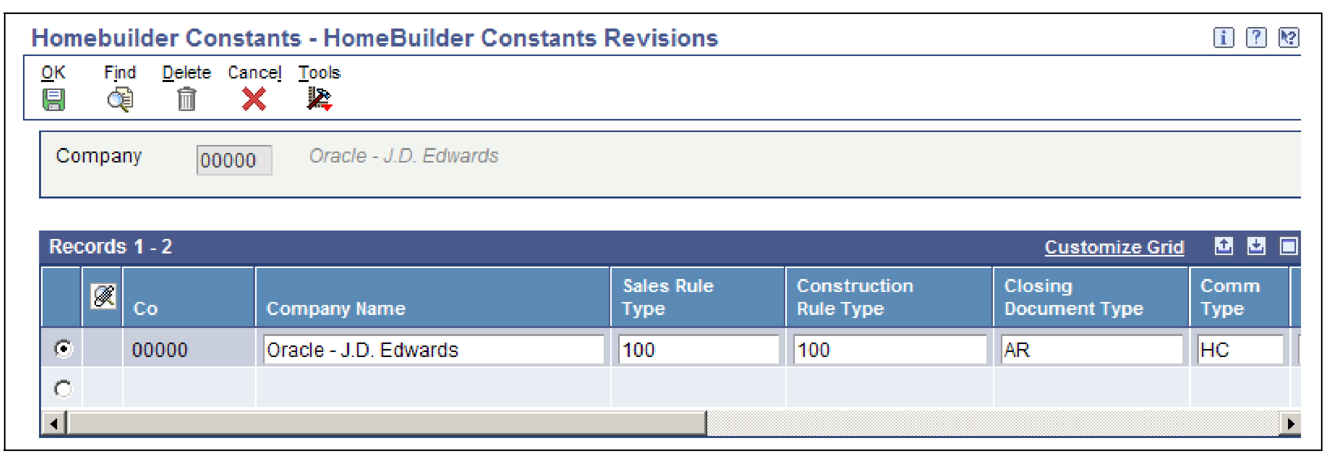
  See *JD Edwards EnterpriseOne Tools 8.98 Foundation Guide*

Forms Used to Set Up Constants and Commitment Document Types

Form Name	FormID	Navigation	Usage
Work with Homebuilder Constants	W44H001B	Homebuilder Setup (G44H41), Homebuilder Constants	Review constants for each company.
Homebuilder Constants Revisions	W44H001A	• On the Work with Homebuilder Constants form, click Find and select the record for company 00000. • Select Constants Revisions from the Form menu.	Set up constants.
Lot Start Documents Revisions	W44H001C	• On the Work with HomeBuilder Constants form, click Find and select the record for company 00000. • Select Lot Start Documents from the Row menu.	Set up commitment document types.

Setting Up Constants

Access the Homebuilder Constants Revisions form.



HomeBuilder Constants Revisions form

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Sales Rule Type and **Construction Rule Type**	Enter codes from UDC 44H0/RT that specify the sales and construction activity rules for homes in the community or phase.
Closing Document Type	Enter a code from UDC 00/DT that specifies the default document type for the closing worksheet.
Comm Type (community type)	Enter a code from UDC 00/MC that specifies the default job type for a new community.
Lot Type	Enter a code from UDC 00/MC that specifies the job type for all lots, excluding model homes.
Model Type	Enter a code from UDC 00/MC that specifies the job type for model homes. The Lot Start process creates job master records for model homes in the Business Unit Master table (F0006).
SWM Enabled (service and warranty management enabled)	Specify whether the system generates service and warranty management records during a sales closing. Values are: Blank: Do not generate records. *1:* Generate records.
SWM DocTyp (service and warranty management document type)	Enter a code from UDC 00/DT that specifies the document type for SWM records that are generated during a sales closing.
SWM Cont Stat (service and warranty management contract status)	Enter a code from UDC 52/CS that specifies the status of the contract in the JD Edwards EnterpriseOne Service Management system.
SWM Cont Type (service and warranty management contract type)	Enter a code from UDC 51/CT that specifies the contract type in the JD Edwards EnterpriseOne Service Management system.
T/O Ty (order type)	Enter a code from UDC 00/DT that specifies the document type for a takeoff.
P T (process type)	Displays a code that represents a document such as a bid or takeoff.
Scheduling Enabled	Specify whether to enable scheduling. Values are: Blank: Do not enable. *Y:* Enable.

Setting Up Commitment Document Types

Access the Lot Start Documents Revisions form.

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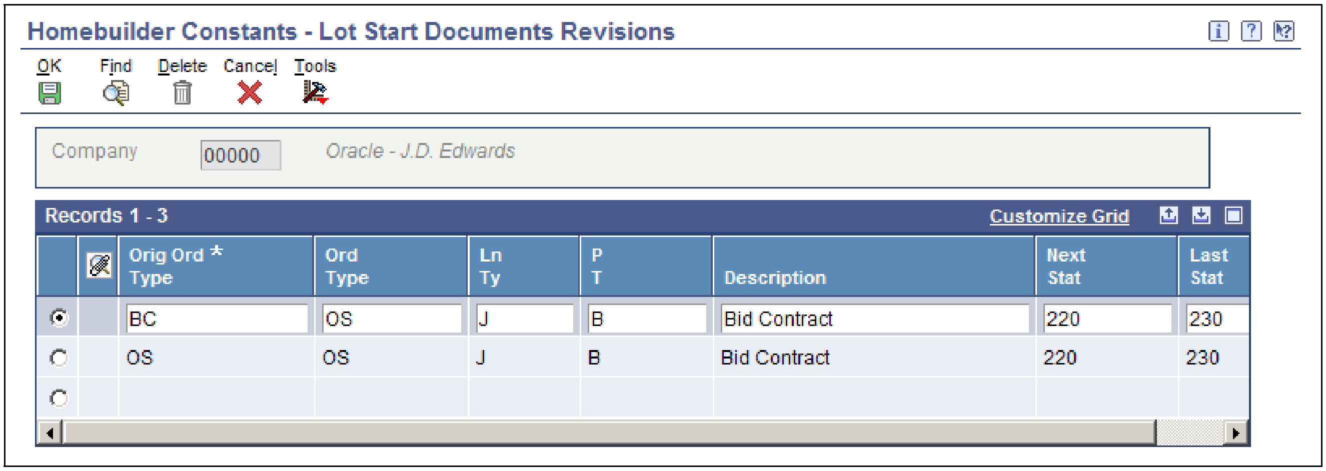

Lot Start Documents Revisions form

Orig Ord Type (original order type) — Enter a code from UDC 00/DT that specifies an original order type.

Ord Type (order type) — Enter a code from UDC 00/DT that specifies the type of document and indicates the origin of the transaction.

PT (process type) — Enter a code from UDC 44H7/LP that specifies the lot process type.

Next Stat (next status) and **Last Stat** (last status) — Enter activity codes from UDC 40/AT that specify the next and final statuses for the record during the Lot Start process.

Setting Up Activity Rules

This section provides an overview of activity rules, lists prerequisites, and discusses how to:

- Set processing options for Homebuilder Activity Rules (P44H002).
- Set up activity rules.

Understanding Activity Rules

To manage sales and construction activities within your business, you can set up activity rules to allow specific activities and to control the sequence of the activities. Activity rules also determine which records are written to the Lot Sales History (F44H501H) and Lot Master History (F44H201H) tables. Events that might create sales-related historical entries include entering a new sale, canceling a sale, and releasing options through the Lot Start process.

Activity rules enable you to:

- Support key business functions.
- Add and update information, based on activity rule changes and special processing.
- Manually change both lot and sale statuses to new activity rules.
- Control processes such as:
  - Releasing a lot for sale.

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- Adding a new buyer.
- Canceling a sale.
- Transferring a sale.

Activity rules can be further classified by:

- Rule types in UDC 44H0/RT.

  Rule types enable you to customize activity rules by logical groupings of lots, such as geographic area or operating division, and to create multiple activity rule templates. The Community Phase Master table (F44H101) stores the Homebuilder Activity Rule Type (HBRLTP) that is the activity rule template for the community.

- Action types in UDC 44H0/AT.

  Action types identify whether the activity rule is associated with the construction or sales workflow. The action types are:

  C: Construction

  S: Sales

Activity rule codes are set up in UDC 44H0/RL. These codes are hard-coded:

- *200:* Construction Start
- *450:* Construction Complete
- *500:* Released for Sale
- *600:* Sold
- *900:* Closed

The system uses these codes to update values in the Lot Status Code (LSTATHB) field in the Lot Master table (F44H201). The table illustrates that the lot status description, which appears in the Lot Workbench program (P44H200), is based on the relationship between the codes in the LSTATHB field and the corresponding activity rules:

Lot Status Description	Lot Status Code (LSTATHB)	Activity Rule Condition
Not Available	0	Sales for the last status are less than 500.
Not Sold/Not Started	1	• Sales for the last status are greater than or equal to 500 and less than 600. • Construction for the last status is less than 200.
Not Sold/Started	2	• Sales for the last status are greater than or equal to 500 and less than 600. • Construction for the last status is greater than or equal to 200 and less than 450.
Sold/Not Started	3	• Sales for the last status are greater than or equal to 600 and less than 900. • Construction for the last status is less than 200.

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Lot Status Description	Lot Status Code (LSTATHB)	Activity Rule Condition
Sold/Started	4	• Sales for the last status are greater than or equal to 600 and less than 900. • Construction for the last status is greater than or equal to 200 and less than 450.
Not Sold/Complete	5	• Sales for the last status are greater than or equal to 500 and less than 600. • Construction for the last status is greater than or equal to 450.
Sold/Complete	6	• Sales for the last status are greater than or equal to 600 and less than 900. • Construction for the last status is greater than or equal to 450.
Closed	9	The sales status is greater than or equal to 900.

Prerequisites

Before you complete the tasks in this section, you must:

- Set up rule types in UDC 44H0/RT.
- Set up action types in UDC 44H0/AT.
- Set up activity rule codes in UDC 44H0/RL.

Forms Used to Set Up Activity Rules

Form Name	FormID	Navigation	Usage
Work with HomeBuilder Activity Rules	W44H002A	Homebuilder Setup (G44H41), Homebuilder Activity Rules	Review activity rules by rule or action type.
HomeBuilder Activity Rules - Revisions	W44H002B	On the Work with HomeBuilder Activity Rules form, click Add.	Set up activity rules.

Setting Processing Options for Homebuilder Activity Rules (P44H002)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Enter the default activity type.

Specify a code from UDC 44H0/AT that identifies the action type. Values are:

Blank: 44H0/AT Default

*C:*Construction

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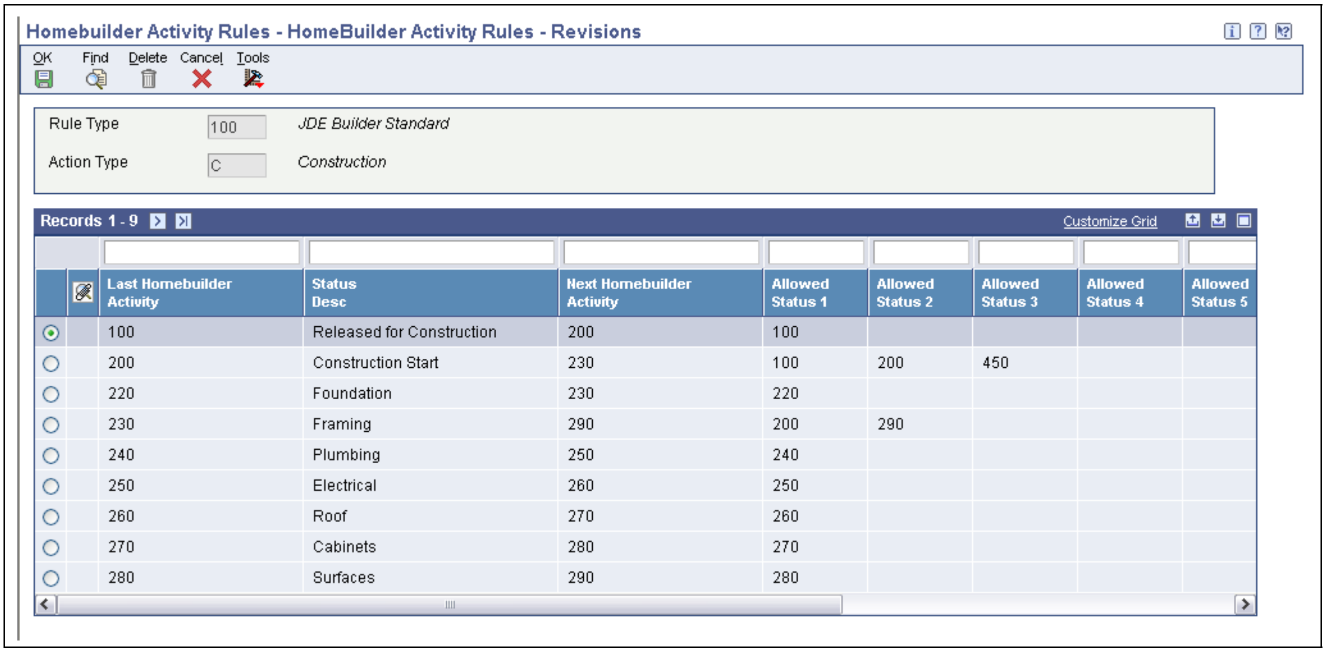
*S:*Sales

Setting Up Activity Rules

Access the HomeBuilder Activity Rules - Revisions form.


Homebuilder Activity Rules - HomeBuilder Activity Rules - Revisions

OK Find Delete Cancel Tools

Rule Type 100 *JDE Builder Standard*

Action Type C *Construction*

Records 1 - 9 Customize Grid

Last Homebuilder Activity	Status Desc	Next Homebuilder Activity	Allowed Status 1	Allowed Status 2	Allowed Status 3	Allowed Status 4	Allowed Status 5
100	Released for Construction	200	100				
200	Construction Start	230	100	200	450		
220	Foundation	230	220				
230	Framing	290	200	290			
240	Plumbing	250	240				
250	Electrical	260	250				
260	Roof	270	260				
270	Cabinets	280	270				
280	Surfaces	290	280				

HomeBuilder Activity Rules - Revisions form

Rule Type

Enter a code from UDC 44H/RT that specifies the rule type for the activity rule.

Action Type

Enter a code from UDC 44H0/AT that specifies the action type for the activity rule. If you leave this field blank, the system will select the value that you specified in the processing options. Values are:

C: Construction

S: Sales

Last Homebuilder Activity and **Next Homebuilder Activity**

Enter codes from UDC 44H0/RL that specify the last and the next activities.

Status Desc (status description)

Enter a code from UDC 44H0/RL that specifies the default status description.

Allowed Status 1–9

Enter a code from UDC 44H0/Rl that specifies the allowed next status for an activity rule.

Write History (Y/N)

Specify whether to write a record for selected fields to the Lot Sales History table. Values are:

Y: Write a record.

N: Do not write a record.

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Note. For construction activity rules, each activity must correspond to an allowed status. For example, if you enter 26 for roofing in the Last Homebuilder Activity field on the Work With Homebuilder Activity Rules form, then one of the nine allowed statuses for that activity rule must be 260.

Setting Up Extended Data

This section provides an overview of extended data and discusses how to:

- Set processing options for Extended Data (P44H092).
- Set up extended data templates.
- Set up column headings for extended data.

Understanding Extended Data

Occasionally, you may need to download additional information for which no specific fields exist in the JD Edwards EnterpriseOne Homebuilder Management system. The extended data feature enables you to download and integrate user-defined data with the JD Edwards EnterpriseOne Homebuilder Management system.

You can use extended data to:

- Update specified extended data with line items from templates.
- Refresh existing data with template changes, such as additions and deletions.
- Update the Maintain Extended Data Headings form with column heading overrides.
- Add data items on custom forms and reports.
- Interface with the closing worksheet.
- Interface with the JD Edwards EnterpriseOne Service Management system.

  Note. You must set up extended data if you use the JD Edwards EnterpriseOne Service Management system.

  See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data to Interface with JD Edwards EnterpriseOne Service Management, page 35.

Extended data can include dates, amounts, numbers, memos, address book entries, text, and category codes to be used for maintenance and query tasks. You can download additional data that is specific to any of these seven data types on the Select Extended Data Type form:

- *AR:* Area
- *CM:* Community
- *LT:* Lot
- *OP:* Option
- *PH:* Phase
- *PL:* Plan
- *SL:* Sales

After you select a data type, you must add an extended data key from the Select Extended Data Key form.

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For example, assume that you want to track additional deposit dates and amounts that do not exist in the JD Edwards EnterpriseOne Homebuilder Management system. You would add a new UDC data key for deposits to the sales data type, *SL,* and create a new template to track multiple deposit amounts with corresponding dates. Finally, you would identify the data elements that you want to use to track the extended data. To track the deposits, for example, use the Maintain Extended Data Headings form to customize heading descriptions and to exclude data elements that are not required.

Forms Used to Set Up Extended Data

Form Name	FormID	Navigation	Usage
Select Extended Data Type	W44H092G	Homebuilder Setup (G44H41), Homebuilder Extended Data	Review extended data types.
Select Extended Data Key	W44H092H	On the Select Extended Data Type form, select a data type and then click Select.	Select the data key for a data type.
Maintain Extended Homebuilder Data Template	W44H092D	• On the Select Extended Data Key form, select a data key and then select Work with Templates from the Row menu. • On the Work with Extended Data Templates form, select Create Template from the Form menu.	Set up extended data templates.
Maintain Extended Data Headings	W44H092C	• On the Select Extended Data Key form, select a data key and then select Work with Headings from the Row menu. • On Work with Extended Data Headings, select Create Headings from the Form menu.	Set up column headings for extended data.

Setting Processing Options for Extended Data (P44H092)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Allow template deletion (P44H092) ?

Specify whether to delete template records. A template record is active if data is entered in the corresponding template line in the Extended Homebuilder Data table (F44H0929). Values are:

Blank: Do not delete an active template record.

1: Issue a warning message before deleting an active template record.

2: Delete all template records.

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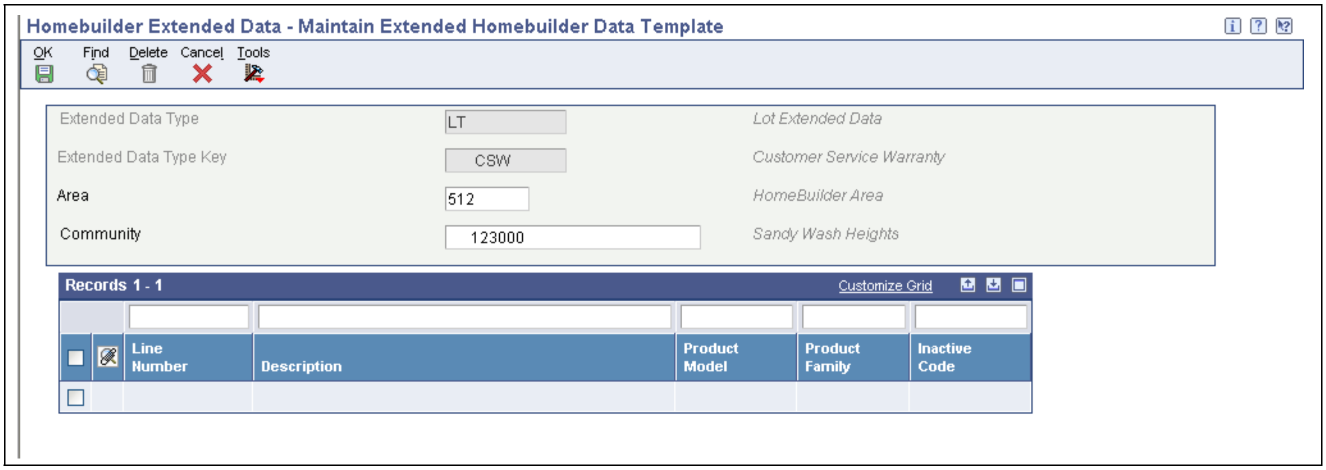
Setting Up Extended Data Templates

Access the Maintain Extended Homebuilder Data Template form.



Maintain Extended Homebuilder Data Template form

Area

Enter a code from UDC 00/05 that represents a collection of communities.

Community

Enter a value that represents a collection of lots.

Line Number

Enter the line number for a line item. This information is stored in the Extended Homebuilder Data table (F44H0929).

Description

Enter details about the supplemental data line (SDLIN).

Product Model

Enter a code from UDC 17/PM that classifies an inventory item into a model for customer service.

Product Family

Enter a code from UDC 17/PA that classifies an inventory item into a group for customer service.

Inactive Code

Specify whether a template line is active. Set a template as inactive if the template is no longer in use and you do not want to delete other information in the system that is associated with the template. If you create a new template in a live environment, set the new template as inactive until the template setup is complete. Values are:

Blank: Active.

Y: Inactive

Setting Up Column Headings for Extended Data

Access the Maintain Extended Data Headings form.

To review additional columns of information, remove the value from the Hide Column field on the Work With Extended Data Headings form.

Extended Data

Enter a code from UDC 44H0/ED that specifies the extended data element.

Row Description

Enter a row description that identifies fields on forms and reports.

Column Title 1 and **Column Title 2**

Enter the first line of description to use in a column heading on a form or report in the Column Title 1 field. This description should be no larger than the

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data item size, if possible. Enter a second line in the Column Title 2 field if one description line is not sufficient.

Hide Column

Enter a value that specifies whether to hide a designated column in the Extended Homebuilder Data program (P44H092). Values are:

Blank: Do not hide. (default)

Y: Hide.

Setting Up Closing Worksheets

This section provides an overview of closing worksheets, list prerequisites, and discusses how to:

- Set up automatic accounting instructions (AAIs) for closing worksheet templates.
- Map data to closing worksheets templates.
- Map extended data to closing worksheets templates.

Understanding Closing Worksheets

When setting up a closing worksheet, you use a standard template to record the closing entries of a house sale at the community level. At escrow closing, the system compiles a closing worksheet based on the specifications of the assigned template and the lot information in the Sales Master (F44H501), Option Master (F44H401), and Closing Worksheet Extended Data Mapping (F44H592) tables.

The system derives the business unit and subledger that are associated with each line item in the closing worksheet. The closing worksheet enables you to:

- Associate a single closing worksheet template with a particular community or with all communities.
- Generate a closing journal entry that is based on the closing worksheet.
- Map extended data to closing worksheet line items.
- Create revenue budgets.

Use the Closing Worksheet Accounting Instruction program (P44H590) to create the closing worksheet template. Within each line in the template, establish the rules to complete the closing entry. These rules include:

- Defining the general ledger accounts.
- Establishing the criteria for deriving the business unit and subledger values.
- Categorizing the entry as a typical debit or credit.

To provide for items such as warranty accruals, you can enter fixed amounts on lines on the closing worksheet.

Prerequisites

Before you complete the tasks in this section, you must:

- Determine all accounts and their respective order for the closing journal entry.
- Modify the closing data items that should have negative amounts.

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In UDC 44H5/CW, enter *1* in the Special Handling field to revise any of the codes that should have a negative amount. When you enter a negative amount in a data item that has *1* in the Special Handling field, the JD Edwards Homebuilder Management system converts the amount to a positive amount.

Forms Used to Set Up Closing Worksheets

Form Name	FormID	Navigation	Usage
Closing Worksheet Accounting Instructions	W44H590A	Homebuilder Setup (G44H41), Closing Worksheet Accounting Instruction	Review closing worksheet templates.
Mass Update of Closing Worksheet AAIs	W44H590C	On the Closing Worksheet Accounting Instruction forms, click Add.	Set up AAIs for closing worksheet templates.
Work with Extended Data Mapping	W44H592A	Homebuilder Setup (G44H41), Closing Worksheet Extended Data Mapping	Review mapping for extended data in closing worksheet templates.
Maintain Extended Data Mapping	W44H592B	On the Work with Extended Data Mapping form, enter a value in the Template field and click Add.	Map extended data to closing worksheet templates.
Maintain Extended Homebuilder Data Template	W44H092D	On the Maintain Extended Data Mapping form, select a record and then select Extended Data Setup from the Form menu.	Maintain extended data for templates.
Work with Closing Worksheet Data Mappings	W44H599A	Homebuilder Setup (G44H41), Closing Worksheet Data Mapping	Review mapping for closing worksheet templates.
Data Mapping Maintenance	W44H599C	On the Work with Closing Worksheet Data Mappings form, click Add.	Map data to closing worksheet templates.

Setting Up AAIs for Closing Worksheet Templates

Access the Mass Update of Closing Worksheet AAIs form.

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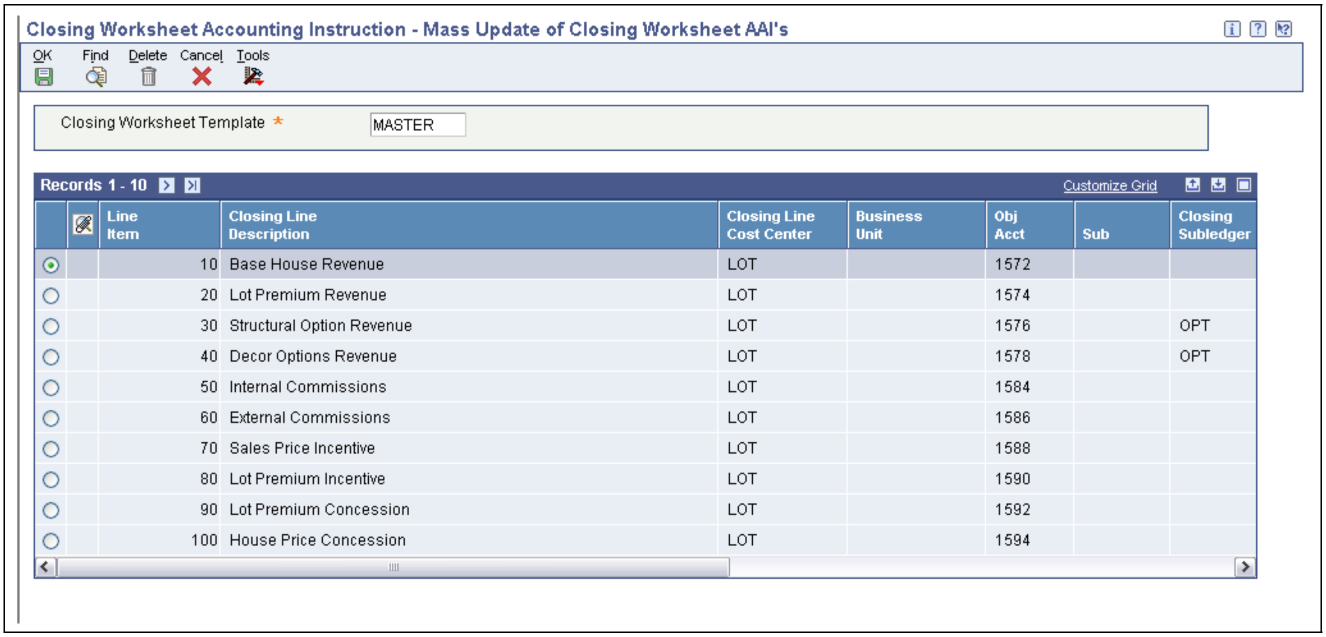
Closing Worksheet Accounting Instruction - Mass Update of Closing Worksheet AAI's

OK Find Delete Cancel Tools

Closing Worksheet Template * MASTER

Records 1 - 10 Customize Grid

Line Item	Closing Line Description	Closing Line Cost Center	Business Unit	Obj Acct	Sub	Closing Subledger
10	Base House Revenue	LOT		1572		
20	Lot Premium Revenue	LOT		1574		
30	Structural Option Revenue	LOT		1576		OPT
40	Decor Options Revenue	LOT		1578		OPT
50	Internal Commissions	LOT		1584		
60	External Commissions	LOT		1586		
70	Sales Price Incentive	LOT		1588		
80	Lot Premium Incentive	LOT		1590		
90	Lot Premium Concession	LOT		1592		
100	House Price Concession	LOT		1594		

Mass Update of Closing Worksheet AAIs form

Closing Worksheet Template

Select a standard template to book the closing entries of a sale.

Line Item

Select a line item on the closing worksheet template.

This field updates the Closing Worksheet Accounting Instructions table (F44H590). The Closing Worksheet Data Mapping table (F44H599) maps the data in the system to the corresponding closing worksheet line item.

Closing Line Description

Enter a user-defined remark or description for a closing worksheet line item.

Closing Line Cost Center

Enter a business unit for a closing worksheet line item.

Business Unit

Enter an alphanumeric code that identifies a separate entity within a business for which you want to track costs.

Obj Acct (object account)

Enter an alphanumeric code that identifies an object account.

An object account is the portion of a general ledger account that refers to the division of the cost code (for example, labor, materials, and equipment) into subcategories.

Sub (subsidiary)

Enter an alphanumeric code that identifies a subset of an object account. Subsidiary accounts include detailed records of the accounting activity for an object account.

Closing Subledger

Enter the scheduled amount for the closing worksheet template.

For example, a builder might want to accrue 200.00 USD for warranty when each lot is closed. You can add a warranty accrual line in the closing worksheet template and enter 200 for the scheduled amount.

Sub Type (subledger type)

Enter a code from UDC 00/ST to identify the subledger type and how the system performs subledger editing. This code is either hard-coded or user-defined. Values include:

A: Alphanumeric field. Do not edit.

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N: Numeric field. Right justify and zero fill.

C: Alphanumeric field. Right justify and blank fill.

Subledger

Enter a code that identifies a detailed, auxiliary account within a general ledger account. If you enter a value in this field, you must also specify a code in the Sub Type field.

DB/ CR (debit/credit)

Enter a code from UDC 44H5/DC that specifies whether the closing worksheet line item is typically a debit or credit.

Ledger Type

Enter a code from UDC 09/LT that specifies the type of ledger. You can set up multiple, concurrent accounting ledgers within the general ledger to establish an audit trail for all transactions. Values include:

AA: Actual Amounts

BA: Budget Amount

AU: Actual Units

Budget Ledger Type

Enter a code from UDC 09/LT that specifies the budget ledger type for the budget edits. If you leave this field blank, the system uses a revised budget ledger type from UDC 51/RB.

Budget Amount

Enter the amount that the system adds to the account balance of the associated account number. Enter credits with a minus sign, −, either before or after the amount.

Units

Enter the quantity of something that is identified by a unit of measure. For example, it can be the number of barrels, boxes, cubic yards, gallons, hours, and so on.

Mapping Data to Closing Worksheet Templates

Access the Data Mapping Maintenance form.

Use this form to map data that is stored in the JD Edwards EnterpriseOne Homebuilder Management system to the appropriate line item on a closing worksheet. This form enables you to further automate the closing entry and to map options to one of the nine option revenue fields.

Closing Data

Enter a code from UDC 44H5/CW that specifies data elements that need to be included on the closing worksheet. This code is used in conjunction with the closing worksheet data mapping process.

Option Type

Enter a code from UDC 44H4/OT to categorize options.

This value is also used to map option revenue from the Closing Worksheet Data Mapping table into one of nine Option Revenue fields (OPRV1-9) on the Work with Sales Master History form (W44H501HA).

Closing Worksheet Line Number

Select a line item on the closing worksheet template.

This value is stored in the Closing Worksheet Accounting Instructions table. Use the Closing Worksheet Data Mapping table to map the data in the system to the corresponding closing worksheet line item.

Closing Line Description

Enter a remark or description regarding a closing worksheet line item.

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Mapping Extended Data to Closing Worksheet Templates

Access the Maintain Extended Data Mapping form.

Note. Highlighted line numbers represent items that do not have data assigned to them. You can delete these line numbers. However, after you use an item, it no longer appears highlighted and you cannot delete it.

Data Type

Enter a code to organize data into logical groups. For example, you can create sales data groups for loan tracking or for the buyer. Values include:

AR: Area

CO: Community

LT: Lot

OP: Option

PH: Phase

PL: Plan

SL: Sale

Type Key

Enter a code to categorize data for an extended data type into logical groups. For example, you can define the sales data type, *SL,* to have extended data keys for loan tracking and buyer demographics. This information is stored in the Extended Homebuilder Data table.

Line Number

Enter the line number on a line item. This information is stored in the F44H0929 table.

Extended Data Line Description and **Template Line Description**

Enter user-defined names or remarks.

Closing Data

Enter a code from UDC 44H5/CW that identifies specific data elements to include on the closing worksheet. Use this code in conjunction with the data mapping process for the closing worksheet.

Interacting with the JD Edwards EnterpriseOne Job Cost System

The JD Edwards EnterpriseOne Homebuilder Management system is closely integrated with the JD Edwards EnterpriseOne Job Cost system. You can use the JD Edwards EnterpriseOne Job Cost system to review, analyze, and manage the profitability of a lot.

Each lot that is created during the Lot Start process in the JD Edwards EnterpriseOne Homebuilder Management system represents a job in the JD Edwards EnterpriseOne Job Cost system. The Lot Start process creates accounts for items that are specific to the lot that is to be used in the JD Edwards EnterpriseOne Job Cost system. The system uses information from the Sales Master table (F44H501) to create revenue budgets for the base house, lot premium, and selected options in the JD Edwards EnterpriseOne Job Cost system. You use standard ledger types to manage budgets, commitments, actual costs, and projected final costs in the JD Edwards EnterpriseOne Job Cost system.

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If you are converting from JD Edwards World, this table discusses the category codes in JD Edwards EnterpriseOne Homebuilder Management that affect the JD Edwards EnterpriseOne Job Cost system:

Category Code in JD Edwards EnterpriseOne Homebuilder Management	Description
Category Code 5	The name of this code has changed from City Code to Area Code.
Category Code 15	This code no longer tracks the next sequence number that is assigned at lot start. In the JD Edwards EnterpriseOne Homebuilder Management system, you use a new field in the F44H101 table to track information.
Category Code 20	This code identifies the elevation for a lot.
Category Code 22	This code identifies the plan number for a lot.
Category Code 20 and Category Code 22	These codes include code validation in the data dictionary. To eliminate the need to enter all values, consider removing this validation.

See Also

JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide, "Setting Up the Job Cost System"

Interacting with the JD Edwards EnterpriseOne Procurement System

The JD Edwards EnterpriseOne Homebuilder Management system is closely integrated with the JD Edwards EnterpriseOne Procurement system. When you create commitments in JD Edwards EnterpriseOne Homebuilder Management, the system updates these tables in the JD Edwards EnterpriseOne Procurement system:

- Purchase Order Header (F4301)
- Purchase Order Detail File (F4311)
- P.O. Detail Ledger File - Flexible Version (F43199)

For commitments with the PA ledger type, the JD Edwards EnterpriseOne Procurement system also updates the commitment balance records in the Account Balances table (F0902).

See Also

JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide, "Setting Up the Procurement System"

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Interacting with the JD Edwards EnterpriseOne Service Management System

This section provides an overview of JD Edwards EnterpriseOne Service Management integration and discusses how to set up extended data to interface with JD Edwards EnterpriseOne Service Management.

Understanding JD Edwards EnterpriseOne Service Management Integration

You can set up the JD Edwards EnterpriseOne Homebuilder Management system to create service and warranty records that interface with the JD Edwards EnterpriseOne Service Management system. The JD Edwards EnterpriseOne Service Management system uses extended data from the lot master to classify the information within the service and warranty records. The JD Edwards EnterpriseOne Service Management system must be set up before you create these records.

See Also

JD Edwards EnterpriseOne Service Management 9.0 Implementation Guide, "Setting Up Service Management"

Setting Up Extended Data to Interface with JD Edwards EnterpriseOne Service Management

Access the Select Extended Data Type form.

To set up extended data to interface with the JD Edwards EnterpriseOne Service Management system:

1. On the Select Extended Data Type form, select the data type *LT* and then Select Data Key from the Row menu.
2. On the Select Extended Data Key form, select data type *CSW* and then select Work with Templates from the Row menu.
3. On the Work with Extended Data Templates form, select Create Template from the Form menu.
4. Complete the fields on the Maintain Extended Homebuilder Data Template form.

   See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data Templates, page 28.
5. Click OK.

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CHAPTER 4

Setting Up and Managing Homebuilder Management Foundation Information

This chapter provides overviews of homebuilder foundation information and wildcards, lists prerequisites, and discusses how to:

- Set up areas.
- Set up communities.
- Set up phases.
- Set up lots.
- Set up cost code templates.
- Set up plans for a community.
- Set up options.
- Analyze profitability with the Community Pro Forma program.

Understanding Homebuilder Foundation Information

Set up the following components before using JD Edwards EnterpriseOne Homebuilder Management:

Component	Description
National Purchasing Areas	A collection of communities at a higher level than the area level.
Areas	A collection of communities.
National Purchasing Communities	A collection of lots that are designated within a national purchasing area.
Communities	A collection of lots, also referred to as subdivisions or projects.
National Purchasing Phases	Sections, or subsets, of lots within a community that are designated within a national purchasing community.
Phases	Sections, or subsets, of lots within a community. (Optional) If a community is not set up as phase-enabled, the system uses the default phase record 000 for all setup, costing, construction, and sales activities.

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Component	Description
Lots	An individual site within a community or phase.
Plans and Elevation	Basic features and architectural elements of a house.
Options	Features that buyers can choose to purchase to further customize their houses.

An area is typically associated with a single purchasing department or geographic territory. Within an area, you can create communities that can be further divided into construction phases. Communities and phases are logical groupings of lots within an area. After communities and phases are identified, you can associate them with lots and plans. The use of an area as a high-level organizational structure enables multiple communities to be included in inquiries and searches.

Setting up the basic homebuilder information in the JD Edwards EnterpriseOne Homebuilder Management system enables you to:

- Create a flexible organizational structure, which enables you to customize the product offerings at various levels of detail.
- Streamline the setup process and minimize redundant data entry with the use of copying features.
- Simplify the maintenance and management of product lines.
- Analyze the performance of the product lines in several ways, including breakdowns by plan, option, and community.

  The structure of the system allows for this analysis on either a pro forma or an actual basis.
- Separate the construction elements of a house from the sales elements, when appropriate.

Understanding Wildcards

Wildcards can increase the efficiency of data setup and processing. You can use wildcards to set up and maintain option master, supplier assignment, bid detail, and takeoff information. The wildcard character (+) identifies items that apply to all levels of configuration or costing.

For example, when you set up options, you can use wildcards to make a specific option available for multiple plans and elevations. If you want to make an option available for selection regardless of the plan or elevation of the house that a buyer has chosen, enter + in the Plan and Elevation fields on the Option Revisions form.

When you select options on the Select Option Package Components form, the system displays all option master records that are specific to the plan and elevation that the buyer chose. The system also displays all options for which you entered a unique plan in the Plan field and + in the Elevation field, all options for which you entered + in both the Plan and Elevation fields, and so on.

Note. The JD Edwards World Homebuilder Management system uses the wildcard character *, and not +. In the JD Edwards EnterpriseOne Homebuilder Management system, * has other meanings, so you cannot use it as a wildcard.

Fields and Records in Which Wildcards Are Allowed

This table shows the field and type of record in which you can enter the wildcard character:

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Field	Community Master	Supplier Assignment	Bid Detail	Takeoff
Community	x	x	x	x
Phase	x	x	x	x
Plan	x	blank	x	x
Elevation	x	blank	x	x
Swing	blank	blank	blank	x
Lot	blank	x	blank	blank
Option Number	blank	x	blank	blank

Examples of Option Master Records with Wildcards

This table lists examples of option master records that are set up with wildcards:

Option Number	Area	Community	Phase	Plan	Elevation	Explanation
MPL100	100	10010000	000	1850	+	This option is available for houses that meet these criteria: • Community 10010000 • Phase 000 • Plan 1850 • All elevations
APL200	100	10010000	000	+	+	This option is available for houses that meet these criteria: • Community 10010000 • Phase 000 • All plans • All elevations
SLU210	100	+	+	+	+	This option is available for houses within area 100 that meet these criteria: • All communities • All phases • All plans • All elevations

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Option Number	Area	Community	Phase	Plan	Elevation	Explanation
YLE601	100	+	+	1850	A	This option is available for houses within area 100 that meet these criteria: • All communities • All phases • Plan 1850 only • Elevation A only
CAR552	100	+	+	1850	+	This option is available for houses within area 100 that meet these criteria: • All communities • All phases • Plan 1850 only • All elevations

Prerequisites

Before you complete the tasks in this chapter, you must:

- Set up the branch/plant constants.

  See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Setting Up the Procurement System," Defining Branch/Plant Constants.

- Add a new job master record for the area.

  See *JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide*, "Setting Up Jobs," Setting Up Job Master Records.

- Enter cost codes for the new job.

  See *JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide*, "Setting Up Cost Code Structures," Creating Cost Code Structures.

Setting Up Areas

This section provides an overview of areas and lists the forms that are used to set up areas.

Understanding Areas

An area is a grouping that home builders use to specify a group of communities that share a commonality, such as a geographic territory. Large home builders might have many areas within their organizational structure. Smaller, regional builders might operate their entire organization using a single area.

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To further cost savings, you can use national purchasing to set up a national / commodity based approach to procurement. National purchasing provides a separate hierarchical structure from the standard area, community, phase setup. The national purchasing functionality is applicable to both bids and takeoffs. When you use national purchasing, you have more leverage with suppliers to negotiate contracts on a global basis to get the best pricing possible, while still allowing for overrides at the community level.

To set up areas and national purchasing areas, access the User Defined Codes program (P0004A) to add values to user-defined code (UDC) table 00/05.

Forms Used to Set Up Areas

Form Name	FormID	Navigation	Usage
Work With User Defined Codes	W0004AA	Foundation Management (G44H21), Area Setup	Review areas.
User Defined Codes	W0004AI	On the Work With User Defined Codes form, click Add.	Set up areas.

Setting Up Communities

This section provides an overview of communities, lists prerequisites, and discusses how to:

- Set processing options for Community Master (P44H101).
- Set up communities.

Understanding Communities

A community is a distinct grouping of lots that share any number of conditions, such as product offering or geography. You set up a community in the Community Master program (P44H101) before you enter any remaining components, such as plans, lots, and options. You can copy community master information from an existing community to a new community that has similar characteristics. If you specify an area as a national purchasing area, you must also select a national purchasing community.

Each community master record that you create has a corresponding job master record. Many fields in the community master record directly correspond to fields in the job master record, including Job Type, Company Number, and Category Codes 1–10. You can enter job master information on the Community Revisions form. If the job master record exists at the time that you create the community master record, you can either accept the common values from the job master record and apply them to the community master record, or choose to overwrite the values in the job master record with those that you enter in the community master record.

Prerequisites

Before you complete the tasks in this section, you must:

- Enter income statement and warranty business units or jobs in the JD Edwards EnterpriseOne General Accounting system.

  See *JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide*, "Setting Up Organizations," Setting Up Business Units.

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- Verify that the activity rules and associated construction and sales rule types are set up in UDC 44H0/RT.
- Enter tax areas, entities, rates, and reason codes for any applicable taxes that apply to the community location.

Forms Used to Set Up Communities

Form Name	FormID	Navigation	Usage
Work with Community Master	W44H101B	Foundation Management (G44H21), Maintain Communities	Review communities.
Community Revisions	W44H101C	On the Work with Community Master form, click Add.	Set up communities.

Setting Processing Options for Community Master (P44H101)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Posting Edit - Business Unit

Specify a code from UDC 00/PF for the posting edit code for the job master record. Values are:

Blank: Post transactions.

K: Lock the original budget.

N: Cannot post transactions.

P: Purge.

2. Level of Detail - Business Unit

Specify a code from UDC H00/LD that determines the level of detail to display for business units. Nine levels of detail are available. Level 1 is the least detailed, and level 9 is the most detailed. The default level is *9.*

3. Homebuilder Area

Specify a code from UDC 00/05 that determines the area. An area comprises one or multiple communities.

Versions

If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

1. Extended Homebuilder Data (P44H092) Version

Specify the version of the P44H092 program to use.

2. Lot Master (P44H201) Version

Specify the version of the P44H201 program to use.

3. Plan Master (P44H301) Version

Specify the version of the P44H301 program to use.

4. Option Master (P44H401) Version

Specify the version of the P44H401 program to use.

5. Option Selections (P44H501) Version

Specify the version of the P44H501 program to use.

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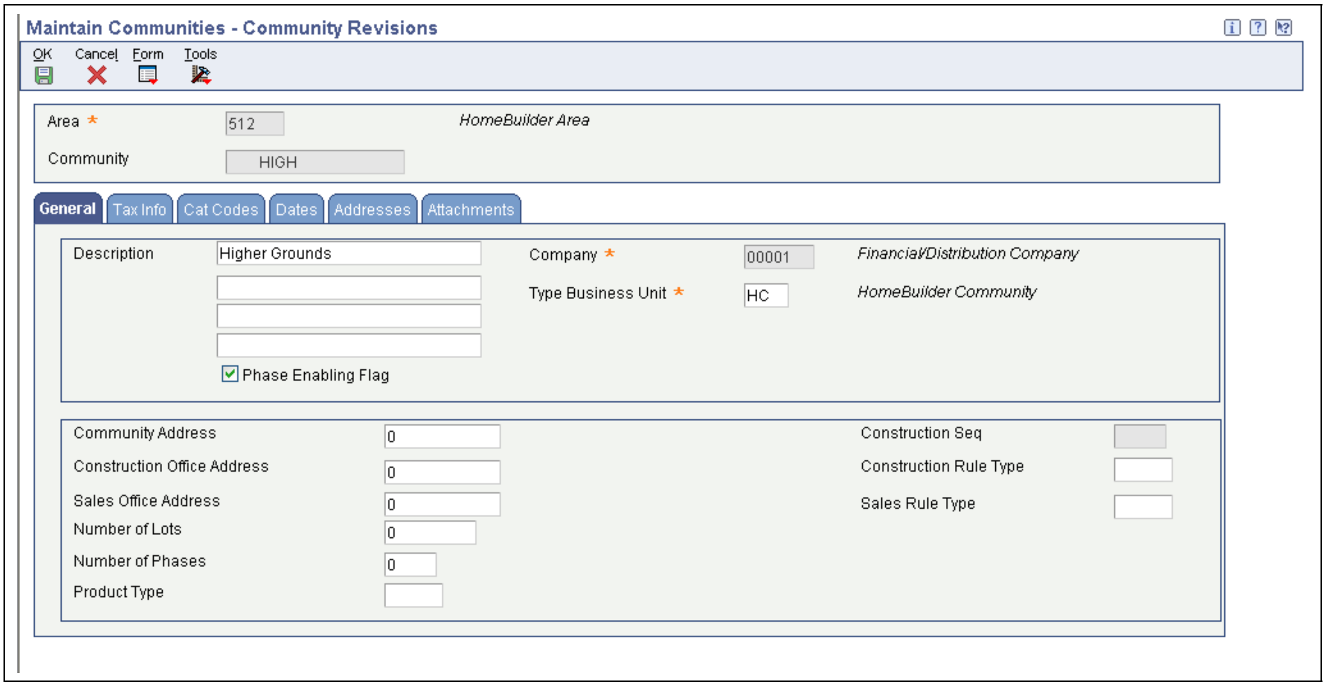
6. Community Master Outbound Notification (P44H9901) Version

Specify the version of the P44H9901 program to use when scheduling is enabled.

Set Up Communities

Access the Community Revisions form.



Community Revisions form

Area

Enter a value that represents one or more communities.

General

Type Business Unit

Enter a code from UDC 00/MC that specifies the classification of the business unit.

Phase Enabling Flag

Select this check box if phases are used in this community.

If this check box is selected, you can access the Phase Maintenance form from the Form menu.

Number of Lots

Enter the total number of lots that are planned for the community. This field is informational only.

Number of Phases

Enter the number of phases within a community. This field is informational only.

This field appears if the Phase Enabling Flag check box is selected for the community. If the Phase Enabling Flag check box is not selected, the Number of Phases field is assumed to be zero and all other phase-related setup and maintenance features are disabled for that community.

Product Type

Enter a code from UDC 44H3/PT to classify plans by product type. Values include:

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	CON: Condominium
	SFA: Single family attached.
	SFD: Single family detached
	TOW: Townhouse
Construction Sequence	Displays the last sequence number that was used with this phase of lots. This value will be automatically updated incrementally at the start of new lots.
Construction Rule Type and **Sales Rule Type**	Enter a code from UDC 44H0/RT that specifies the rule type associated with the construction or sales activity for homes in the community.

Tax Info

Tax Entity	Enter the address number of the tax authority to which property taxes are paid.
Tax Rate/Area	Enter a code that identifies an area that has common tax rates and tax authorities. The system validates this code against the Tax Areas table (F4008).
Tax Expl Code (tax explanation code)	Enter a hard-coded value from UDC 00/EX that specifies the algorithm to use to calculate tax and GL distribution amounts. The system uses the tax explanation code in conjunction with the tax rate area and tax rules to determine how the tax is calculated.

Cat Codes

Income Statement Business Unit	Enter a code that specifies the business unit for the income statement in the closing worksheet.
Warranty Business Unit	Enter a code that specifies the business unit for the warranty used in the closing worksheet.
Closing Worksheet Template	Specify a standard template for booking the closing entries of a sale. At escrow closing, the system compiles a closing worksheet based on the specifications of the template that you specify in this field and the lot information.

Dates

User Dates 1–10	Enter a date for construction or community-related information, for example, the date that the building permit is accepted.

Addresses

Addresses 1–20	Enter an address book number for construction or community-related information.

Attachments

Enter text or attach information that you want to associate with the community.

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Setting Up Phases

This section provides an overview of phases, lists a prerequisite, and discusses how to set up phases.

Understanding Phases

A phase, which is an optional component, is a subset of lots within a community. You set up phases in the Community Master program (P44H101). Within the same community, phases can have distinct product offerings and pricing. Suppliers and subcontractors might bid phases independently.

In a phase-enabled community, you define plans, bids, takeoffs, and option pricing at the phase level. Phases enable you to:

- Replicate actual construction activities by building lots in separate phases within a community.
- Provide separate pricing and product offerings for each phase.
- Provide separate material and labor costs by phase for bids, takeoffs, item pricing, and supplier assignments.
- Restrict the selection and construction of options by phase within a community.

Prerequisite

Before you complete the task in this section, you must verify that the Phase Enabling Flag check box on the Community Revisions form is selected for communities that require phase construction.

Forms Used to Set Up Phases

Form Name	FormID	Navigation	Usage
Work with Community Master	W44H101B	Foundation Management (G44H21), Maintain Communities	Review communities.
Phase Maintenance	W44H101A	On the Work with Community Master form, select a community and select Phase Maint from the Form menu.	Set up phases. **Note.** If the Phase Maint selection is disabled, the Phase Enabling Flag check box for the community is not selected on the Community Revisions form.

Setting Up Phases

Access the Phase Maintenance form.

Many of the fields that appear on the Phase Maintenance form are the same as those fields that appear on the General tab of the Community Revisions form.

See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Set Up Communities, page 43.

Phase and **Phase Description** — Enter a number and description to identify a phase within a community.

Setting Up Lots

This section provides an overview of lot setup, lists a prerequisite, and discusses how to:

- Set processing options for Lot Master (P44H201).
- Set up lots.
- Assign multiple lots to a community.
- Release lots for sale.

Understanding Lot Setup

You use the Lot Master program (P44H201) to set up the lots within a community and manage the progress of the lots through the various stages of construction. The P44H201 program can track:

- Lot construction information, including start date, completion date, and current construction activity.
- Lot number, street address, and legal description of the lot, including the assessor's parcel number, legal lot, tract, and block designation.
- Lot premiums.
- Unique lot characteristics.
- Lot history information, such as changes to the lot status code, plan, and elevation and advancement through the construction activity rules.

During the initial setup, you enter only basic information about a lot. As the lot progresses through the configuration and construction process, the system automatically updates additional fields on the Lot Master Revisions form.

You must release a lot for sale before it can be configured with a plan and elevation or sold to a buyer. Lots that the builder controls or unprepared lots, which are lots that have not been committed for sale, can be established in the P44H201 program without making them available for house configuration or sale. When you release a lot for sale, the system updates the lot status in the lot master record and the lot is available to the P44H500 program. After you release a lot, you cannot change the lot back to unreleased.

Prerequisite

Before you complete the tasks in this section, you must set up any necessary lot-related user-defined codes.

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Forms Used to Set Up Lots

Form Name	FormID	Navigation	Usage
Work with Lot Master	W44H201A	Foundation Management (G44H21), Lot Master	Review lots by community and phase. Release lots for sale.
Lot Master Revisions	W44H201B	On the Work with Lot Master form, click Add.	Set up lots.
Lot Master Maintenance	W44H201C	On the Work with Lot Master form, select a record and select Lot Maintenance from the Row menu.	Assign multiple lots to a community.

Setting Processing Options for Lot Master (P44H201)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Construction Status Code Last - at lot creation

Specify a construction activity rule from UDC 44H0/RL that identifies the lot creation.

2. Lot Status Code - at lot creation

Specify a code from UDC 44H2/LS that identifies the status of a lot, such as Sold / Not Started. This value is determined by the current construction activity rule.

3. Construction Status Code Last - at release for construction

Specify a construction activity rule from UDC 44H0/RL that identifies the release for construction.

4. Sales Activity Code - at Sales creation

Specify a sales activity code from UDC 44H0/RL that identifies the last sale completed in the sales process.

5. Sales Contract Status - at release for sale

Specify a default contract status code from UDC 44H5/ST that identifies released for sale.

6. Lot Status

Specify a code from UDC 44H2/LS that identifies the status of a lot. This value is determined by the current construction and sales activity rule.

You can make changes to the Construction Sequence field on the Lot Master Revisions form if the lot status has not yet reached this status.

7. Construction Status Code Last

Specify a code from UDC 44H0/RL that identifies the construction activity rule.

You can make changes to the Phase and Commitment Start Date fields on the Lot Master Revisions form if the construction status has not yet reached this status.

8. Hide phase column when phase is not enabled for a community.

Specify whether to hide the phase column if phase is not enabled for a community. Values are:

Blank: Do not hide.

1: Hide.

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Versions

If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

1. Extended Homebuilder Data (P44H092) Version

Select the version of the P44H092 program to use.

2. Sales Management (P44H500) Version

Select the version of the P44H500 program to use.

3. Job Status Inquiry (P512100) Version

Select the version of the P512100 program to use.

4. Homebuilder Activity Rules (P44H002) Version

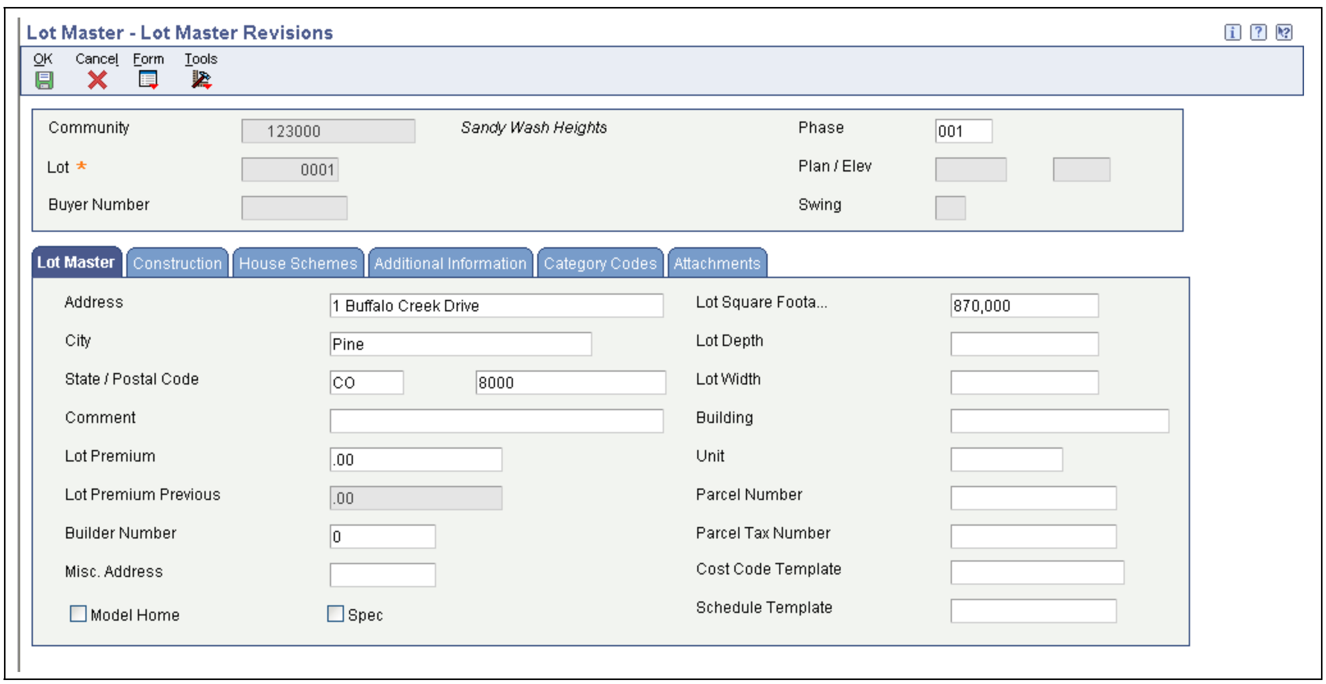
Select the version of the P44H002 program to use.

5. Lot Master Outbound Notification (P44H9903) Version

Select the version of the P44H9903 program to use.

Setting Up Lots

Access the Lot Master Revisions form.



Lot Master Revisions form

Lot

Enter a four-digit number that specifies the lot.

If you select a community, the system will supply a lot number.

Phase

Enter a value that specifies a phase within a community.

If a community is not phase-enabled, the system supplies the default phase value *000* in this field.

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Buyer Number, Plan/Elev, (plan/elevation) and **Swing**	Displays values that are generated by the Sales Workbench program (P44H500).

Lot Master

Select the Lot Master tab.

Lot Premium	Enter the monetary amount adjustment that is based on the prime location of the lot. This field is used to calculate the total house price. The system stores this value in the Lot Master (F44H201) and the Sales Master (F44H500) tables.
Builder Number	Enter a number that identifies the builder. The value in this field is typically the address book number of the superintendent and is used for construction information. The system stores this value in the Lot Master (F44H201) and the Sales Master (F44H500) tables.
Model Home and **Spec** (speculation)	Select one of these check boxes to specify whether the home is a model or spec.
Building	Enter the building location of the house.
Unit	Identify the unit of the building. Unit is a field used in location reporting. The unit is used in conjunction with the lot and block to describe a parcel of land, usually within a subdivision.
Parcel Number	Enter an alphanumeric code to use as an alternate identification number for a service address. The parcel number must be unique. If you leave this field blank, the system does not assign a number when you add a service address.
Parcel Tax Number	Enter a value for the parcel tax number. This field is used for informational purposes.
Cost Code Template	Enter a code that indicates the job or business unit from which the account master records for a lot are copied.
Schedule Template	Enter a code that specifies the template for use by a third-party scheduling system.

Note. If you enter values in the Cost Code Template and Schedule Template fields on the Lot Master Revisions form, the values override the values that you entered on the Plan Master Revisions form. If you leave the Cost Code Template and Schedule Template fields blank, the system supplies the values that you entered on the Plan Master Revisions form.

Construction

Select the Construction tab.

Release Status Date	Enter the date that a lot is released for construction.
Commitment Start Date	Enter the start date for bid and takeoff pricing.
Construction Start Date	Enter the date on which construction for a house begins.
Plot Approval Date	Enter the date on which the plot was approved for building.

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Construction Complete Date	Enter the date on which the construction for a house is complete.
Actual Finish Date	Enter the date on which an item or a line of work was completed.
Legal Lot / Block / Tract	Enter the number that is used to describe a parcel of land within a community. This information is typically used for tax and sales purposes.
PQ Hold Date (prequalify hold date)	Enter the date on which a walk-through will take place.
Permit Number	Enter the permit number. This field is informational only.
Construction Sequence	Enter a value that specifies the construction sequence of a started lot. This field is input capable only if the lot has not reached the lot status specified in a processing option. Optionally, you can use this field to represent the contract change order number.
Posting Stage	Enter a value to use to record the through posting stage in the Option Selections table (F44H511).

House Schemes

Select the House Schemes tab.

The fields on this tab are user-defined and can be used to specify color package, type of roof tile, and so on.

Additional Information

Select the Additional Information tab.

Amount 1–6	Enter an amount that specifies various construction or community-related information. For example, you could use this field to identify the amount of the initial deposit on a property.
User Reason Code 01–06	Enter a user-defined value that indicates why a line has been approved or rejected. You set up and maintain these field names through vocabulary overrides. Leave these fields blank if they are not applicable.

Category Codes

Select the Category Codes tab.

Categories 1–10	Specify a lot category code from UDC 44H2/01–10.

Assigning Multiple Lots to a Community

Access the Lot Master Maintenance form.

Use this form to set up multiple lots at the same time. The Lot Master Maintenance form has the same fields as the Lot Master Revisions form.

Releasing Lots for Sale

Access the Work with Lot Master form.

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To release lots for sale:

1. Enter the number of a specific community in the Community field.
2. Select a lot, and then select Release for Sale from the Row menu.
3. At the warning message, click Yes to continue.

   The system updates the release dates on each lot with today's date. The lot is now available in the P44H500 program, where a plan and elevation can be configured or the lot can be sold to a buyer.

Setting Up Cost Code Templates

A cost code template is a predefined list of the cost code and budget structure that applies to a plan. You use cost code templates during the Lot Start process to copy cost codes and budgets to lots. The system creates accounts for the lot in the form of cost codes, cost types, and other account category code information, such as trade codes and construction stage codes.

You can set up as many cost code templates as necessary. For example, you might set up different cost code templates and assign them to each plan or lot in a community. Alternatively, you might set up one cost code template and assign it to all communities that use the same cost code structure.

Conversion from JD Edwards World Homebuilder Management

If you converted from Oracle's JD Edwards World Homebuilder Management, be aware of the following:

- The cost code template replaces the plan jobs, also known as P jobs.
- The Plan Master Conversion program (R44H9301) populates the Cost Code Template field with the P job number.
- The JD Edwards EnterpriseOne Homebuilder Management system does not require that you embed the community or plan number in a cost code template.

  A cost code template can now span all communities and companies that use the same cost code structure.
- You can create as many cost code templates as your business requires.

See Also

JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide, "Setting Up Cost Code Structures," Creating Cost Code Structures

Setting Up Plans for Communities

This section provides an overview of plans for communities, lists prerequisites, and discusses how to:

- Set processing options for Plan Master (P44H301).
- Assign plans to communities.
- Revise plans.

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Understanding Plans for Communities

A plan represents an architectural design based on an arrangement, a location, and the size of the rooms in a house. A plan typically has a varied façade or exterior look, which is called its elevation.

For reporting and analysis, you can assign specific attributes, such as square feet and the type of product and group, to a plan in the Plan Master program (P44H301). Additionally, you can assign the cost code template and schedule template at the plan level.

Copying Plans

You can use existing plans to copy information to a new community or phase. You can copy plans:

- From an existing community to a new community.
- From an existing community to a new phase within another community.
- From an existing phase within a community to a new phase within an existing or new community.
- From an existing phase within a community to a new community that does not have phases.

Note. You can copy plans only within the same area. You cannot copy plans from a community or phase in one area to a community or phase in another area. You must copy a plan to a phase that already exists.

Prerequisites

Before you complete the tasks in this section, you must:

- Set up areas and communities.
- Set up cost code templates.

  See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Cost Code Templates, page 51.

Forms Used to Set Up Plans for Communities

Form Name	FormID	Navigation	Usage
Work with Community Master	W44H101B	Foundation Management (G44H21), Maintain Communities	Review communities.
Community Plan Maintenance	W44H301D	On the Work with Community Master form, select a record and select Community Plans from the Row menu.	Assign plans to communities.
Plan Master Revision	W44H301A	On the Community Plan Maintenance form, select a plan and select Revision from the Row menu.	Revise plans.

Setting Processing Options for Plan Master (P44H301)

Processing options enable you to specify the default processing for programs and reports.

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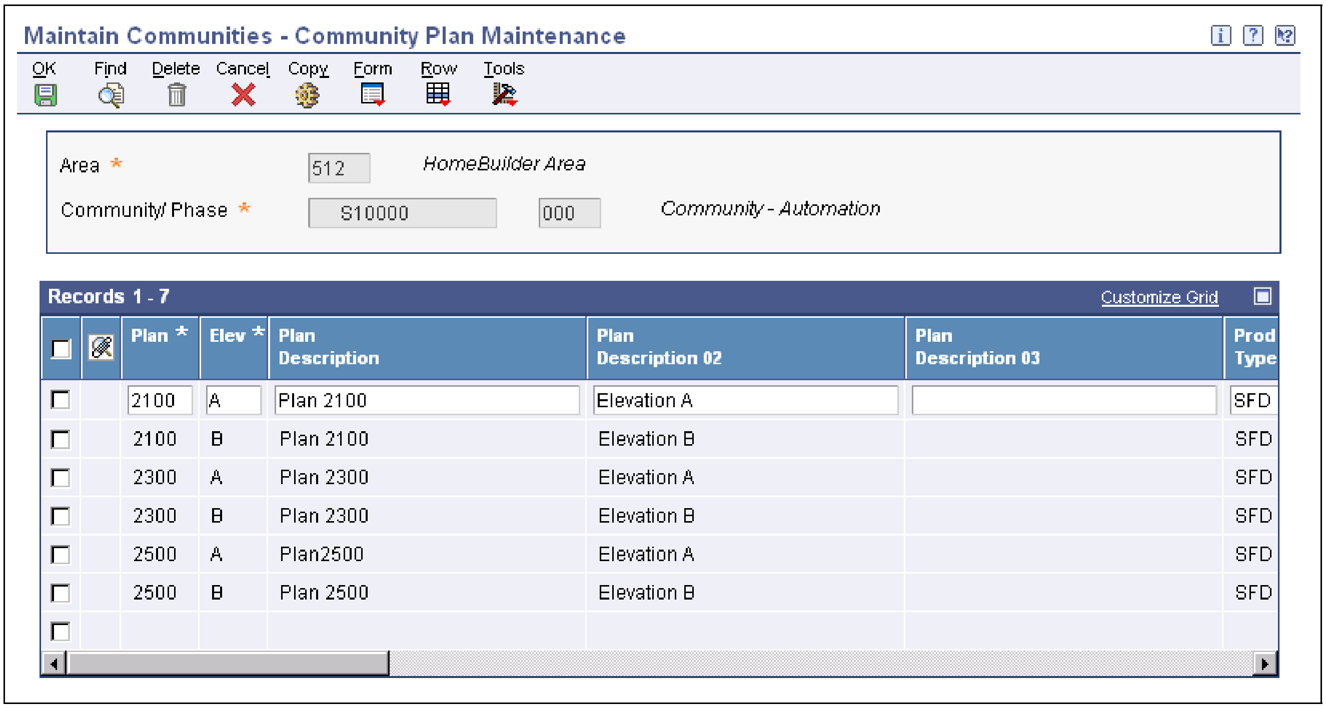
Versions

If you leave either of these processing options blank, the system uses the ZJDE0001 version.

1. Extended Homebuilder Data	Specify the version of the P44H092 program to use.
2. Community Master	Specify the version of the P44H101 program to use.

Assigning Plans to Communities

Access the Community Plan Maintenance form.



Community Plan Maintenance form

Plan and **Elev** (elevation)	Enter values that specify the plan and elevation combinations in a community.
Product Group	Enter a code from UDC 44H3/PG to classify plans by group. For example, you could classify plans according to lot sizes. Or you could classify plans according to the number of stories in the plan, such as a single-story or two-story plan.
Square Feet	Enter a value that represents the square footage of the plan. This measurement can be used in the lot (job) to allow for calculations of costs and revenue per square feet in the JD Edwards EnterpriseOne Job Cost system.
Base Price	Enter the base price of a house. The base price is stored in the Plan Master table (F44H301).
Sales Price Effective Date and **Expiration Date**	Enter the dates that specify when the sales price becomes effective and when it expires. The system compares these dates to the date on which a plan is configured on a lot to determine the sales price.

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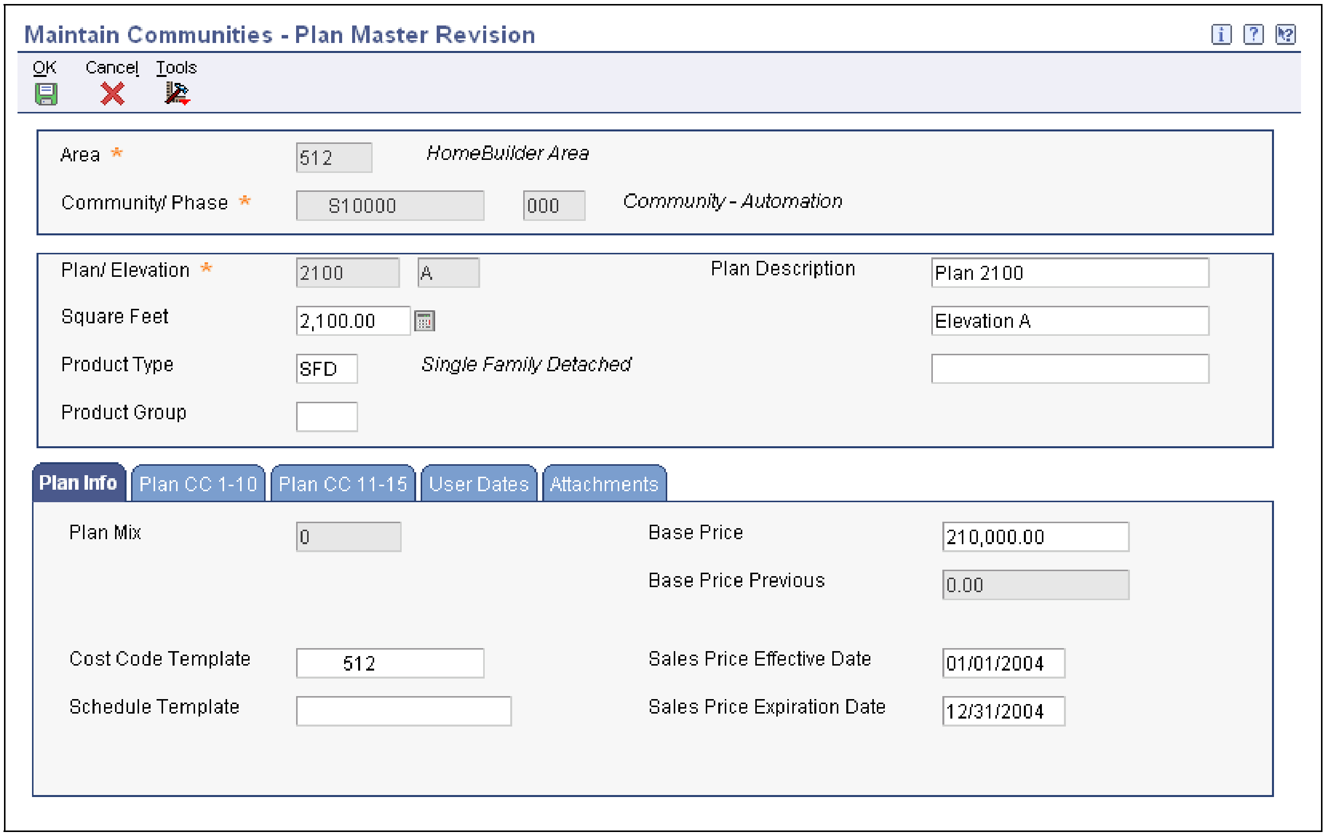
Revising Plans

Access the Plan Master Revision form.



Plan Master Revision form

Plan Info

Access the Plan Info tab.

Plan Mix Displays the number of individual units of the same plan that are projected to be built within a community.

Note. The Community Pro Forma program (P44H102) populates this field.

Setting Up Options

This section provides an overview of options, list prerequisites, and discusses how to:

- Set processing options for Option Master Maintenance (P44H401).
- Review options.
- Set up options.
- Set up option packages.
- Update option cost detail.
- Copy options by community.

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Understanding Options

Options are features that buyers can add to a base house specification to customize their homes. The successful management of options increases both builder profits and buyer satisfaction.

You can use the Option Master Maintenance program (P44H401) to either set up each option as a single item or group options together to form an option package. An option package is often purchased at a discount and might contain an option that is not otherwise available. An option that is available only as part of an option package is called a package component. The system tracks the revenue and cost variances between the option package and the sum of individual options if they have been selected individually. You will add options to a house during lot configuration.

In addition to setting up individual options and options packages, you can:

- Use wildcards to offer options at multiple levels, including area, community, phase, plan, and elevation.
- Assign prices and cost information for each option and option package at every available level.
- Set up custom options.
- Add unlimited text and attachments, such as photographs of the option or a link to a manufacturer's product catalogue, at every available level.
- Copy selected options, pricing information, and extended data from an existing community or phase to a new community.

  Additionally, you can specify effective and expiration dates for prices to save time if the same options are offered at many or all of your communities.

Option Type Setup

Because each lot corresponds to a job in the JD Edwards EnterpriseOne Job Cost system, you can review the profitability of the options for each job. Before you set up options, set up the values in the Special Handling field for the option types in UDC table 44H4/OT to correspond to the values that are set up for automatic accounting instruction (AAI) IS. You can enter any value from 1 through 9 in the Special Handling field. For example, the option type that you set up as *3* will correspond to the AAI that you set up as IS3. If you do not set up the AAI IS with the corresponding code, the system will use the default AAI IS.

In the JD Edwards EnterpriseOne Job Cost system, the Create Journal Entries program (R51444) uses the Account Master table (F0902) to determine which accounts that have subledgers and retrieves the option type from the Option Master program (P44H40). The value in the Special Handling field in the option type UDC table (44H4/OT) indicates which AAI IS is used to access the correct cost of the sales account.

See *JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide*, "Setting Up Automatic Accounting Instructions".

See *JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide*, "Recognizing Profit".

See Also

Chapter 6, "Processing the Sale of a House," Configuring Lot Information, page 100

Prerequisites

Before you complete the tasks in this section, you must:

- Set up area, community, phase, plan, and elevation information for the options.
- Set up the values in the Special Handling Code field for the option types in UDC table 44H4/OT to correspond to the values set up for AAI IS.

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This setup enables the Create Journal Entries program (R51444) in the JD Edwards EnterpriseOne Job Cost system to determine which cost of sales account, represented as subledgers, to use for each of the options.

See *JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide*, "Recognizing Profit," Creating Profit Recognition Journal Entries.

Forms Used to Set Up Options

Form Name	FormID	Navigation	Usage
Work with Options	W44H401D	Foundation Management (G44H21), Option Master	Review options.
Option Revisions	W44H401B	On the Work with Options form, click Add.	Set up options.
Option Master Maintenance	W44H401A	On the Work with Options form, select Mass Maintenance from the Form menu.	Maintain option master information.
Option Package Maintenance	W44H402C	Select an option package on the Work with Options form, and select Option Packages from the Row menu.	Maintain option package components.
Select Option Package Components	W44H402A	On the Option Package Maintenance form, select Select Options from the Form menu.	Set up option packages.
Option Cost Detail	W44H401C	Select an option on the Work with Options form, and select Option Cost Detail from the Row menu.	Update option cost detail.
Copy Community Options	W44H401CA	Foundation Management (G44H21), Copy Options by Community	Copy options by community.
Options Copy Preview	W44H401CB	On the Copy Community Options form, select the options to copy, and then click Next.	Review options before you copy them to a community.

Setting Processing Options for Option Master Maintenance (P44H401)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Enter default area

Specify the default area from UDC 00/05 that the system displays on the Work with Options form.

2. Enter default swing for option cost detail form

Specify a code from 42H2/SW that identifies the default swing that the system displays on the Option Cost Detail form.

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3. Allow gross profit percent to be overridden on option cost detail form

Specify whether the system allows you to override the gross profit percent on the Option Cost Detail form. Values are:

Blank: Do not allow override.

1: Allow override.

4. Allow the suggested sales price to be overridden on the option cost detail form

Specify whether the system allows you to override the calculated suggested sales price on the Option Cost Detail form. Values are:

Blank: Do not allow override.

1: Allow override.

5. Suggested sales price rounding preference for option cost detail form

Specify the rounding preference for the calculated suggested sales price. Values are:

Blank: Do not round. For example, use the original value of 1236.56 USD.

1: Round to the nearest whole number. For example, round 1236.56 USD to 1237.00 USD.

2: Round to the nearest tenth. For example, round 1236.56 USD to 1240.00 USD.

Versions

1. Extended Homebuilder Data Version

Specify which version of the P44H092 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Reviewing Options

Access the Work with Options form.

The Work with Options form includes wildcard check boxes for community, phase, plan, and elevation. These check boxes work in conjunction with the Community, Phase, Plan, and Elevation fields in the header area of the form. For example, if you specify a community and do not select the Wildcard Community check box, the system displays only those option records that are available in that specific community. However, if you select the Wildcard Community check box, the system displays all options that are specific to the community, as well as all area-level options.

Setting Up Options

Access the Option Revisions form.

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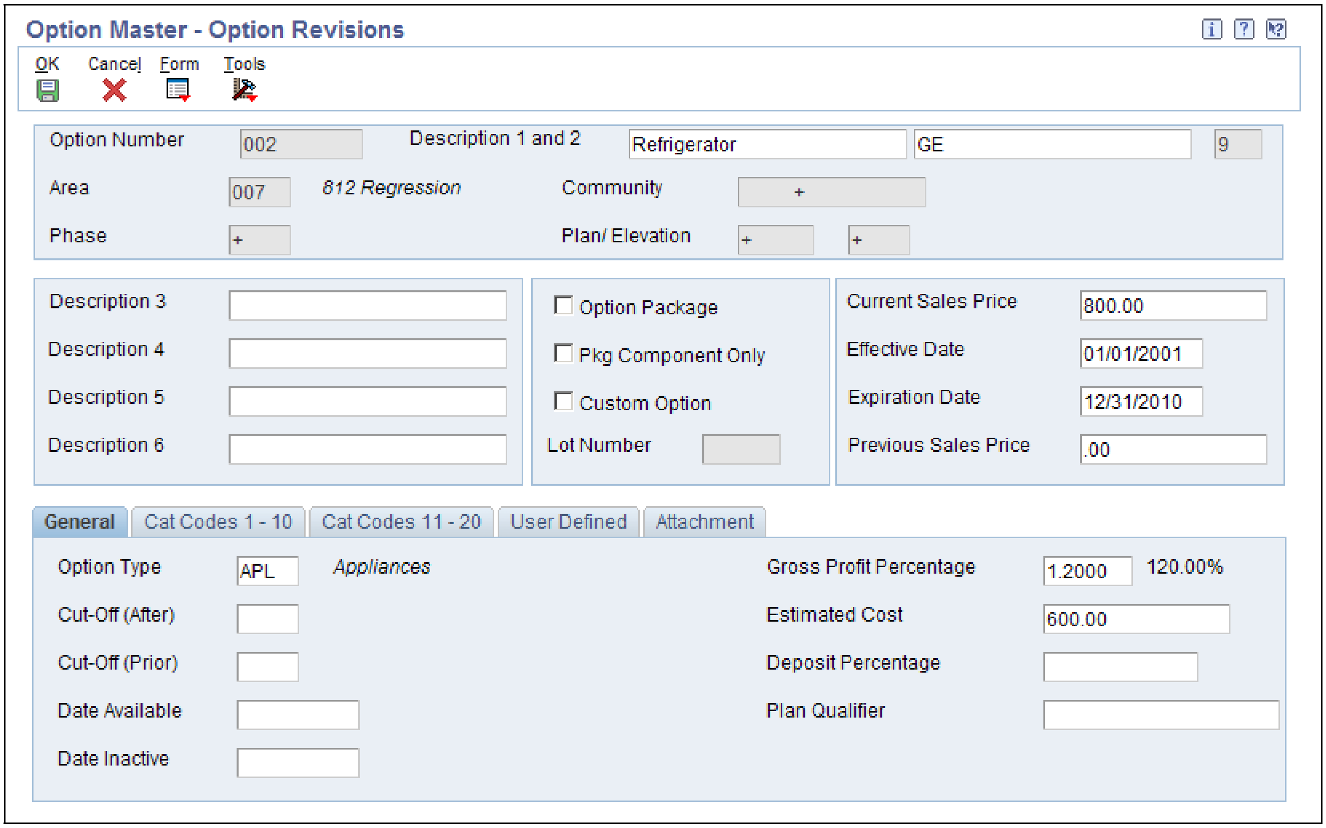

Option Revisions form

Option Package Select this check box if the option is classified as a package option.

Package Component Only Select this check box if the option is only a package component. A package component only option cannot be sold separately.

Custom Option Select this check box if the option is a one-time custom option and is not available for general selection. If you select this check box, you must enter a value in the Lot Number field.

Lot Number Enter the specific lot on which the house will be constructed.

Current Sales Price Enter the current sales price of the option. The amount is based on the effective date on the Option Cost Detail form.

Previous Sales Price Enter the previous sales price for the option. You must enter a value in this field if you change the amount in the Current Sales Price field.

General

Select the General tab.

Option Type Enter a code from UDC 44H/OT that is used to categorize options. This value is also used to map option revenue from the Closing Worksheet Data Mapping table (F44H599) into one of nine Option Revenue fields (OPRV1-9) on the Work with Sales Master History form.

Cut-Off (After) and **Cut-Off (Prior)** Enter codes from UDC 44H0/RL that specify the before and after construction stage in which to prevent option selection.

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Date Available Enter the date on which an option is available.

Date Inactive Enter the date on which an option is inactive.

Gross Profit Percentage Enter a value to use to calculate a suggested sales price. The gross profit percentage is based on this formula:

Sales Price = Cost / (1 − Gross Profit Percentage)

Enter gross profit percents in decimal form; for example, enter 25 percent gross profit percent as .25, and enter 100 percent as 1.0000.

Estimated Cost Enter the estimated amount for bids or takeoffs. This amount can be used in the calculation of the sales price.

Deposit Percentage Enter the percent of the total amount that equals the deposit amount. This percentage is used to calculate the amount of the deposit that is taken from the buyer.

Plan Qualifier Enter alphanumeric text to qualify the plan. This text is stored in the Option Master table (F44H401) and is informational only.

Setting Up Option Packages

Access the Select Option Package Components form.

To set up an option package:

1. Select each option that is part of the package, and then click Select.
2. On Option Package Maintenance, click Find to review the newly selected options for the package.

Link Number Display a sequence number that is maintained by the system.

Quantity per Package Enter the unposted quantity of an option record.

Link Eff Date (link effective date) and **Link Exp Date** (link expiration date) Enter the effective and expiration dates for the link.

Updating Option Cost Detail

Access the Option Cost Detail form.

Effective Date Enter the effective date for the option.

Estimated Cost Enter the estimated amount that is budgeted for the option.

Sales Price Effective Date and **Sales Price Expiration Date** Enter the dates through which the sales price is effective. These dates are used to determine whether the system uses the current sales price or the previous sales price of the option.

If you leave the Sales Price Effective Date field blank, the sales price goes into effect immediately.

Preview Price Change After you enter values in the header area, select to display the new suggested sales price. The current sales price appears in the Previous Sales Price field. The system updates the new Current Sales Price field from the Suggested Sales Price field.

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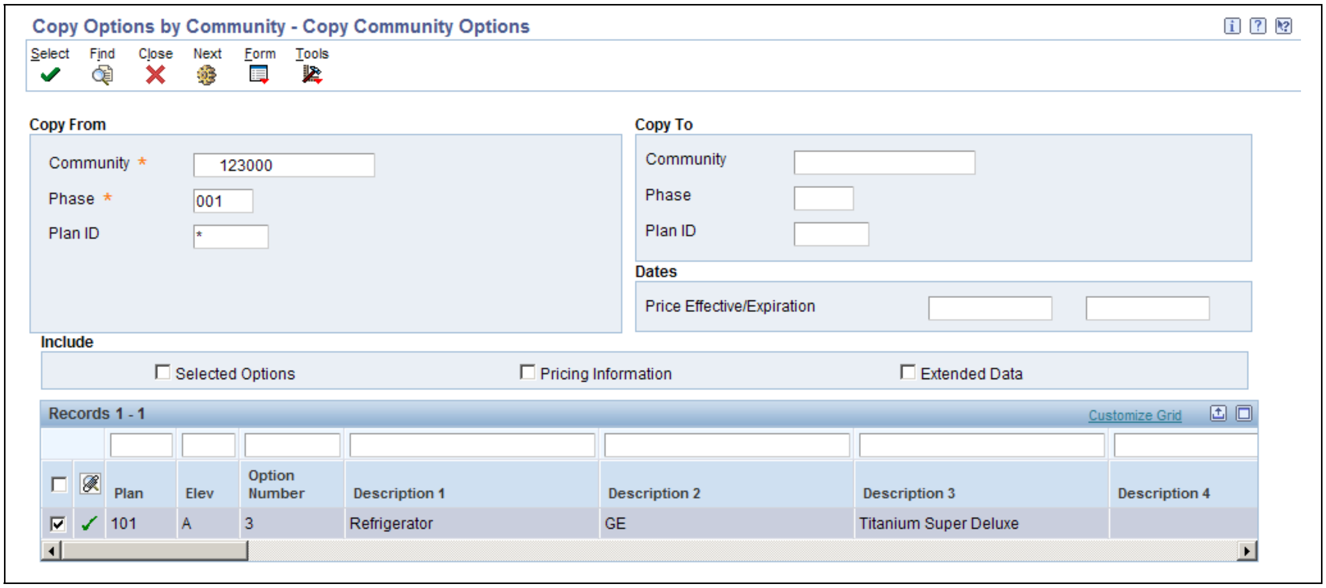
Copying Options by Community

Access the Copy Community Options form.



Copy Community Options form

To copy community options:

1. Enter values in the fields that appear in the Copy From, Copy To, and Dates group boxes.

   The fields are described below under the headings Copy From and Copy To, and Dates.

2. Click Find to display the options that meet the criteria in the Copy From fields.
3. If applicable, select only the options in the detail area that you want to copy and select the Selected Options check box.
4. Select the Pricing Information and Extended Data check boxes, if applicable.
5. Click Next to access the Options Copy Preview form to review the options that the system will copy.
6. Click Finish to continue with the copy process, or click Cancel to return to the Copy Community Options form.

Copy From and Copy To

Community, Phase, and **Plan ID**

Enter the community, phase, and plan in which to copy from and to.

For the Phase field, the wildcard + is available.

For the Plan ID field, the wildcards + and * are available.

If you enter * in the Copy From Plan ID field, the system supplies * in the Copy To Plan ID field.

Dates

Price Effective and **Price Expiration**

Enter the dates on which the prices for the options become effective and when they expire.

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Include

Selected Options	Select this check box to copy only the options that you select in the detail area. A check mark appears in the left column of the detail area when you select an option. Select this check box only in combination with options selected in the detail area.
Pricing Information	Select this check box to include the pricing information from the original option.
Extended Data	Select this check box to copy extended data from the original option.

Analyzing Profitability with the Community Pro Forma Program

This section provides an overview of the Community Pro Forma program (P44H102), lists prerequisites, and discusses how to set up community proforma information.

Understanding the Community Pro Forma Program (P44H102)

The costs and risks involved in developing a new community can be significant, given the high cost of land and construction materials. To justify and secure the required capital, you should have an initial projection of profitability. Whether you are building massive retail shells, which might contain several unique retailer outlets, or a community of 1,000 homes, use the Community ProForma program (P44H102) to forecast projected profits and manipulate key profit-related parameters.

The P44H102 program:

- Tracks a significant number of revenue and cost variables.
- Performs extensive *what if* analysis.

  The program derives the base revenue from each plan master that is assigned to the community. You can manipulate plan mix, lot cost assumptions, additional costs, and additional revenue. Based on the revenue and cost assumptions, you can forecast community profitability.
- Overrides costs by a set percentage of the total revenue.

  You can use lot override percentages to associate a cost percentage that is applied with the extended base revenue for all plan line items. The system allows for 10 discrete average cost percentages, and it tracks each separately when it calculates totals. When you enter a lot override percentage, the system updates the associated average other cost on the Community ProForma form.

  For example, if you can build five houses on Plan B for 100,000 USD per house, and these houses include an estimated 10,000 USD in total options, the resulting revenue would be 510,000 USD. If you enter *10.00* in the Average Cost Percentage 1 field, the system applies 51,000 USD (10 percent of 510,000 USD) as a cost in the Average Other Cost 1 field for each Plan B.

The P44H102 program enables you to specify revenue and cost parameters for a specific community or phase. Revenue parameters include base house revenue, lot premiums, options, and company-specific revenue categories. Cost parameters include land costs, direct costs, allocated overhead, indirect costs, and company-specific cost categories.

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You can apply the revenue and cost parameters equally to all lots in the community or apply them at a plan and mix level. For example, if the average sales and marketing costs are 500 USD per house, you might add 500 USD to the cost of every house in the community. Alternatively, you might decide that because more expensive floor plans require greater average sales and marketing burden, you will allocate these costs to specific plans so that more expensive plans receive a larger allocation.

The P44H102 program creates a pro forma contribution analysis for a community or phase. If the initial assumptions of revenue and cost do not result in an acceptable income statement, you can modify key profit-related parameters, including:

- Land and direct costs.
- Overhead and other indirect costs.
- Plan mix.
- Revenue per plan (including lot premiums).
- Option revenue and cost.
- Numerous user-defined cost and revenue variables.

Field Calculations

To update fields in the detail area of the Community ProForma form, the system uses these calculations:

Field	Calculation
Mix Base Price	Base Price × Plan Mix
Total Option Profit	Total Option Revenue − Total Option Cost − Option Incentive
Total Revenue	Base House Revenue + Lot Premium + Options + Other Revenue − Discounts and Incentives
Estimated Plan Profit	Total Revenue − Total Cost
ProForma Margin	(Total Revenue − Total Cost) / Total Revenue × 100
Mix Lot Premium	Average Lot Premium × Plan Mix
Mix Other Revenue 2	Other Revenue 2 × Plan Mix
Mix Other Revenue 3	Other Revenue 3 × Plan Mix
Mix Other Revenue 4	Other Revenue 4 × Plan Mix
Total Base Revenue	Mix Base Price + Mix Lot Premium + Mix Other Revenue 2 - 4
Total Option Revenue	Estimated Option Revenue 1 - 5 − Option Incentive
Mix Lot Cost	Land Per Lot Cost × Plan Mix
Option Cost 1 - 5	Option Revenue − (Option Revenue × Option Margin)
Total Option Cost	Total of Option Cost 1 - 5
Mix Cost - Indirect	Indirect Per Lot Cost × Plan Mix

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Field	Calculation
Mix Cost - Selling	Sales and Marketing Per Lot Cost × Plan Mix
Mix Other Cost 4	Other Per Lot Cost × Plan Mix
Extended Other Cost 1 - 10	Override Percentage from the Override Percentage tab × Total Plan Mix Revenue
Total Other Cost	Total of Extended Other Costs and Average Other Costs
Estimated Plan Profit	Not applicable
Estimated Margin	Not applicable

Prerequisites

Before you complete the tasks in this section, you must:

- Set up communities.
- Set up plans and, optionally, phases.
- To project the most accurate cost and revenue estimates, verify that this information is available:
  - Allocated cost estimates, including land and other off-site costs.
  - Direct cost estimates, including base house and option.
  - Overhead cost estimates and the method of allocation.
  - Sales and marketing cost estimates and the method of allocation.
  - Initial plot map.
  - Projections about plan mix.
  - Revenue projections, including base house revenue, lot incentives, and options.
  - Other miscellaneous costs and revenues for which you must account.

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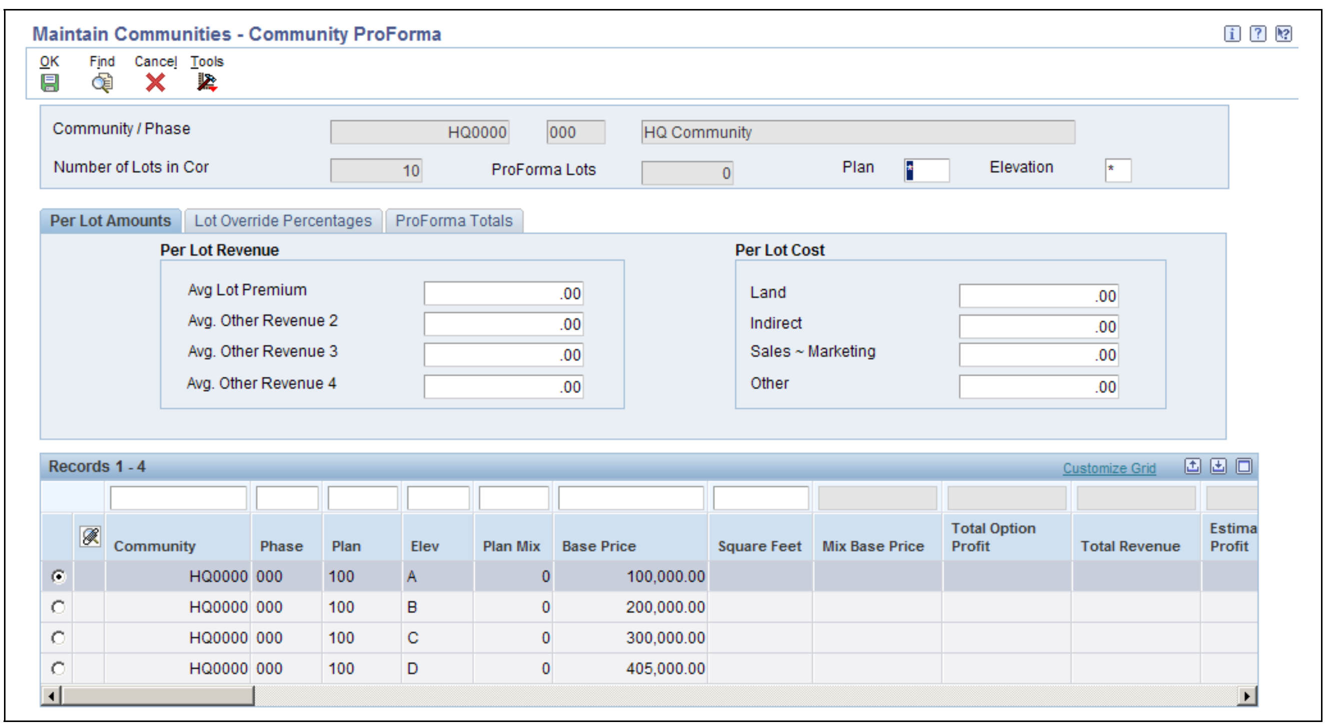
Forms Used to Analyze Profitability with the Community Pro Forma Program

Form Name	FormID	Navigation	Usage
Work with Community Master	W44H101B	Foundation Management (G44H21), Maintain Communities	Review communities.
Community ProForma	W44H102B	• For communities that are phase-enabled, select a community on the Work with Community Master form and select Phase Maint from the Row menu. On the Phase Maintenance form, select a phase and then select Pro Forma from the Row menu. • For communities that are not phase-enabled, select a community on the Work with Community Master form and select Pro Forma from the Row menu.	Set up community pro forma information.

Setting Up Community Pro Forma Information

Access the Community ProForma form.



Community ProForma form

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Note. You can define four per-lot revenue and per-lot cost categories to satisfy specific company requirements. For example, you could change Sales Marketing to represent a different cost category, if appropriate.

Per Lot Amounts

Select the Per Lot Amounts tab.

Avg Lot Premium (average lot premium), **Avg. Other Revenue 2, Avg. Other Revenue 3,** and **Avg. Other Revenue 4**	Enter values to use to calculate part of the community pro forma total base cost. These four components of lot cost are identified at the community level and are multiplied by the number of lots indicated in the community plan mix. The total of these four components represent the extended lot cost at the plan level and the base cost at the community pro forma level.

Lot Override Percentages

Select the Lot Override Percentages tab.

Avg. Cost Pct 1–10 (average cost percent 1–10)	Specify the average cost percentage for a community and phase. The system uses this amount to calculate the value in the corresponding Average Other Cost 1 field in the detail area of the form. For example: (Average Cost Percent 1 x Total Revenue) = Average Other Cost 1.

ProForma Totals

Select the ProForma Totals tab.

Review the amounts that the system calculates in the header area of the form. Enter values in the detail area fields, as necessary.

Detail Area

Plan Mix	Enter the number of individual units for a plan that are projected to be built within a community.
Estimated Option Revenue 1	Enter the estimated revenue from the first category of option sales.
Est. Option Incentive (estimated option incentive)	Enter the estimated option incentive that is given to the buyer. This value is stored in the Lot Sales History table (F44H501H) and is used to calculate the net option price.
Estimated Disc / Incentive1 (estimated discount/incentive 1)	Enter the estimated average discount or incentive for each sale.
Estimated Cost	Enter the estimated construction cost. This value is typically exclusive of all land and other allocated costs.
Option Margin 1	Enter the percentage of revenue assumed to be profit. The system uses this value to calculate profitability from options.
Avg. Other Cost 1–10 (average other cost 1–10)	Enter an average cost. If you entered a value in the corresponding Average Cost Percent field on the Lot Overrides Percentages tab, the system updates

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this field based on the values in the Total Revenue (Other Cost) and Plan Mix fields.

You cannot manually enter a value in both the Average Other Cost and Average Cost Percent fields.

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CHAPTER 5

Entering Bid Contracts and Takeoffs

This chapter provides overviews of the JD Edwards EnterpriseOne Homebuilder Management procurement programs and bid contracts and takeoffs, lists prerequisites, and discusses how to:

- Enter bid contracts.
- Copy bid contract information.
- Enter items and item prices for takeoffs.
- Copy item price information for takeoffs.
- Enter takeoffs.
- Assign suppliers to areas.
- Run the Simulated Takeoff Detail List Report.

Understanding JD Edwards EnterpriseOne Homebuilder Management Procurement Programs

Managing costs in a construction environment is important for achieving desired profitability. Central to those costs are the many suppliers that provide labor and materials. Suppliers often have different costs for each community, plan and elevation, and option.

To help you manage the different costs associated with production building, the JD Edwards EnterpriseOne Homebuilder Management system includes a group of builder-specific procurement programs that enable you to enter and maintain purchasing information and manage the costs that are associated with production building. These procurement programs, which include programs for bid and takeoff processing, integrate with the JD Edwards EnterpriseOne Procurement system. The procurement programs provide features and functionality for:

- Bid contracts, which contain detailed commitment information.
- Budget-only bid contracts, which enable you to create budgets at the lot, plan, or elevation level without creating a commitment.
- Area-specific records, which include bid, item, item price, takeoff master, and supplier assignment records.

  An area can be associated with a single purchasing department that covers many communities.
- Phase commitments, which enable you to classify bid contracts, takeoffs, item pricing, and supplier assignments by phase.
- Copying existing records, which enable you to efficiently enter bid contracts, takeoffs, items, and item pricing information.

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Understanding Bid Contracts and Takeoffs

Typically, a company purchases material and labor using one of these purchasing methods:

- Bid contracts
- Takeoffs

Typically, you will select a purchasing method based on the subcontractors with which your company works.

With bids, the subcontractor is responsible for purchasing the labor and materials needed to build a specific plan and elevation within a specific community. A bid contract is a lump sum bid from a subcontractor or supplier that represents an agreement of pricing for labor and materials. Using bid contracts for subcontracting work is also known as turnkey building.

With takeoffs, a subcontractors does not have the capital to purchase materials for the construction and therefore the builder is responsible for purchasing and delivering the materials to the job site. Unlike bid contracts, the builder typically purchases the materials and labor separately. A takeoff is a list of materials and quantities that are required for the job.

Bid and Takeoff Entry

You enter bid contracts in a similar way as entering purchase orders in the JD Edwards EnterpriseOne Procurement system. When you enter a bid, you enter a bid header and the associated bid detail information. When you enter takeoffs, you enter a takeoff item and assign the quantities and prices for items based on the plan, elevation, and options.

Whether you use bids or takeoffs, the end result is the same. The Lot Start process uses the purchase information from bid contracts and takeoffs to generate lot-specific commitments, or purchase orders, within the JD Edwards EnterpriseOne Procurement system. You use these purchase orders to contract and pay subcontractors or suppliers for their goods and services.

See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Entering Purchase Orders".

Prerequisites

Before you complete the tasks in this chapter, you must:

- Set up address book records for the suppliers that you will use for bid and takeoff commitments.

  See *JD Edwards EnterpriseOne Address Book 9.0 Implementation Guide*, "Entering Address Book Records".
- Set up default cost codes, if applicable.

  See *JD Edwards EnterpriseOne Job Cost 9.0 Implementation Guide*, "Setting Up Cost Code Structures," Creating Cost Code Structures.
- Verify that all automatic accounting instructions (AAIs) and branch/plant constants are set up in the JD Edwards EnterpriseOne Procurement system.

  See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Setting Up the Procurement System," Setting Up AAIs.

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Entering Bid Contracts

This section provides an overview of bid contracts, lists a prerequisite, and discusses how to:

- Set processing options for Enter Bids (P44H601).
- Enter bid header information.
- Enter bid detail information.

Understanding Bid Contracts

A bid contract is a lump sum bid that represents an agreement of pricing from a specific subcontractor or supplier for materials and labor. Typically, this pricing represents the total bid for materials and labor to construct a base house with options for a specific plan and elevation.

In the Enter Bids program (P44H601), you set up bid contracts for each cost code within a plan and elevation at a number of levels, including:

- Area, which enables you to create bid contracts for multiple communities.
- Community, which enables you to create bid contracts for a single community only.

  These bids are the most common.
- Phase, which enables you to create bid contracts for different groups of lots within a community.

Note. You can specify national purchasing for the area, community, and phase selections.

Bid contract information is stored in these tables:

- Bid Header (F44H601).

  This table stores information about the entire bid, such as the subcontractor, the area or community, and the bid number.
- Bid Details (F44H611).

  This table stores the actual cost amounts and the organizational structure of the bid. Organizational structure includes area, community, phase, plan, elevation, and option information.

During the Lot Start process, the system selects a bid contract for processing based on the organizational structure of the lot and the detail information for the bid contract. A best-match algorithm searches detail records for the exact match of community, phase, plan, elevation, and option. When it finds a match, it includes that detail record cost in the process. If the system does not find a match, the algorithm continues to search through the wildcard values until it locates a record that is the next most specific. The Lot Start process uses effective and expiration dates to determine the bid amount to use.

To track budget-only amounts, enter a bid contract and select the Budget Only check box on the Bid Header Revisions form. For example, these budgets enable you to add permit-related budgets for which no commitment typically exists. You can create these budget records for any cost code at the area, community, phase, plan, elevation, or option level. For these records, the system generates only a budget account balance record. The system does not generate any commitments within the JD Edwards EnterpriseOne Procurement system. During the Lot Start process, budget only bids are selected through the use of best-match processing and wildcards.

Prerequisite

Before you complete the tasks in this section, you must set up all relevant options.

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See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Options, page 54.

Forms Used to Enter Bid Contracts

Form Name	FormID	Navigation	Usage
Work With Bids	W44H601A	Before Start Bidding and Costing (G44H23), Enter Bids	Review bid contracts.
Bid Header Revisions	W44H601B	On the Work With Bids form, click Add.	Enter bid header information.
Bid Detail Revisions	W44H601D	• Oon the Work With Bids form, select a record and then select Bid Detail Revision from the Row menu. • On the Bid Header Revisions form, click OK.	Enter bid detail information.

Setting Processing Options for Enter Bids (P44H601)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Area

Specify a code from user-defined code (UDC) table 00/05 that identifies the default area.

2. Cost Type

Specify the default value for the bid cost type. If you leave this processing option blank, the system uses the value that you entered for the document type in AAI item CD.

3. Protect Cost Type

Specify whether to override the bid cost type. Values are:

Blank: Override.

1: Do not override.

4. Default Bid Document Type

Specify a code from UDC 00/DT that identifies the default bid document type.

5. Bid Purchasing Method

Specify a value that identifies the method in which bid lines are entered and processed in the JD Edwards EnterpriseOne Procurement system. Values are:

L: Lump sum.

You can enter values in the Bid Total, Percentage Factor, and Amount fields on the Bid Detail Revisions form. However, you cannot enter unit quantities in the lump sum bid lines. Only the amounts are updated in the JD Edwards EnterpriseOne Procurement system.

U: Unit.

You can enter values in the Bid Total, Unit Quantity, and Amount fields on the Bid Detail Revisions form. All of these fields are updated in the JD Edwards EnterpriseOne Procurement system.

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Note. Options that are processed include the quantity in the Unit field in the JD Edwards EnterpriseOne Procurement system. For example, if you select 10 units of an option, the system stores the quantity of 10 in the JD Edwards EnterpriseOne Procurement system.

Versions

If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

1. Bid Form (R44H6002) Version

Specify the version of the R44H6002 report to use.

2. Subcontract (P4310) Version

Specify the version of the P4310 program to use.

3. Supplier Master (P04012) Version

Specify the version of the P04012 program to use.

4. Work With Purchase Orders (P4310) Version

Specify the version of the P4310 program to use.

5. Bid Copy (R44H601C) Version

Specify the version of the R44H601C report to use.

6. Print Bids (R44H6002) Version

Specify the version of the R44H6002 report to use.

7. Supplier Assignment (P44H604) Version

Specify the version of the P44H604 program to use.

8. Option Master (P44H401) Version

Specify the version of the P44H401 program to use.

Process

1. Suppress Option Description

Specify whether to suppress the option description that is stored in the Option Master table (F44H401). Values are:

Blank: Do not suppress.

1: Suppress.

2. Allow records to be deleted if there are corresponding records on the Lot Start Workfile

Specify whether to delete bid lines when a corresponding entry exists in the Lot Start Workfile (F44H711). Values are:

Blank: Delete.

1: Do not delete.

Entering Bid Header Information

Access the Bid Header Revisions form.

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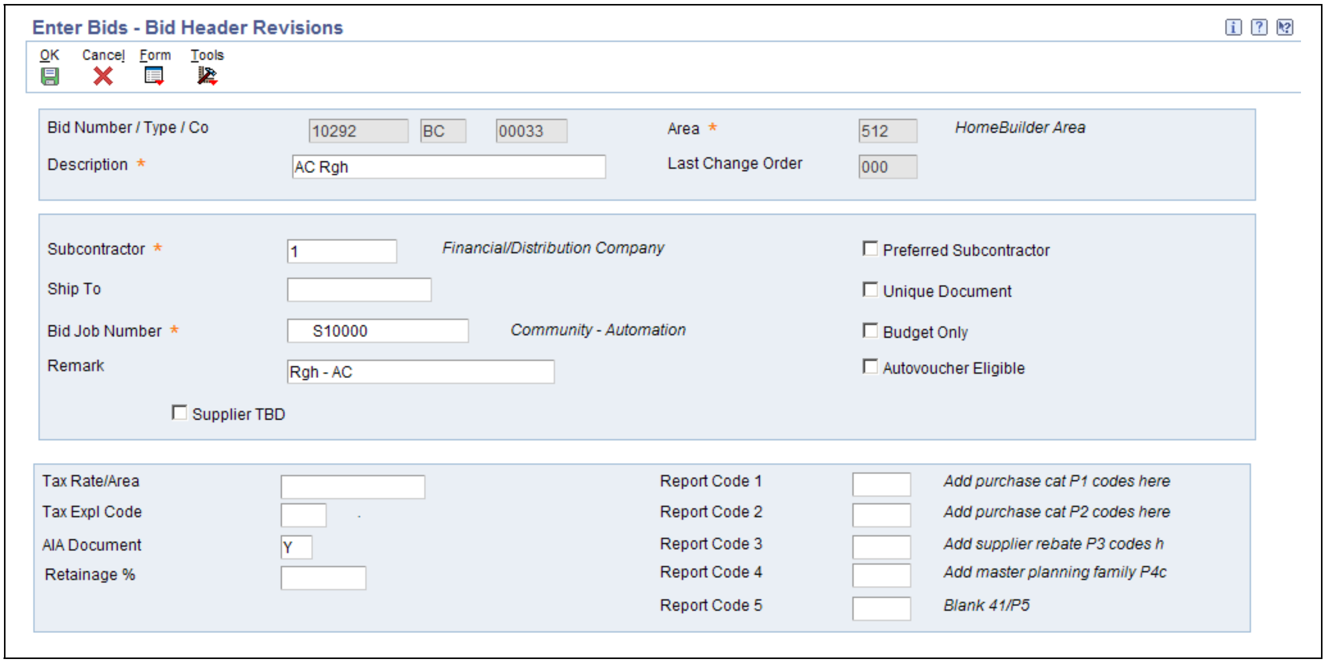

Bid Header Revisions form

Bid Type

Leave this field blank. The system displays the default value that you set in the Cost Type processing option. If you did not specify a default, the system uses AAI item CD.

Company Number

Enter the company number. If you leave this field blank, the system uses the company number that is assigned to the value that you enter in the Bid Job Number field.

Subcontractor

Enter a number that identifies an entry in the address book.

Bid Job Number

Enter an alphanumeric code that identifies a separate business unit for which you want to track costs, such as the community or subdivision.

Note. You must have previously set up the bid job number as a community or area job.

Supplier TBD (supplier to be determined)

Select this check box if the supplier is undetermined and if changes to the supplier are allowed in the F44H711 table. This check box applies to bid contracts only. If you select this check box, the Recalculate TBD Cost check box appears on this form.

During the Lot Start process, workfile records are generated for this bid and updated with the value *T* in the F44H711 workfile. The system does not create commitment records in the Purchase Order Detail File (F4311) from these workfile records until you enter the supplier.

Recalculate TBD Cost (recalculate to be determined cost)

Select this check box to recalculate the bid using the bid prices for the newly assigned supplier during the Lot Start process.

Note. This check box appears only if you select the Supplier TBD check box.

Preferred Subcontractor

Select this check box to indicate that a preferred subcontractor is attached to this bid.

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When this field is enabled, the system selects the bid during the Lot Start process before any supplier assignments are made for the trade code and cost codes in the area, community, phase, lot, or option. When the system locates a preferred subcontractor's bid during the Lot Start process, the search is finished. If two preferred subcontractors exist for the same cost code, the system selects the first preferred subcontractors that are found.

Unique Document

Select this check box to generate a unique document number for the commitment records that are created for this bid during the Lot Start process. The system automatically selects this check box if the bid subcontractor is to be determined or if the bid job number is an area job.

If you do not select this check box, the actual commitment document number will be the same as the bid document number and each lot will be a change order.

Budget Only

Select this check box if the bid is strictly for budgeting purposes. If you select this check box, the system creates a budget for the appropriate cost codes during the Lot Start process, but it does not create a commitment for the bid.

Autovoucher Eligible

Select this check box if the bid is eligible for automatic vouchering. You must select this check box if you use the Auto Voucher program (R44H702).

AIA Document (American Institute of Architects document)

Enter a code from UDC H40/FU that specifies whether the system prints an AIA format turnaround document, a Waiver of Lien document, or both documents during the payment processing cycle.

The system prints these documents only when a contract payment is printed. If you print progress payments for contracts, the system does not print an AIA document or a Waiver of Lien document.

Retainage % (retainage percentage)

Enter the rate of retainage that applies to the contract. The retainage rate is expressed as a decimal fraction and cannot be greater than 99.9 percent (.999) or less than zero. For example, a retainage rate of 10 percent is represented as *10.*

Entering Bid Detail Information

Access the Bid Detail Revisions form.

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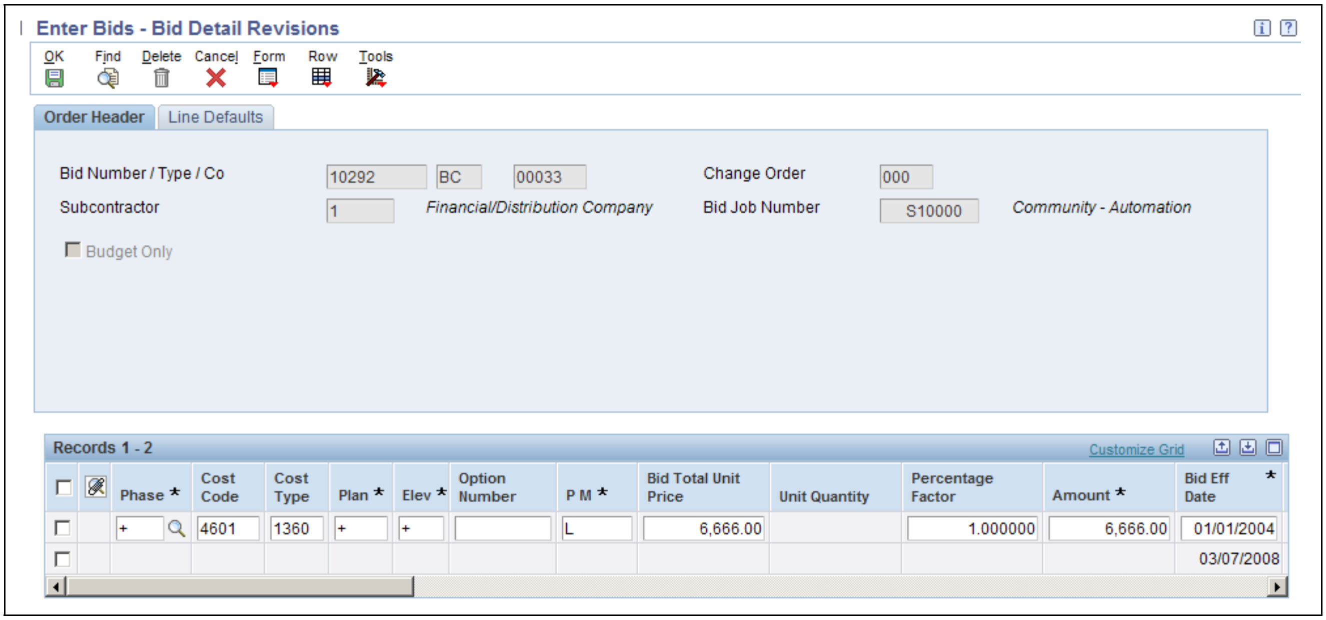

Bid Detail Revisions form

You can set up bid detail records at the phase, plan, and elevation levels. Bid detail records contain the actual costs associated with a bid.

Cost Code

Enter a value that specifies a subcategory of the cost type. For example, a subcategory for the cost code for labor could be regular time, premium time, and burden.

Cost Type

Enter the cost type. This is the portion of a general ledger account that refers to the division of the cost code (for example, labor, materials, and equipment) into subcategories. For example, you can divide the cost code for labor into regular time, premium time, and burden. The system validates this field against the cost code structure that is set up for the area.

Option Number

Enter a value for a specific upgrade that is not included in the base house price and cost.

PM (purchasing method)

Enter a code from UDC 44H6/PM that specifies the bid purchasing method.

Bid Eff Date (bid effective date)

Enter the effective date for the bid. The Lot Start process compares the commitment start date for the lot with the bid effective date to determine which bids to select for processing.

Bid Cancel Date

Enter the cancel date for the bid. If you leave this field blank, the system enters a date that represents 60 months from the current system date.

Reference 2

Enter a value to record a reference number, such as the supplier's bid document number, quote document, sales order, work order, or job number.

Tax Y/N

Enter a code from UDC H00/TV that specifies whether the item is subject to sales tax when you purchase it. The system calculates tax on the item only if the supplier is also taxable.

Tax Expl (tax explanation code)

Enter a hard-coded value from UDC 00/EX that specifies the algorithm to use to calculate tax and general ledger distribution amounts. The system uses the tax explanation code in conjunction with the tax rate area and tax rules to determine how the tax is calculated.

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Copying Bid Contract Information

This section provides an overview of bid copying and discusses how to:

- Run the Bid Copy Report.
- Set processing options for Bid Copy (R44H601C).

Understanding Bid Copying

For more efficient data entry, you can copy bid information from one community to another community or from one plan to another plan, and so on. You can set a processing option in the Bid Copy report (R44H601C) to preview the copy results in proof mode before you create records in final mode. When you run the program in proof mode, the results appear on the report but the system does not update the Bid Header (F44H601) and Bid Detail (F44H611) tables.

Running the Bid Copy Report

Select Before Start Bidding and Costing (G44H23), Copy Bids.

Setting Processing Options for Bid Copy (R44H601C)

Use these processing options to specify the records to which you want to copy information.

Copy To

If you leave any of the following processing options blank, the system uses the values from the original record.

1. Bid Job Number
Specify the job number of the bid to which you want to copy information.

2. Phase Number
Specify the phase to which you want to copy information.

3. Bid Effective Date
Specify the effective date to assign to the copy.

4. Bid Cancel Date
Specify the cancel date to assign to the copy.

5. Document Number
Specify the document number to which you want to copy the bid lines.

Update

1. Change Order Copy Code
Specify which change orders to copy. Values are:

Blank: Copy only change order 000 to change order 000.

1: Copy all change orders to the same change order level.

2: Copy the most recent change order to create a new change order.

2. Set price to zero.
Specify the price (unit price and extended price) for the new record. Values are:

Blank: Copy the price from the original record.

1: Set price to 0 and the percentage factor to 1.

3. Report Mode
Specify the mode in which to run the report. Values are:

Blank: Proof mode. The system prints a report only and does not create bid records.

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1: Final mode. The system creates bid records in the F44H601 and F44H611 tables.

Entering Items and Item Prices for Takeoffs

This section provides an overview of items and item prices for takeoffs and discusses how to:

- Set processing options for Material Item Maintenance (P44H600).
- Enter multiple items.
- Enter a single item.
- Set processing options for Material Item Pricing (P44H603).
- Add item price information for multiple items.
- Add item price information for a single item.

Understanding Items and Item Prices for Takeoffs

You must enter items, which include construction materials such as lumber, as well as windows and appliances, when you are using takeoffs. Takeoff items are attached to takeoff master records.

You can enter and maintain takeoff items on either of these forms:

- Item Maintenance.

  Use this form to enter information for multiple items.
- Item Master Revisions.

  Use this form to enter information for a single item.

The information that you enter on the Item Maintenance form and the Item Master Revisions form is stored in the Item Master table (F4101). The system also updates Homebuilder-specific information, including the Price Factor, Default Price, Default Supplier, Default Cost Code, and National Commodityfields, in the Item Master Homebuilder Extension table (F44H4101). The system updates the Material Item Pricing table (F44H603) when you enter detailed item pricing information.

Note. Item pricing information is based on the selected plan from the Sales Master table (F44H501).

For each takeoff item, you add price information according to the supplier that you selected to provide the item. You can also specify a supplier TBD. For each supplier, you can enter price information at multiple levels including area, community, and phase, as well as national purchasing areas, communities, and phases. You use the Item Price Revisions form or the Item Price Maintenance form to add price information. Using either of these forms, you can:

- Set up price records with effective and expiration dates.
- Use wildcards in the Community and Phase fields.
- Modify existing price transactions without creating historical records of the changes.

  Alternatively, you can modify the price, effective date, and expiration date and track the historical changes.
- Apply both standard and model-related discounts.

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You can set up discounts based on a set monetary amount, a percentage, or a quantity. The system calculates the discounts during the Lot Start process.

- Use price revision numbers to track and organize pricing records.

Forms Used to Enter Items and Item Prices for Takeoffs

Form Name	FormID	Navigation	Usage
Work With Items	W44H600B	Before Start Bidding and Costing (G44H23), Item Master Maintenance	Review items.
Item Maintenance	W44H600A	On the Work With Items form, select an item and select Item Maintenance from the Form menu.	Enter multiple items.
Item Master Revisions	W44H600C	On the Work With Items form, click Add.	Enter a single item.
Work with Item Pricing	W44H603A	Before Start Bidding and Costing (G44H23), Material Item Pricing	Review item prices.
Item Price Maintenance	W44H603C	On the Work with Item Pricing form, select a record and select Item Price Maint. from the Form menu.	Add item price information for multiple items.
Item Price Revisions	W44H603B	On the Work with Item Pricing form, click Add.	Add item price information for a single item.
Historical Price Maintenance	W44H603D	On the Work with Item Pricing form, select a record and select Add Revision from the Row menu.	Revise price information for a historical item.

Setting Processing Options for Material Item Maintenance (P44H600)

Processing options enable you to specify the default processing for programs and reports.

Defaults

Homebuilder Area

Specify the homebuilder area from UDC 00/05 that automatically appears on the Work with Items, Item Maintenance, and Item Master Revisions forms. The default for all areas is *.

Process

Error on F4101 Item existence

Specify whether to issue an error if the item you are adding to the F44H4101 table already exists in the F4101 table but does not exist in the F44H4101 table. This error is relevant only if you do not want the item to be added to the F44H4101 table. Values are:

Blank: Do not issue an error. (default)

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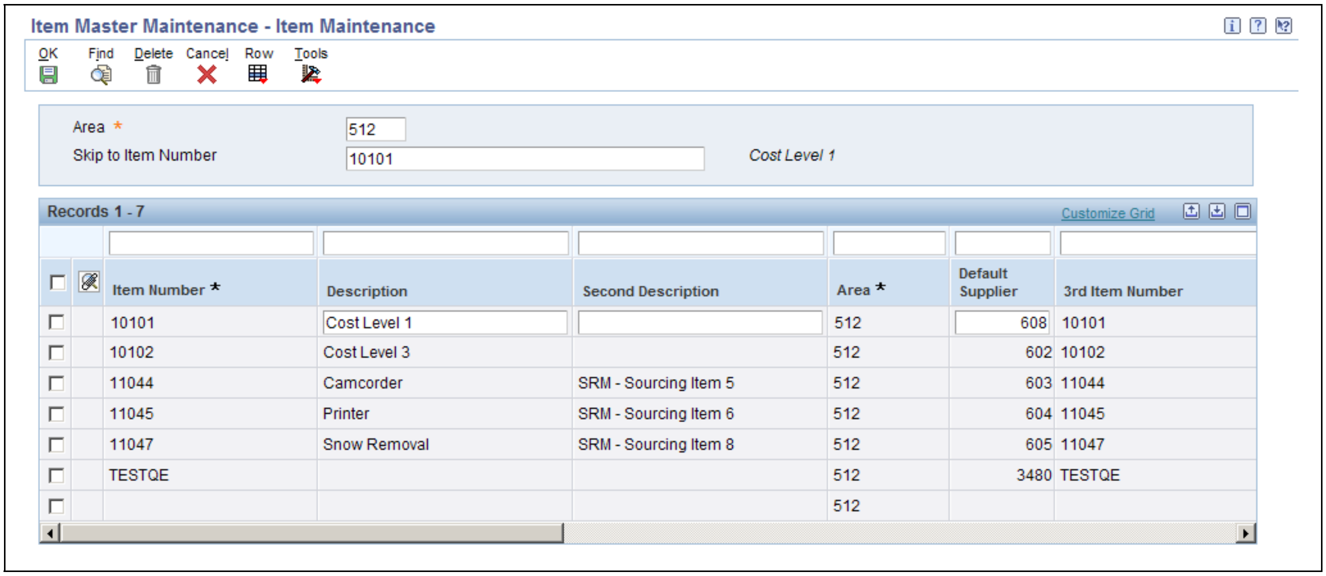
1: Issue an error.

Note. If the item is found in both the F44H4101 and the F4101 tables, a duplicate key error will automatically appear.

Entering Multiple Items

Access the Item Maintenance form.



Item Master Maintenance - Item Maintenance

OK Find Delete Cancel Row Tools

Area * 512

Skip to Item Number 10101 Cost Level 1

Records 1 - 7 Customize Grid

Item Number *	Description	Second Description	Area *	Default Supplier	3rd Item Number
10101	Cost Level 1		512	608	10101
10102	Cost Level 3		512	602	10102
11044	Camcorder	SRM - Sourcing Item 5	512	603	11044
11045	Printer	SRM - Sourcing Item 6	512	604	11045
11047	Snow Removal	SRM - Sourcing Item 8	512	605	11047
TESTQE			512	3480	TESTQE
			512		

Item Maintenance form

Item Number Enter the eight-digit, computer-assigned number that identifies the item.

Default Supplier Enter a value that specifies the default supplier for an item. The Lot Start process uses this value.

3rd Item Number Enter a 25-digit, user-defined, alphanumeric item number.

The system provides three separate item numbers, plus an extensive cross-reference capability to other item numbers to accommodate substitute item numbers, replacements, bar codes, customer numbers, supplier numbers, and so forth.

Short Item No (short item number) Enter the eight-digit, computer-assigned item number that is given to new items.

Default Cost Code Enter the default cost code that the system enters on the takeoff master when you add an item to a takeoff record.

Default Price Enter the default price of an item if no corresponding value is in the Material Item Pricing table (F44H603).

Price Factor Enter a value that the system uses to determine the conversion factor for an item.

Item Cat Code 1–5 Enter a code from UDC 44H6/01. Item category codes are associated with the Item Master Homebuilder Extension table (F44H4101).

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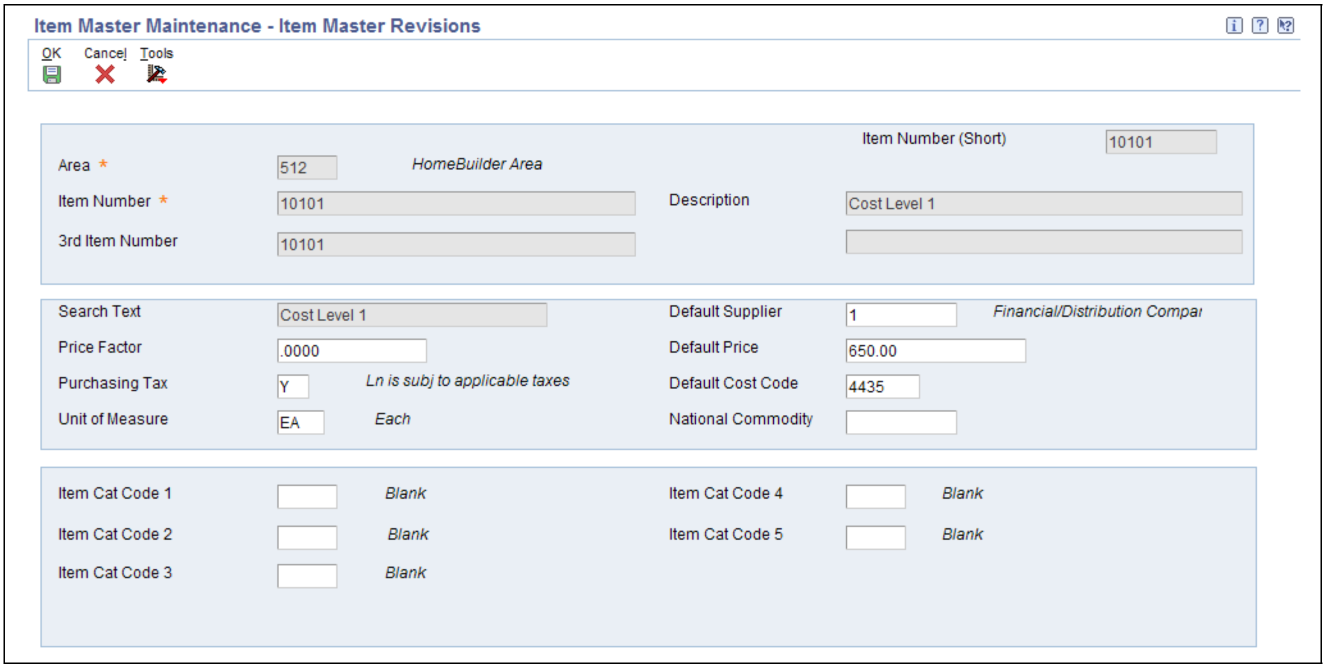
Natl Pur Comod(national purchasing commodity)

Enter an item number that is a national commodity for cross-referencing the area item number during the national purchasing process.

Entering a Single Item

Access the Item Master Revisions form.



Item Master Revisions form

Many of the fields on the Item Master Revisions form are the same as those on the Item Maintenance form.

See Chapter 5, "Entering Bid Contracts and Takeoffs," Entering Multiple Items, page 78.

Setting Processing Options for Material Item Pricing (P44H603)

Processing options enable you to specify the default processing for programs and reports.

Defaults

Default Homebuilder Area ID:

Enter a code from UDC 00/05 that specifies the default area.

Default Price Status:

Enter a code from UDC 44H6/PS that specifies the status of a takeoff price record.

Versions

Supplier Master

Specify the version of the Supplier Master program (P04012) to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Adding Item Price Information for Multiple Items

Access the Item Price Maintenance form.

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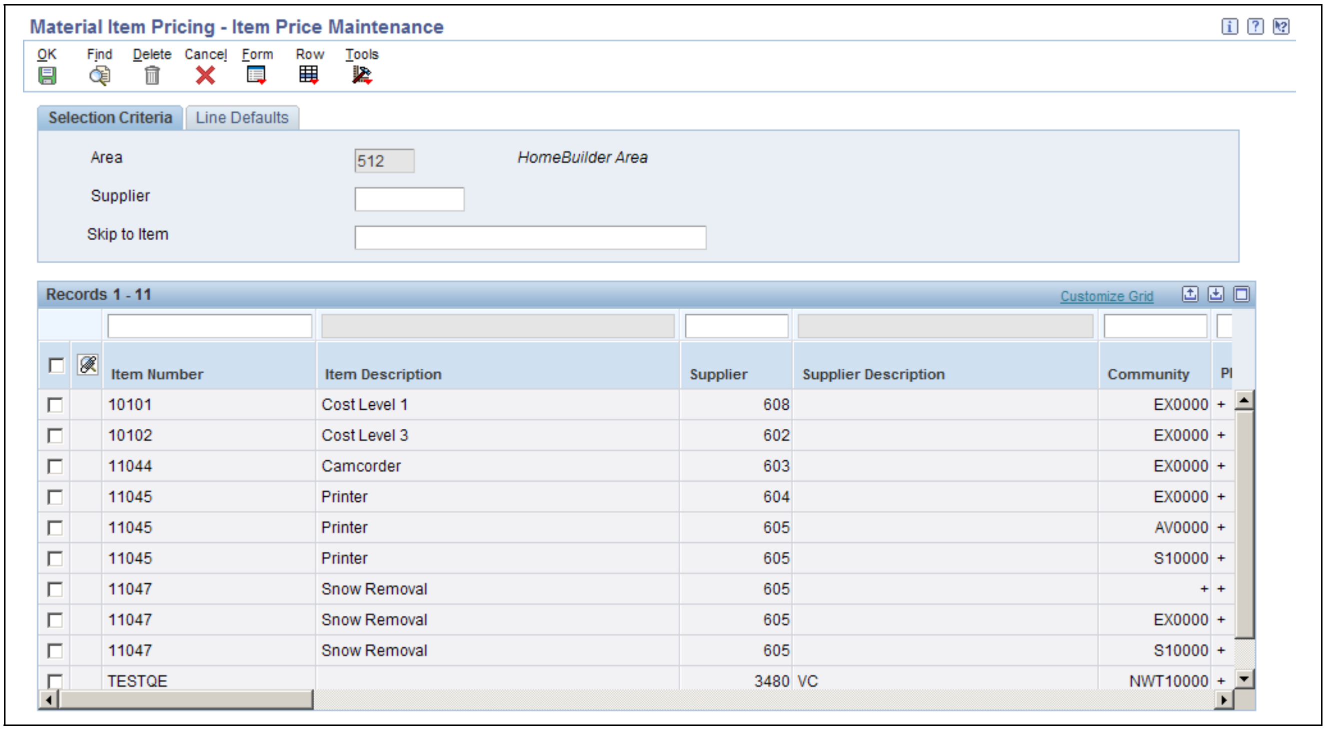

Item Price Maintenance form

Line Defaults

Select the Line Defaults tab.

Effective From Date Enter the effective date for the multiple items. The default is the current system date. You can enter future effective dates for upcoming changes.

Expired Date Enter the expiration date for the multiple items.

Contract Number Enter the contract number. The system uses this field for takeoff pricing.

Bid Flag Enter a code that indicates whether the record is a bid or an actual contracted price. Values are:

Blank or *B:* Bid (default).

A: Actual.

The value in this field is stored in the Material Item Pricing table (F44H603).

Bid Status Flag Enter a value that indicates the status of the bid. This field is informational only. The system uses this field for takeoff pricing.

Current Price Enter the list price or base price for one unit of this item.

Price Status Specify the status of a takeoff price record. Values are:

C: Current

F: Future

H: History

Lead Time and **Exp Lead Time** (expiration lead time) Enter values that indicate when the lead time begins and ends for the item price record. The system uses this field for takeoff pricing.

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Exp Seq (expiration sequence)	Enter a value that determines the numeric sequence at which bid or takeoff price expires.
Discount Flag	Specify whether a discount is associated with the record. This field allows certain item calculations to be bypassed by the Lot Proceed Post program (P445098). You must also set a processing option in Lot Start Workfile Generation (R44H700) for the discounts to apply. Values are: Blank: *0:* No discount *1:* Standard discounts
Discount Amount	Enter the total amount of the discount.
Discount Percent	Enter the discount percent. The system uses this field for takeoff pricing.
Discount Quantity	Enter a discount quantity baseline. The system uses the number to determine whether a discount is taken. If the ordered quantity is greater than or equal to this quantity, the discount can be taken.
Model Discount Flag	Enter a value to determine whether model pricing is to occur. You must also set a processing option in Lot Start Workfile Generation (R44H700) for the discounts to apply. Values are: Blank or *0:* No discount. *1:* Model discount.
Model Discount Amount	Enter the model discount amount. This value is used to determine the actual contract price.
Model Discount Quantity	Enter the minimum quantity for which a discount is valid. If the quantity ordered is greater than or equal to this quantity, the model discount can be taken.
Price Divisor	Enter a value that the system uses to calculate the commitment amount of a takeoff.
Price Revision	Displays the number of times that a price is revised on the Item Price Revisions form.

Adding Item Price Information for a Single Item

Access the Item Price Revisions form.

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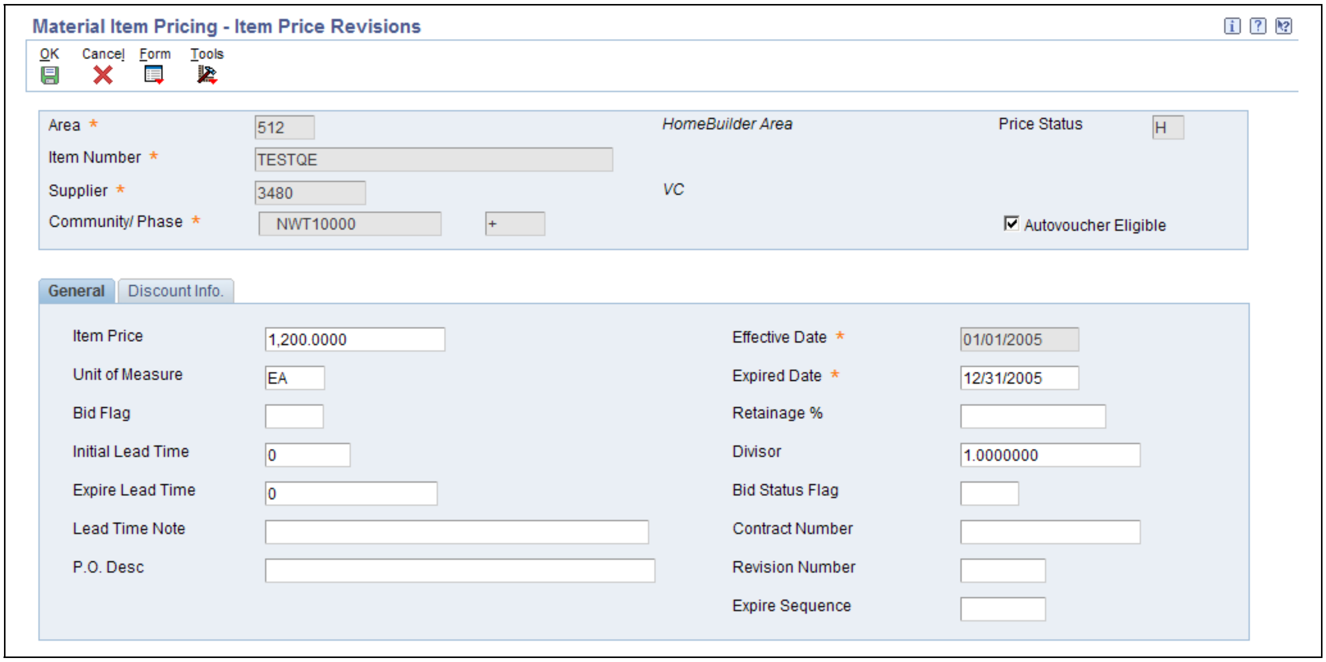

Item Price Revisions form

Many of the fields on the Item Price Revisions form are the same as those on the Item Price Maintenance form.

See Chapter 5, "Entering Bid Contracts and Takeoffs," Adding Item Price Information for Multiple Items, page 79.

Autovoucher Eligible Select this check box if the bid is eligible for automatic vouchering. You must select this check box if you use the Auto Voucher program (R44H702).

Copying Item Price Information for Takeoffs

This section provides an overview of item price copying and discusses how to:

- Run the Item Price Copy program.
- Set processing options for Item Price Copy (R44H603C).

Understanding Item Price Copying

For more efficient data entry, you can copy item pricing information from one area to another, from one community to another, from one supplier to another, and so on. You can set a processing option in the Item Price Copy program (R44H603C) to preview the copy results in proof mode before you create records in final mode. When you run the program in proof mode, the results appear on the report, but the system does not update the Item Master, Item Master Homebuilder Extension, and Material Item Pricing tables.

Running the Item Price Copy Program

Select Before Start Bidding and Costing (G44H23), Item Price Copy.

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Setting Processing Options for Item Price Copy (R44H603C)

Use these processing options to specify the records to which you want to copy information.

"Copy To" Values

If you leave any of the following processing options blank, the system uses the value from the original record.

1. Area Specify the area to which you want to copy information.

2. Community Specify the community to which you want to copy information.

3. Phase Number Specify the phase to which you want to copy information.

4. Supplier Specify the supplier to which you want to copy information.

5. Effective Date Specify the effective date to assign to the record.

6. Expiration Date Specify the expiration date to assign to the record. The expiration date must occur after the effective date.

Updates

1. Proof or Final Mode Specify the mode in which to run the report. Values are:

Blank: Proof mode. The system does not update the item prices.

1: Final mode. The system updates the item prices in the F4101, F44H4101, and F44H603 tables.

2. Override Method Specify which override method to use. Values are:

Blank: No override method.

+: Additional amount.

%: Additional percentage.

=: Specified or new amount.

Note. If you select an override method, you must enter a value in the Override Value processing option.

---

3. Override Value Specify the override value, if applicable.

4. Delete "From" record Specify whether to delete the original item price record from which you are copying. Values are:

Blank: Do not delete.

1: Delete.

Entering Takeoffs

This section provides overviews of takeoffs and the takeoff summary feature, lists a prerequisite, and discusses how to:

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- Set processing options for Takeoff Master Maintenance (P44H602).
- Enter takeoff information.
- Revise item quantities in takeoffs.
- Review takeoff history.
- Set processing options for Takeoff Summary (P44H602S).

Understanding Takeoffs

A takeoff is a list of material items and quantities that you need to construct a base house for a specific plan and elevation with options.

You enter and maintain takeoff master records at an area level on the Takeoff Maintenance form. On this form, you can:

- Use wildcards in the Community, Phase, Plan, Elevation, and Swing fields.
- Use substitute items in calculations.
- Use reason codes to track historical quantities.
- Estimate quantity calculations.

During the Lot Start process, the system searches for takeoff items and chooses those that match the organizational structure of the lot. Takeoff items are attached to takeoff master records and, if the system selects them during processing, they appear on the purchase order. Takeoff processing is cumulative, unlike the process for bid contracts. If more than one takeoff item matches the lot, the Lot Start process adds together the quantities for those items.

For example, in all communities, plan 1800 requires 3,000 bricks. A takeoff record exists with a wildcard community, plan 1800, and a wildcard elevation. A second takeoff record exists with a wildcard community, plan 1800, elevation B, and a quantity of 700. When plan 1800 is built using elevation B, the construction requires an additional 700 bricks. When a buyer chooses plan 1800, the system calculates 3,000 bricks for all elevations except B. When the system calculates the bricks for elevation B, it selects both takeoff records for a total of 3,700 bricks.

Note. You cannot assign a preferred subcontractor to a takeoff. You can use Supplier TBD functionality for takeoffs.

Understanding the Takeoff Summary Feature

The takeoff summary feature enables you to preview all of the takeoff master records that the system will select during the Lot Start process. The system searches the Takeoff Master File (F44H602), selects the records that meet the search criteria, and displays them on the Takeoff Summary form. To begin the search, you must enter an exact value in the area in the header area of the Takeoff Summary form. Tiers, which are predefined combinations of literal and wildcard values, represent all eligible and ineligible combinations of the organizational structure in the remaining fields.

This table shows all eligible and ineligible tiers:

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Tier	Eligible Y/N	Area	Community	Phase	Plan	Elevation	Swing
1	Y	Tustin	Sunset	One	3050	A	R
2	Y	Tustin	Sunset	One	3050	A	+
3	Y	Tustin	Sunset	One	3050	+	R
4	Y	Tustin	Sunset	One	3050	+	+
5	N	Tustin	Sunset	One	+	A	R
6	N	Tustin	Sunset	One	+	A	+
7	N	Tustin	Sunset	One	+	+	R
8	Y	Tustin	Sunset	One	+	+	+
9	Y	Tustin	Sunset	+	3050	A	R
10	Y	Tustin	Sunset	+	3050	A	+
11	Y	Tustin	Sunset	+	3050	+	R
12	Y	Tustin	Sunset	+	3050	+	+
13	N	Tustin	Sunset	+	+	A	R
14	N	Tustin	Sunset	+	+	A	+
15	N	Tustin	Sunset	+	+	+	R
16	Y	Tustin	Sunset	+	+	+	+
17	N	Tustin	+	One	3050	A	R
18	N	Tustin	+	One	3050	A	+
19	N	Tustin	+	One	3050	+	R
20	N	Tustin	+	One	3050	+	+
21	N	Tustin	+	One	+	A	R
22	N	Tustin	+	One	+	A	+
23	N	Tustin	+	One	+	+	R
24	N	Tustin	+	One	+	+	+
25	Y	Tustin	+	+	3050	A	R
26	Y	Tustin	+	+	3050	A	+

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Tier	Eligible Y/N	Area	Community	Phase	Plan	Elevation	Swing
27	Y	Tustin	+	+	3050	+	R
28	Y	Tustin	+	+	3050	+	+
29	N	Tustin	+	+	+	A	R
30	N	Tustin	+	+	+	A	+
31	N	Tustin	+	+	+	+	R
32	Y	Tustin	+	+	+	+	+

Prerequisite

Before you complete the tasks in this section, you must set up all relevant options.

See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Options, page 54.

Forms Used to Enter Takeoffs

Form Name	FormID	Navigation	Usage
Work with Takeoffs	W44H602A	Before Start Bidding and Costing (G44H23), Takeoff Master Maintenance	Review takeoffs.
Takeoff Maintenance	W44H602B	On the Work with Takeoffs form, click Add.	Enter takeoff information.
Takeoff Change Maintenance	W44H602F	Select a record on the Work with Takeoffs form, and select Change Maintenance from the Row menu.	Revise item quantities by entering incremental or cumulative changes.
Takeoff Summary	W44H602SA	On the Work with Takeoffs form, select Takeoff Summary from the Form menu.	Review a summary of the takeoff records that the system will select during a Lot Start process.
Takeoff History	W44H602D	Select a record on the Work with Takeoffs form, and select Takeoff History from the Row menu.	Review takeoff history.

Setting Processing Options for Takeoff Master Maintenance (P44H602)

Processing options enable you to specify the default processing for programs and reports.

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Defaults

1. Enter the default Area.	Specify a value from UDC 00/05 that determines the default homebuilder area.
2. Enter the default Cost Type (Object Account)	Specify the default cost type.
3. Enter a ’1’ to allow entry of the Cost Type (Object Account). Leave blank to apply the default Cost Type to all new records	Specify whether to use the default cost type for new records. Values are: Blank: Use. *1:* Do not use.

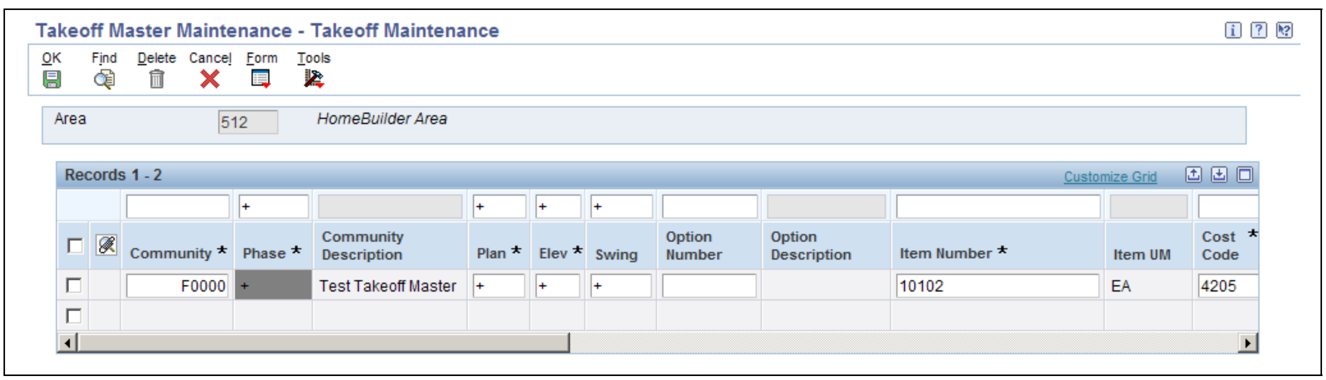
Versions

If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

1. Option Master	Specify the version of the Option Master Maintenance program (P44H401) to use.
2. Item Master	Specify the version of the Material Item Maintenance program (P44H600) to use.
3. Supplier Master	Specify the version of the Supplier Master program (P04012) to use.
4. Takeoff Copy	Specify the version of the Takeoff Copy program (R44H602C) to use.

Entering Takeoff Information

Access the Takeoff Maintenance form.



Takeoff Maintenance form

Use the takeoff detail lines to select specific items and then calculate the quantities of those items.

Community	Enter a community number. If you enter a wildcard in this field, you must also enter a wildcard in the Phase field. The system validates the cost code with the area job.
Plan	Enter a plan number. If you enter a wildcard in this field, you must also enter a wildcard in the Elevation and Swing fields.
Item Number	Enter the 8-digit, computer-assigned number that identifies the item.
Quantity	Enter the quantity of units that are affected by this takeoff.

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Sub Item No (substitute item number) — Enter the number of an item that is identified as a substitute for the input or standard item number. During the Lot Start process, the takeoff master record of the input item uses the quantity calculated for the substitute item.

Est. Takeoff Flag (estimated takeoff flag) — Enter a code that specifies whether to verify an actual quantity. Use this field for trades such as concrete, for which the quantity can be estimated only until the work has been performed. Values are:

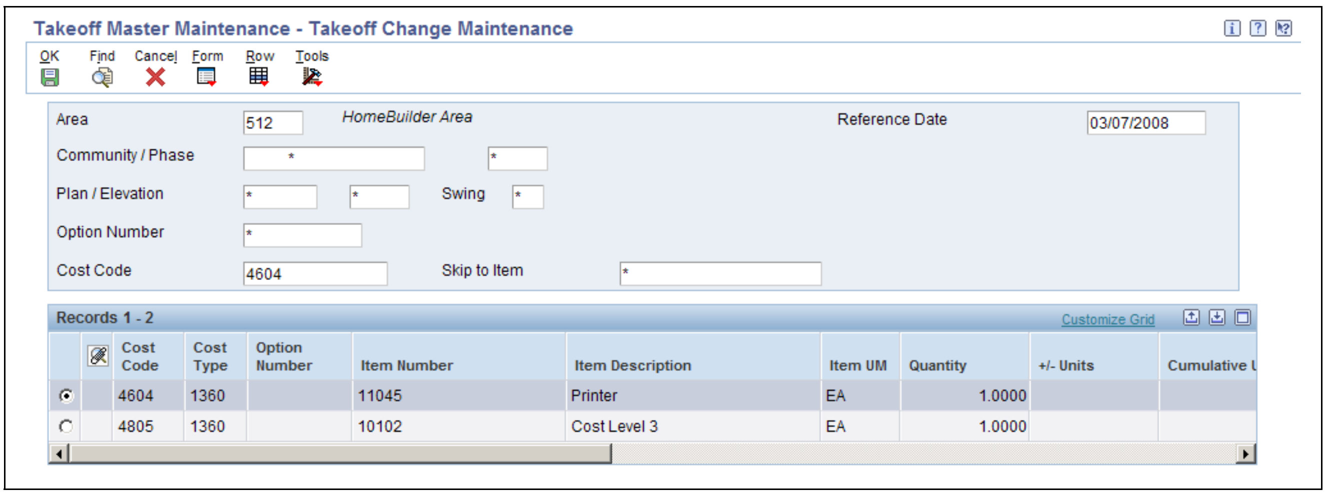
Blank: Verify (default).

1: Do not verify.

During the Lot Start process, the takeoff record posts only the estimated amounts.

Revising Item Quantities in Takeoffs

Access the Takeoff Change Maintenance form.



Takeoff Change Maintenance form

The system displays takeoff master records on the Takeoff Summary form and adds them together to calculate the gross quantity of a particular item needed. When you enter changes on the Takeoff Change Maintenance form, the system updates the quantity information on the takeoff master records, which will also update the gross quantity of the item. The system also creates a history record in the Takeoff History File table (F44H602H) and updates the Reason Code, Date Stamp, Description, and User fields.

+/−Units — Enter a number that specifies an increase or decrease in a quantity.

Cumulative Units — Enter a number that specifies a cumulative change in a quantity.

Reviewing Takeoff History

Access the Takeoff History form.

Enter values in the following fields to perform audits on the takeoff changes:

Created by User — Displays the address book number of the user who created this record.

Date Created — Displays the date on which the record was created.

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Takeoff Reason Code Displays a code from UDC 44H6/TO that specifies the reason that the takeoff was revised.

Setting Processing Options for Takeoff Summary (P44H602S)

Processing options enable you to specify the default processing for programs and reports.

Defaults

Homebuilder Area ID Specify a code from UDC 00/05 that determines the homebuilder area.

Cost Type (Object Account) Specify the cost type. The portion of a general ledger account that refers to the division of the cost code (for example, labor, materials, and equipment) into subcategories. For example, you can divide the cost code for labor into regular time, premium time, and burden.

Versions

Takeoff Maintenance Specify the version of the Takeoff Master program (P44H602) to use. If you leave this processing option blank, the system uses default the ZJDE0001 version.

Assigning Suppliers to Areas

This section provides an overview of supplier assignment to areas and discusses how to:

- Set processing options for Supplier Assignment (P44H604).
- Assign suppliers to areas.

Understanding Supplier Assignment to Areas

Before you run the Lot Start process, you must set up supplier assignments. When assigning a supplier to an area, you assign the supplier to a trade code, such as framing, labor, plumbing, or electrical. Within an area, you also can assign a supplier to a specific community, phase, lot, and option. You can specify when a supplier is available through the use of effective and expiration dates. You can also use these date fields to perform historical analysis on supplier assignment records. You can also specify whether a supplier belongs to a national purchasing area, community, and phase. The National Purchasing functionality enables you to group suppliers into a higher purchasing level to facilitate a national commodity-based approach to procurement.

For bids that do not have preferred subcontractor, the Lot Start process first retrieves the trade code that is attached to the cost code. The Lot Start process uses this trade code to select the best-matched supplier and uses that supplier's price. If you enter *1* in the Assignment Status field, the supplier TBD functionality is eligible.

For takeoffs, the Lot Start process also retrieves the trade code that is attached to the cost code. When the system processes the cost code, it stores the trade code as category code 1. The Lot Start process selects the supplier that is associated with that trade code and uses that supplier's price. If you enter *2* in the Assignment Status field, the supplier TBD functionality is enabled for takeoffs.

If you assign multiple suppliers with the same trade code to the same community, phase, lot, and so on, the Lot Start process selects all bids and takeoffs from all of the suppliers.

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The system stores supplier assignment information in the Vendor Assignment table (F44H604) and Vendor Assignment Workfile (F44H604W).

Forms Used to Assign Suppliers to Areas

Form Name	FormID	Navigation	Usage
Work With Supplier Assignment	W44H604B	Before Start Bidding and Costing (G44H23), Supplier Assignment	Review supplier assignments.
Supplier Assignment Maintenance	W44H604C	On the Work With Supplier Assignment form, click Add.	Assign suppliers to areas.

Setting Processing Options for Supplier Assignment (P44H604)

Processing options enable you to specify the default processing for programs and reports.

Defaults

Homebuilder Area ID
Specify a code from UDC 00/05 that determines the default area.

Trade Code
Specify a code from UDC 09/01 for the default trade code. Trade codes are associated with the Account Master table (F0901).

Versions

1. Account Sequence (P0901) Version
Specify the version of the P0901 program to use. If you leave this processing option blank, the system uses the XJDE0001 version.

2. Supplier Master (P04011) Version
Specify the version of the P04011 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

3. Bid Maintenance (R44H6002) Version
Specify the version of the R44H6002 program to use. If you leave this processing option blank, the system uses the XJDE0001 version.

4. Takeoff Maintenance (P44H602) Version
Specify the version of the P44H602 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

5. Vendor Assignment Outbound Notification (P44H9902) Version
Specify the version of the P44H9902 program to use when scheduling is enabled. If you leave this processing option blank, the system uses the ZJDE0001 version.

Assigning Suppliers to Areas

Access the Supplier Assignment Maintenance form.

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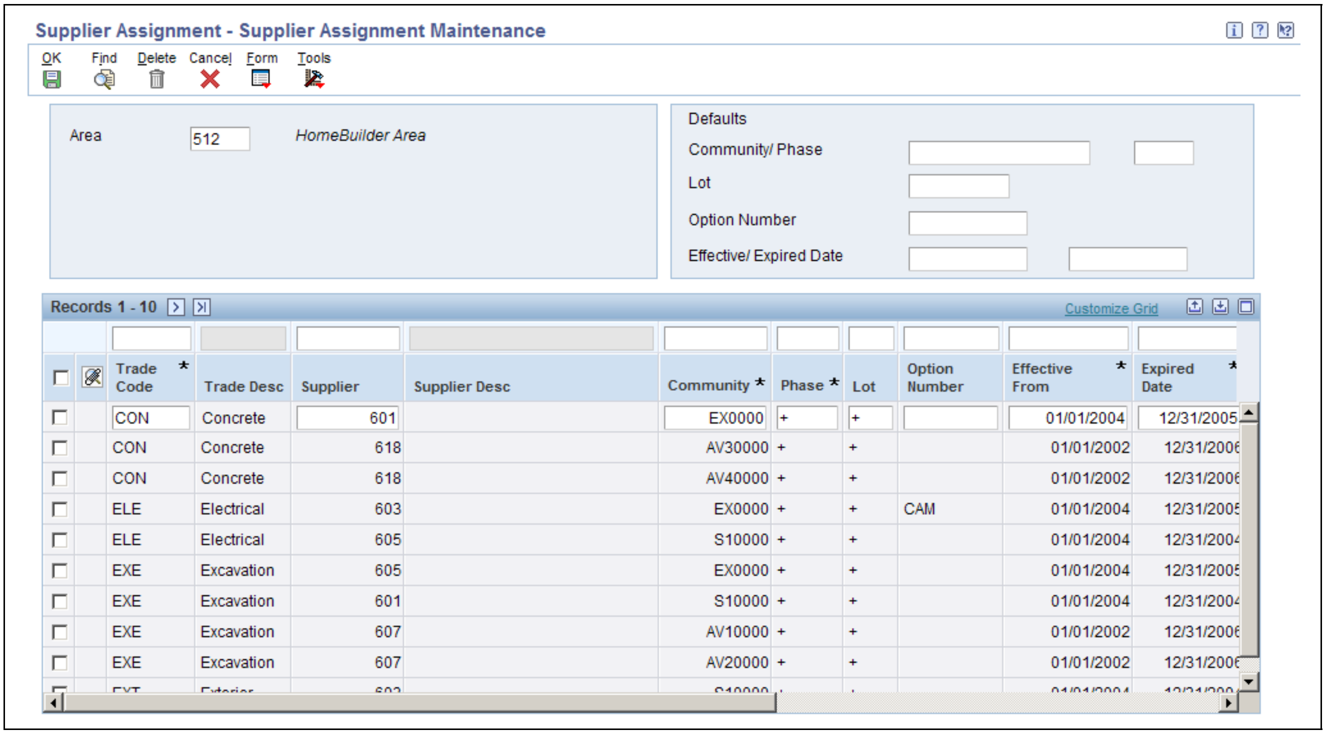

Supplier Assignment Maintenance form

Trade Code — Enter a user-defined code from UDC 09/01 that identifies the supplier's trade.

Supplier — Enter an address book number that identifies the supplier or subcontractor.

Assignment Status — Enter a value that specifies whether the supplier is eligible for Supplier TBD processing. Values are:

0: The supplier is not eligible for Supplier TBD processing.

1: The supplier is eligible for Supplier TBD processing.

2: The supplier is a TBD Supplier for takeoffs.

Natl Pur Area (national purchasing area) — Enter a value from UDC 00/05 that specifies an area, typically a geographic region, that is larger than an area.

If you leave this field blank, you must also leave the Natl Pur Community and Natl Pur Phase fields blank

Natl Pur Community (national purchasing community) — Enter a value that specifies a community, project, or subdivision that is associated with a national purchasing area.

Natl Pur Phase (national purchasing phase) — Enter a value that specifies a specific phase within a national purchasing community.

Running the Simulated Takeoff Detail List Report

This section provides an overview of the Simulated Takeoff Detail List and discusses how to:

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- Run the Simulated Takeoff Detail List.
- Set processing options for Simulated Takeoff Detail List (R44H6005).

Understanding the Simulated Takeoff Detail List (R44H6005)

Run the Simulated Takeoff Detail List (R44H6005) to print detailed information about the takeoff material for a designated plan, elevation, or swing. You can run this program for all cost codes, a specific cost code, or a range of cost codes. This report uses information from the Takeoff Master File (F44H602) and Lot Start Generation Workfile (F44H71W1) tables.

Running the Simulated Takeoff Detail List

Select Before Start Bidding and Costing (G44H23), Simulated Takeoff Detail List.

Setting Processing Options for Simulated Takeoff Detail List (R44H6005)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Homebuilder Area ID	Specify a code from UDC 00/05 that determines the area.
2. Community	Specify a community, project, or subdivision.
3. Phase Number	Specify a phase within a community.
4. Plan Number	Specify a plan within a community.
5. Elevation	Specify the type of elevation to use on a lot.
6. Swing	Enter a code from UDC 44H2/SW that specifies the swing.
7. Effective - From Date	Enter the effective from date.
8. Tax Calculation	Specify whether to calculate tax. Values are: Blank: Do not calculate. *1:* Calculate.
9. Print Option	Specify whether to print the options on the report. Values are: Blank: Do not print (default). *1:* Print.

Print

1. Supplier Description and **2. Item - 2nd Description**	Specify whether to print the specified field in the report. Values are: Blank: Print. *1:* Do not print.

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CHAPTER 6

Processing the Sale of a House

This chapter provides an overview of the sales process, lists prerequisites, and discusses how to:

- Work with the Sales Workbench.
- Configure lot information.
- Manage a sale.
- Transfer a sale.
- Add extended data to a sales record.
- Close a sale.
- Use the JD Edwards EnterpriseOne Service Management interface.

Understanding the Sales Process

You can use the JD Edwards EnterpriseOne Homebuilder Management system to easily enter, manage, track sales information, and support your business processes. The JD Edwards EnterpriseOne Homebuilder Management system enables you to assign a buyer to a lot and configure the plan, elevation, swing, and options on the lot. A buyer is not required for either a model or a specification house to be built on any given lot. You can configure a model or specification house by assigning a plan, elevation, swing , and options to a lot using the same forms and processes that you use to sell a home.

As part of the sales process, you enter, analyze, and manage all information related to the sale of the house. Often, your first entry is when the buyer and the builder sign a sales contract, and your last entry is when you close the escrow. Between these events, you can use the Sales Workbench program (P44H500) to review and update sales and escrow-related information.

Prerequisites

Before you complete the tasks in this chapter, you must:

- Set up communities, phases, lots, and options.

  See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," page 37.
- Release the lot for sale.

  See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Releasing Lots for Sale, page 50.

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Working with the Sales Workbench

This section provides an overview of the Sales Workbench program (P44H500) and discusses how to:

- Set processing options for Sales Workbench (P44H500).
- Review sales information.

Understanding the Sales Workbench Program (P44H500)

To sell a house, you must enter, analyze, and manage all information related to the sale of the house. The Sales Workbench program (P44H500) is the single point of entry for all sales-related and configuration-related information.

From the P44H500 program, you can access programs that enable you to:

- Configure and update lot information.
- Manage the sale and all related information.
- Cancel a sale.
- Transfer a sale.
- Close a sale.
- Analyze sales and review audit trails and controls.

On the Sales Workbench form, you can search for lots by entering specific search criteria in the header area of the form. For example, you can search for sales that are scheduled to close within the next two weeks and for which the loans have not been approved. You can also use numerous date range fields and the query-by-example (QBE) fields to narrow your search. For example, you can review lots that have specific construction start dates within the next two weeks, but do not have contingency release dates.

Form Used to Work with the Sales Workbench

Form Name	FormID	Navigation	Usage
Sales Workbench	W44H500E	Sales and Escrow (G44H22), Sales Workbench	Review sales information.

Setting Processing Options for Sales Workbench (P44H500)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Override Sales Price

Specify whether the system allows you to override the default sales price from the Plan Master table (F44H301). Values are:

Blank: Do not allow.

1: Allow.

2. Allow Changes to Primary Buyer Number

Specify whether the primary buyer number can be changed without affecting the sales statistics. Values are:

Blank: The number cannot be changed.

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	1: The number can be changed.
3. Allow Changes to Commission Information	Specify whether to allow updates to commission information. Values are: Blank or *0:* Do not allow. *1:* Allow.
4. Allow Changes to Total Option Deposits	Specify whether to allow updates to option deposit amounts. Values are: Blank: Do not allow. *1:* Allow.
5. Homebuyer - Search Type	Specify a code from UDC 01/ST that determines the search type for the home buyer.
6. Sales Contract Status for New Sales and **7. Sales Contract Status for Canceled Sales**	Specify a code from UDC 44H5/ST that determines the default contract status to use when a sales record is created or canceled. Values are: Blank: Allow blank status. *4SL:* Released for sale. *CAN:* Cancelled. *CLS:* Closed *SAL:* Sold *SPC:* Spc House *TRI:* Transfer - In *TRO:*Transfer - Out
8. Sales Contract Status for Buyer Transfers and **9. Sales Contract Status for Closed Sale**	Specify a code from UDC 44H5/ST that determines the default contract status for a new lot when a buyer transfers a sale to a new lot and when a buyer closes the sale. Values are: Blank: Allow blank status. *4SL:* Released for sale. *CAN:* Cancelled. *CLS:* Closed *SAL:* Sold *SPC:* Spc House *TRI:* Transfer - In *TRO:*Transfer - Out
10. Option variance reason for a cancel and **11. Option variance reason for a transfer**	Specify a code from UDC 44H5/CR that determines the default reason code to enter when options are deselected when a sale is canceled or when a buyer transfers from one lot to another. Values are: *CAN:* Sale cancelled. *TRO:* Buyer transferred.
12. De-select Option Choices	Specify how the system manages options on a lot when the buyer cancels the sale or transfers to a new lot. Values are:

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	Blank: Do not allow automatic option changes. *1:* Deselect option quantities that are generated but have not had commitments created. *2:* Deselect option quantities that have commitments created.
13. Enter Default Homebuilder Area	Specify a code from UDC 00/05 for the default area.
14. Enter Default Community	Specify the default community.
15. Allow Transfer Change to Plan	Specify whether the system allows transfer changes. Values are: Blank: Allow. *1:* Do not allow.

Search Types

1. Search type for Address Book 1 through **10. Search type for Address Book 10**	Specify a code from UDC 01/ST that determines the type of address book record the system searches for.

New Sale

Use processing options 1–13 to specify whether to copy the base house price, the lot premium, base house incentive amounts, the base house upgrade amount, the option incentive amount, commission address book numbers, commission percentages, commission amounts, user dates, user amounts, user address book numbers, sales category codes, and extended data to the new lot.

Processing Options 1–13	Specify whether to copy data from the prior sales record to the new sales record if a prior sales sequence record exists. Values are: Blank: Do not copy data. *1:* Copy data.

Transfer Buyer

Use processing options 1–13 to specify whether to copy the base house price, the lot premium, base house incentive amounts, the base house upgrade amount, the option incentive amount, commission address book numbers, commission percentages, commission amounts, user dates, user amounts, user address book numbers, sales category codes, and extended data when a buyer transfers to a new lot.

Processing Options 1–13	Specify whether to copy data from the original lot sales record to the new lot sales record when a buyer transfers from one lot to another. Values are: Blank: Do not copy data. *1:* Copy data.

Activity Rules

Specify a code from UDC 44H0/RL for each of the following processing options.

1. Sales Activity Code Next - New Buyer	Specify a code that determines the activity rule for a new buyer.

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2. Sales Activity Code Next - Cancel Sale	Specify a code that determines the activity rule for a canceled sale.
3. Sales Activity Code Next - Transfer	Specify a code that determines the activity rule for a transferred sale.
4. Sales Activity Code Next - Close Sale	Specify a code that determines the activity rule for escrow close. The system uses this activity rule when processing a closing transaction for a lot.
Disable changes to Plan, Elevation, and Swing when Status is greater than or equal to: 5. Construction Status Code - Last	Specify a code that determines the activity rule for the last activity completed in the construction process.
Disable changes to Plan, Elevation, and Swing when Status is greater than or equal to: 6. Sales Activity Code - Last	Specify a code that determines the activity rule for the last activity completed in the sales process.

Warranty Management

You should only enter values for these processing options if you use the JD Edwards EnterpriseOne Service Management system (previously known as the JD Edwards EnterpriseOne Warranty Management system).

1. Warranty Processing	Specify whether to create install base records or both install base and service contract records. Values are: Blank: Do not create records. *1:* Create install base records in the Asset Master (F1201) and the Equipment Master Extension (F1217) tables. *2:* Create install base records and service contract records in the Contract Header (F1720) and Contract Detail (F1721) tables.
2. Enter the Sales Activity Last that the lot must be at before the warranty process may be run	Specify a code from 44H0/RL that determines the last sales activity that the lot must be at before you run the warranty process.
3. Warranty Template Type	Specify a code used to group data into logical groups. For example, data groups can be created for loan tracking or for buyer. Values include: *AR:* Area. *CO:* Community. *PH:* Phase. *LT:* Lot. *SL:* Sale. *OP:* Option. *PL:* Plan.
4. Beginning Equipment Status	Specify a code from UDC 12/ES that identifies the equipment status of an asset, such as available, down, or disposed.

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5. Service Contract Document Type	Specify a code from UDC 00/DT that identifies the document type for a contract. Typically, the default document type is *CM* (Service Contracts).
6. Service Contract Line Type	Specify a value that determines how the system processes lines on a transaction. This value determines which systems the transaction interfaces with, such as JD Edwards EnterpriseOne General Accounting, JD Edwards EnterpriseOne Job Cost, JD Edwards EnterpriseOne Accounts Payable, JD Edwards EnterpriseOne Accounts Receivable, and JD Edwards EnterpriseOne Inventory Management. It also specifies the conditions under which a line prints on reports and is included in calculations. Values include: *S:* Stock item. *J:* Job cost. *N:* Nonstock item. *F:* Freight. *T:* Text information. *M:* Miscellaneous charges and credits. *W:* Work order.
7. Service Contract Status	Specify a code from UDC 52/CS that identifies the status of a contract.
8. Base Contract Duration Unit of Measure	Specify a code from UDC 00/UM that identifies the unit of measurement for an amount or quantity as it was billed.
9. Base Contract Duration	Specify the billing duration associated with the contract.
10. Account Business Unit	Specify the business unit.
11. Account Object	Specify the object account.
12. Account Subsidiary	Specify the subsidiary account.

Versions

If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

1. Option Selections (P44H501) Version	Specify the version of the P44H501 program to use.
2. Extended Homebuilder Data (P44H092) Version	Specify the version of the P44H092 program to use.
3. Closing Worksheet (P44H591) Version	Specify the version of the P44H591 program to use.
4. Address Book (P01015) Version	Specify the version of P01015 program to use when you add buyer information.
5. Manual Advance (P44H002) Version	Specify the version of the P44H002 program to use.
6. Lot Master Outbound Notification (P44H9903) Version	Specify the version of the P44H9903 program to use.

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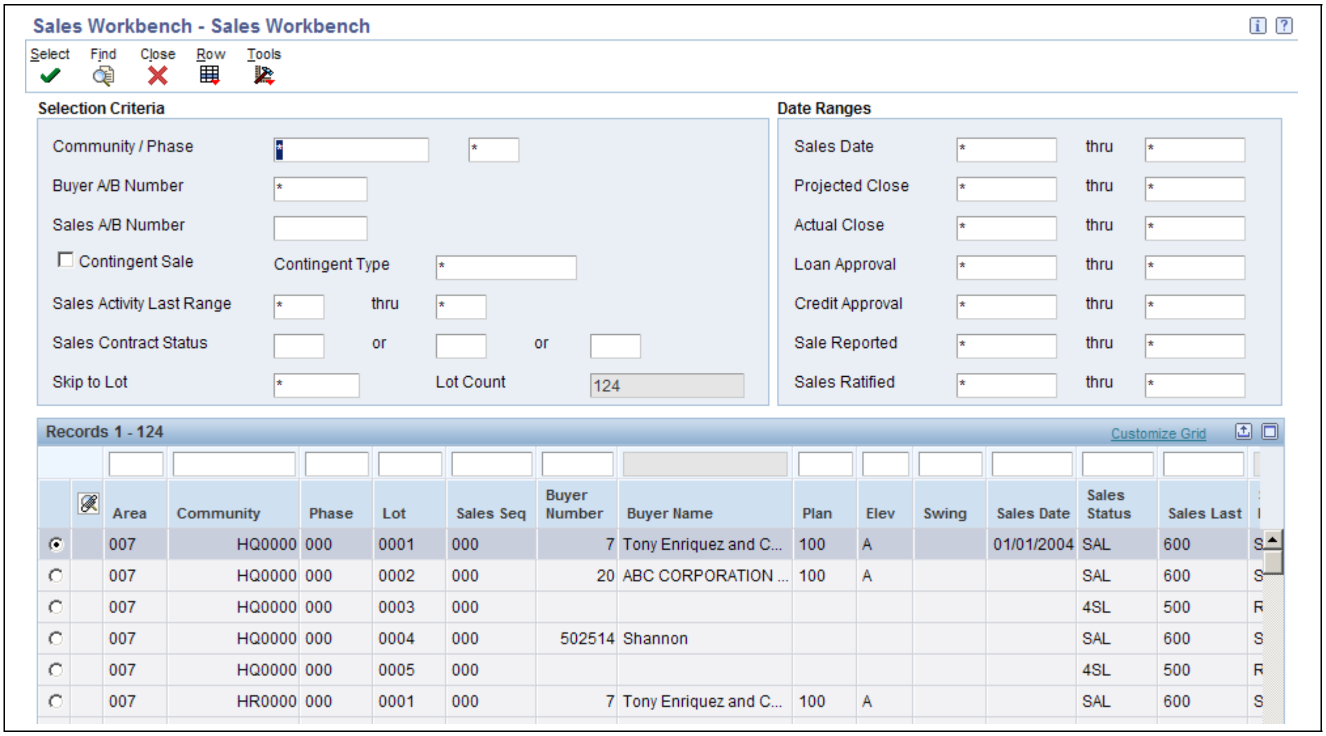
7. Install Base Revision (P1702) Version — Specify the version of the P1702 program to use. When creating equipment master records, the system uses this program for information such as serial number requirements and base warranty default requirements.

8. Contract Revisions (P1721) Version — Specify the version of the P1721 program to use.

Reviewing Sales Information

Access the Sales Workbench form.



Sales Workbench form

Community / Phase — Enter a value that specifies a community and a phase within a community.

Buyer A/B Number and **Sales A/B Number** — Enter the address book number of the buyer and the first sales associate.

Contingent Sale — Select this check box to review only those lots with contingency sales.

Sales Activity Last Range — Enter a code from UDC 44H0/RL that specifies the sales activity for the last sale completed in the sales process.

Sales Contract Status — Enter a code from UDC 44H5/ST that specifies the status of a sales contract.

Date Ranges

To search within a range of dates, enter different dates in the two date fields or, to search on a specific date, enter the same date in both fields.

Sales Date thru — Enter the specific date or the date range in which the house is sold.

Projected Close thru — Enter the specific date or the date range in which the escrow is projected to close. This date is a projection and is subject to change.

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Actual Close thru	Enter the specific date or the date range in which the house was closed.
Loan Approval thru	Enter the specific date or the date range in which the loan is approved.
Credit Approval thru	Enter the specific date or the date range in which the buyer's credit was approved.
Sale Reported thru	Enter the specific date or the date range in which the seller reports the sale and notifies all concerned parties of the sale.
Sale Ratified thru	Enter the specific date or the date range in which the seller signs the purchase agreement.

Configuring Lot Information

This section provides an overview of lot configuration and discusses how to:

- Add buyer information to lots.
- Select contracts.
- Select plan and elevation for lots.
- Select options.

Understanding Lot Configuration

Many builders begin construction on houses that are not yet sold. These houses are commonly referred to as specification homes. Other builders deal only with presale houses, in which construction begins upon the sale of the house. The JD Edwards EnterpriseOne Homebuilder Management system enables you to configure a lot for either of these scenarios.

You set up lot configuration information in the Sales Workbench program (P44H500). Configuring a lot includes selecting the plan, elevation, and swing from a list of predefined choices for the chosen community and phase. The system updates this lot configuration information in the Sales Master (F44H501) and Lot Sales History (F44H501H) tables.

You can also add buyer information in the P44H500 program. The system stores the contact information for the buyer in the Address Book-Who's Who table (F0111).

Note. You add buyer information and select a plan and elevation for a lot before you select options.

In addition to selecting a plan and elevation, configuring a lot also involves choosing options. Options are features that a buyer can add to a base house to customize it. Option packages are groups of options that are predefined and sold as a package. Options and option packages are stored in the Option Master table (F44H401). The system tracks the revenue and cost variances between individual options and the combination of these options when they are included in an option package.

When the buyer is selecting options, the system displays only those options that are available in the specific area, community, phase, plan, and elevation of the lot. You can use the Select Options form to review available options. After a buyer selects options, you can review the choices and make changes, as necessary. This information might be of interest to members of the sales, purchasing, construction, accounting, customer service, and warranty departments. You can also review the option selection history on the Work with Option Selection History form.

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See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Options, page 54.

Forms Used to Configure Lot Information

Form Name	FormID	Navigation	Usage
New Buyer	W44H500F	On the Sales Workbench form, select a record and select New Buyer from the Row menu.	Enter the buyer number for the lot.
Quick Customer/Contact Add	W01015A	On the New Buyer form, click Add.	Add buyer information to lots.
Work With Service/Warranty Management Information	W1782G	On the Quick Customer/Contact Add form, click OK.	Select an information type description to associate with your customer.
Customer Information Revisions	W1782B	On the Work with Service/Warranty Management Information form, click Select.	Select contracts.
Select Plan	W44H301SA	On the New Buyer form, click Plan.	Select plan and elevation for lots.
Select Options	W44H501A	Select the lot on the Sales Workbench form, and then Select Options from the Row menu.	Select options and option packages for a lot.
Option Package Detail	W44H501D	Select a record that is associated with a package on the Select Options form, then select Package Components from the Row menu.	Select options associated with a package.
Work with Option Selection History	W44H511HA	On the Select Options form, select View History from the Form menu.	Review option history for a lot.
View Selected Options Only	W44H501C	Select a lot on the Sales Workbench form, and then select View Options from the Row menu.	View selected options.

Adding Buyer Information to Lots

Access the Quick Customer/Contact Add form.

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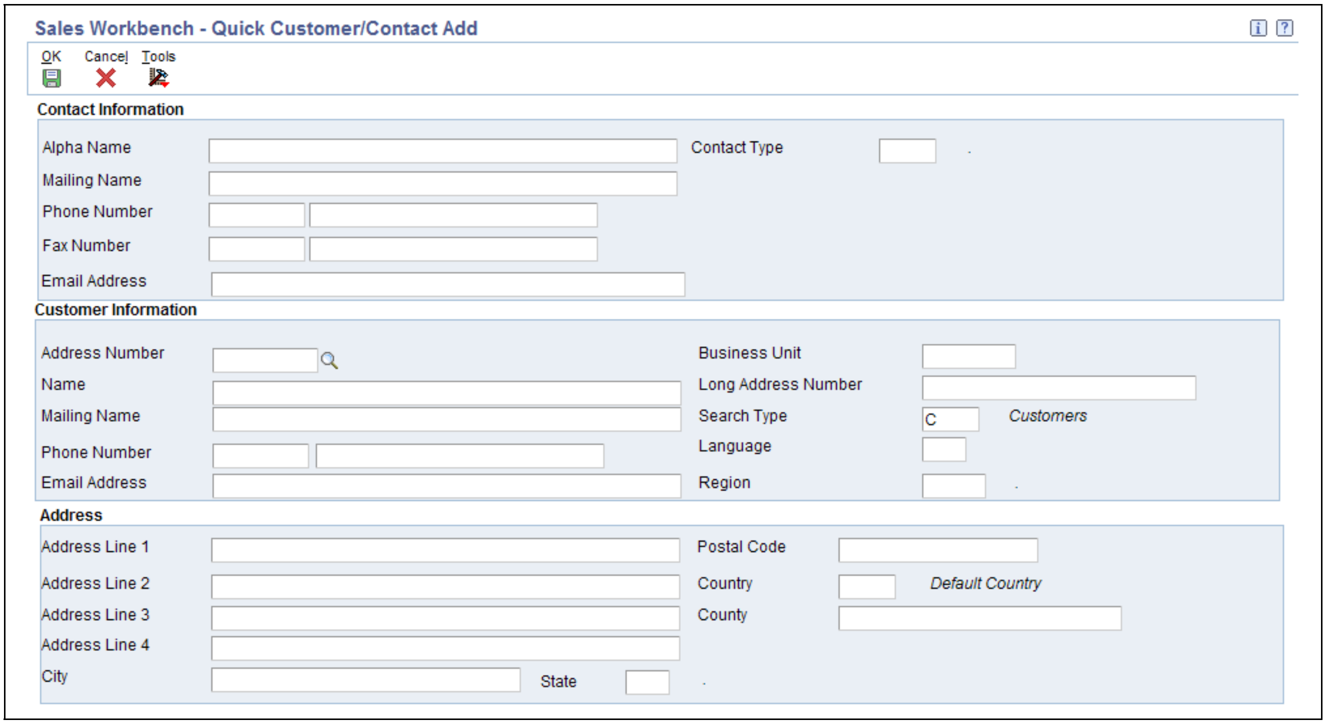

Quick Customer/Contact Add form

See Also

JD Edwards EnterpriseOne Address Book 9.0 Implementation Guide, "Entering Address Book Records"

Selecting Contracts

Access the Customer Information Revisions form.

Complete the following fields on this form if you are using the JD Edwards EnterpriseOne Service Management system to create contracts.

Contracts Enter an alphanumeric code from UDC 40/AS that specifies a contract.

Work Orders Enter an alphanumeric code from UDC 40/AS that specifies a work order.

Case Enter an alphanumeric code from UDC 40/AS that specifies a maintenance request case.

Default Service Provider Enter the address book number of the supervisor.

Default Dealer Enter the address book number default dealer for the customer.

Geographic Region Enter a code from UDC 17/GR that specifies the geographic region of the customer.

Work Order Service Type Enter a code from UDC 00/TY that specifies the type or classification of a work order or engineering change order.

You can use work order service type as a selection criterion for work order approvals.

Time Zone Enter a code from UDC H91/TZ that specifies the time zone in which you want to view the date and time.

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Work Center	Enter an alphanumeric code that identifies a separate entity within a business for which you want to track costs. For example, a business unit might be a community or a phase.
Responsible Business Unit	Enter the number of the business unit in which the employee generally resides.

See Also

JD Edwards EnterpriseOne Service Management 9.0 Implementation Guide, "Setting Up Service Management," Setting Up Customers and Service Providers for Service Management

Chapter 6, "Processing the Sale of a House," Creating Service and Warranty Contracts, page 114

Selecting Plan and Elevation for Lots

Access the Select Plan form.

Follow these steps to add a plan and elevation:

1. On the Select Plan form, select a plan and elevation and click Select
2. On the House Revisions form, click OK.
3. On the Sales Workbench form, click Find to review the plan and elevation information for the lot.

Setting Processing Options for Select Options (P44H501)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Display Community, Phase, Plan and Elevation on Grid	Specify whether to display the Community, Phase, Plan, and Elevation columns in the detail area. Values are: Blank: Do not display. *1:* Display.
2. Allow override to Options Sales Price	Specify whether to allow an override to the sales price of the option. Values are: Blank: Do not allow (default). *1:* Allow.
3. Maintain deposits at option level	Specify the level at which to maintain deposits. Values are: Blank: Maintain deposits at the sales record level (default). *1:* Maintain deposits at the individual option level.
4. Control manual reduction of quantity selected	Specify when to allow the Lot Start process to reduce the quantity of a selected option. Values are: Blank: Allow the system to reduce option quantities to the quantity of options that have commitments. The system deletes any options in the Lot Start Workfile (F44H711) that do not have associated commitment lines in the Purchase Order Detail File (F4311).

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1: Allow the system to reduce option quantities to the quantity in the F44H711 workfile, even if the workfile records do not yet have an associated commitment line in the F4311 table.

For example, you select a quantity of eight phone jacks. There are eight phone jacks in the F44H711 workfile, six of which have been committed. A blank value in this processing option allows the option quantity to be reduced to six so that the system deletes the two uncommitted records from the F44H711 workfile. A value of *1* in this processing option does not allow a reduction to the option quantity because a quantity of eight exists in the F44H711 workfile.

5. Require reason code for deselecting options that have been generated

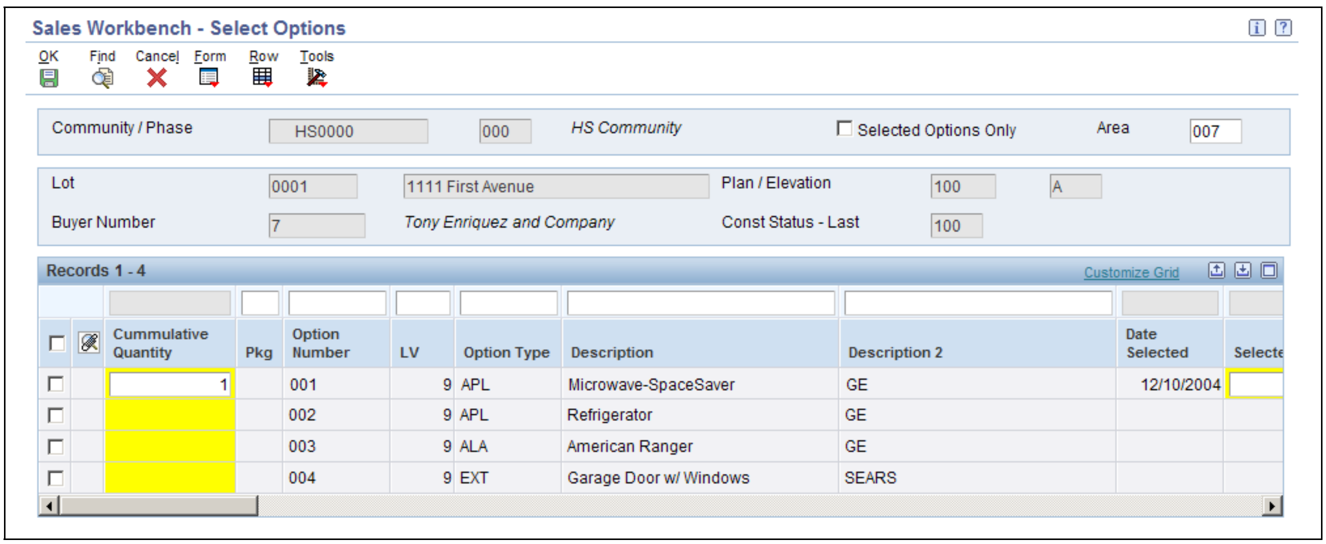
Specify whether to require a reason code when removing options that have been generated in the F44H711 workfile. Values are:

Blank: Do not require.

1: Require.

Selecting Options

Access the Select Options form.



Select Options form

Cumulative Quantity

Enter the cumulative quantity of the option. For example, if a buyer has previously ordered two ceiling fans and then orders two more, enter *4*.

Pkg (option package flag

Displays a *1* if the option is part of an option package.

Deposit Taken

Enter the deposit amount taken for the option. If you enter a value in this field, the system updates the Option Master (F44H401) and Option Selection (F44H511) tables.

Sketch Number

Enter alphanumeric text that provides additional information about the option. For example, you might enter the color *white* for a ceiling fan. This field appears after you enter a value in the Cumulative Quantity field.

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Managing Sales

This section provides overviews of sales information and sales cancellations and discusses how to:

- Enter sales information.
- Cancel sales.

Understanding Sales Information

You can use the JD Edwards EnterpriseOne Homebuilder Management system to enter, maintain, and track the following sales information:

- Buyer history for every lot.

  When you enter a new sale, the system records the buyer information in the Sales Master (F44H501) and the Lot Sales History (F44H501H) tables.

- Contingent events and the related expiration or successful release dates for new sales that are dependant on the outcome of the event.

  Contingent events might include the sale of the buyer's existing home or the approval of a credit application.

- Up to ten sales agents, brokers, or design center consultants for a single sale, along with their respective commission percentages or amounts.
- Base price of the house, lot premium, sales price adjustments, option revenue, and incentives.

  The total of these amounts equals the total sales price. You can organize option revenue in up to nine revenue groups.

- Construction data that is associated with the sale, including construction-related dates, codes, and notes for each lot.

  You can also track user-defined information, which includes up to fifteen date fields, ten amount fields, and ten category codes.

- Extended data, which you can attach to any sales record.

  Use extended data to track additional date, amount, and text information.

- Sales agents, lenders, brokers, title companies, and other agent-related information that you gather when you enter and maintain a sale.

Sales Activity Rules

Activity rules control the processes that you can perform, based on the sales and construction status of each lot. For example, you can use sales activity rules to indicate that a lot is not available for sale because the project or phase has not been released for sale or because the lot has already been sold. Sales activity rules also determine whether you can record a sale for a presale or a specification home. You can set the default status for activity rules in the processing options for the Sales Workbench program.

You control which activities create records in the Sales Master table (F44H501). The sales activity rules control when information is updated to the F44H501 table. The system updates the F44H501 table when you:

- Enter a new sale.
- Cancel a sale.
- Transfer a sale.

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See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Activity Rules, page 22.

Understanding Sales Cancellations

You can only process a cancellation if the prerequisites that are based on the sales activity rules for canceling a sale are met. Sales activity rules determine what cancellation information is stored in the F44H501H and F44H501 tables. When you cancel a sale, the system records the cancellation and stores that information for statistical reporting. After you cancel a sale, you can change the sales activity status of a lot to Available for Sale.

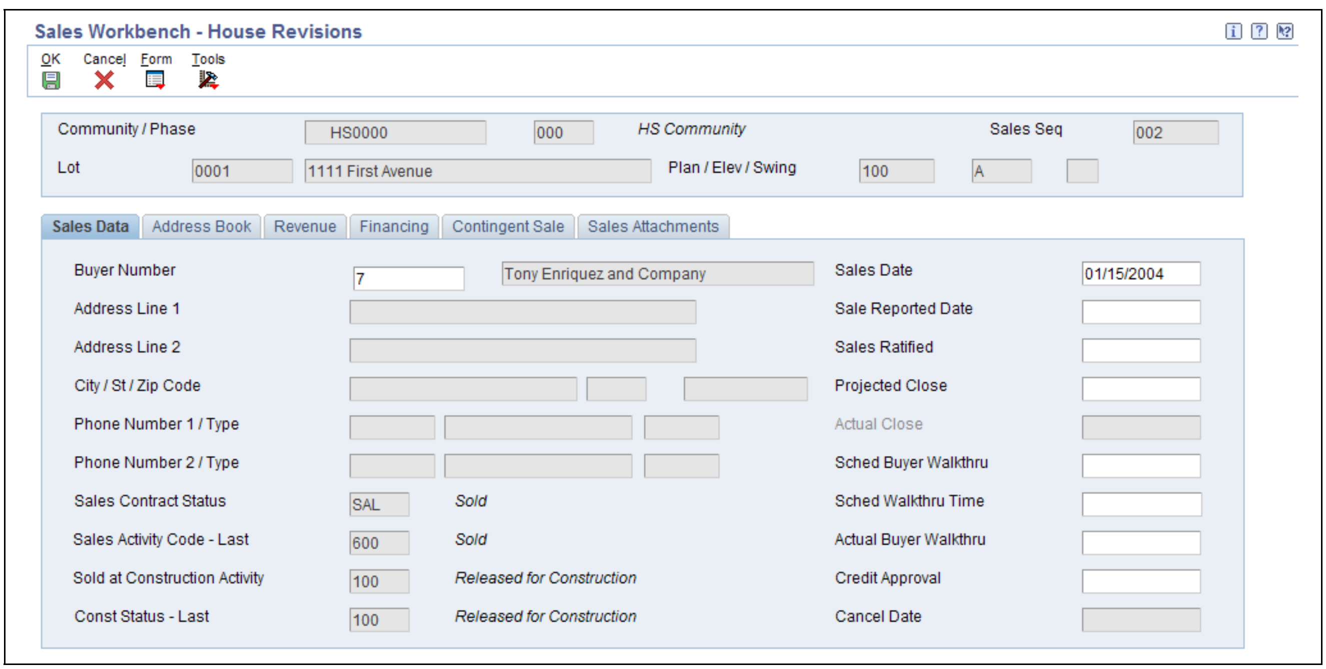
Cancellations can also affect the lot configuration. For example, if a buyer cancels a sale before all of the selected options have been installed, you determine whether the selected plan, elevation, and options will still be built as specified.

Forms Used to Manage Sales

Form Name	FormID	Navigation	Usage
House Revisions	W44H500A	Select a record on the Sales Workbench form and click Select.	Enter sales information.
Cancel Sale	W44H500B	Select a record on the Sales Workbench form, and then select Cancel Sale from the Row menu.	Cancel sales.

Entering Sales Information

Access the House Revisions form.



House Revisions form

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Sales Data

Select the Sales Data tab.

Buyer Number

Displays the primary address number of the buyer. The buyer number is stored in the Sales Master table (F44H500).

A processing option in the P44H500 program controls whether you can change the buyer number in this field.

Sched Buyer Walkthru (buyer scheduled walkthru date)

Enter the date that the buyer is scheduled to perform the walk-through.

Sched Walkthru Time (buyer scheduled walkthru time)

Enter the time the buyer is scheduled to perform the walk-through.

Actual Buyer Walkthru

Enter the actual date that the walk-through occurred.

Credit Approval

Enter the date that the buyer's credit was approved.

Address Book

Select the Address Book tab.

Sales Master 1-10

Enter address book numbers in any of the ten fields.

Comm Pct / Amt (commission percentage/amount)

Displays a commission percentage or an amount to correspond with the address book number. The system provides a data structure in which these values can be stored but not calculated. The system includes these values in the closing escrow journal entry.

Note. The complexity and variety of commission calculations are extensive. Builders employ many unique methods for determining sales representative, outside broker, and design center consultant commissions.

Revenue

Select the Revenue tab.

Base House Price

Displays the default sales price for a plan and elevation from the Plan Master table (F44H301).

Note. You can set a processing option in the P44H500 program to specify whether you can override the default price in this field.

Lot Premium

Displays the premium amount for the lot, if applicable.

Typically, this is an additional monetary amount applied to the selling price for an oversized or particularly favorable lot. This value can be a negative amount. The system copies the amount to the (F44H501) table when the lot is released for sale.

Note. You can set a processing option in the P44H500 program to specify whether you can override the default premium in this field.

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Incentive 1 through **Incentive 3**	Enter a monetary amount of incentives given to the buyer. Enter incentives as a positive amount. This value is stored in the F44H501 table and is used to calculate the total house price. Enter a negative amount in these fields to reduce the value in the Net Base Price field.
Upgrade Amount	Enter the monetary amount of upgrades the buyer requested.
Net Base Price	Displays the price by adding the values from the Base House Price, Lot Premium, Incentive 1–3, and Upgrade Amount fields.
Net Option Price	Displays the price by adding together the values in the Option Revenue Category 1–9 fields and the value in the Option Incentive field.
Total Sales Price	Displays the total sales price by adding together the net base price and the net options price.
Option Revenue Category 1–9	Displays monetary amounts by adding the corresponding revenue amounts for the options that are associated with each lot. You set up option revenue categories on a closing worksheet data mapping template, and the system maps the categories to specific options using the options type, which is stored in the F44H401 table. See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Mapping Data to Closing Worksheet Templates, page 32.
Option Incentive	Enter the monetary amount of the option incentive given to the buyer. This field is stored into the F44H501H table.

Financing

Select the Financing tab.

Loan Type	Enter a code from UDC 44H5/LT that specifies the buyer's loan type.
Loan Number	Enter the buyer's loan number as specified in the Sales Management program (P44H500).
Interest Rate	Enter a value that indicates the percentage of interest. This field is informational only.
Interest Rate Locked	Enter the date on which the interest rate was locked.
Total Purchase Price	Displays the price by adding together the net base price and the net option price.
Variance	Displays the value by subtracting the mortgage amount, down payment, earnest money deposit, and total option deposits from the total purchase price.

Contingent Sale

Select the Contingent Sale tab.

Contingent Sale	Select this check box if the sale has a contingency.
Property Text	Enter a user-defined comment about additional property information.
Converted Date	Enter the date that the contingency is satisfied and that the sale is no longer encumbered.

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Conversion Loss Enter the date by which the buyer must sell his or her original house.

Listing Receipt Enter the date that the listing information was given to the builder.

Sales Attachments

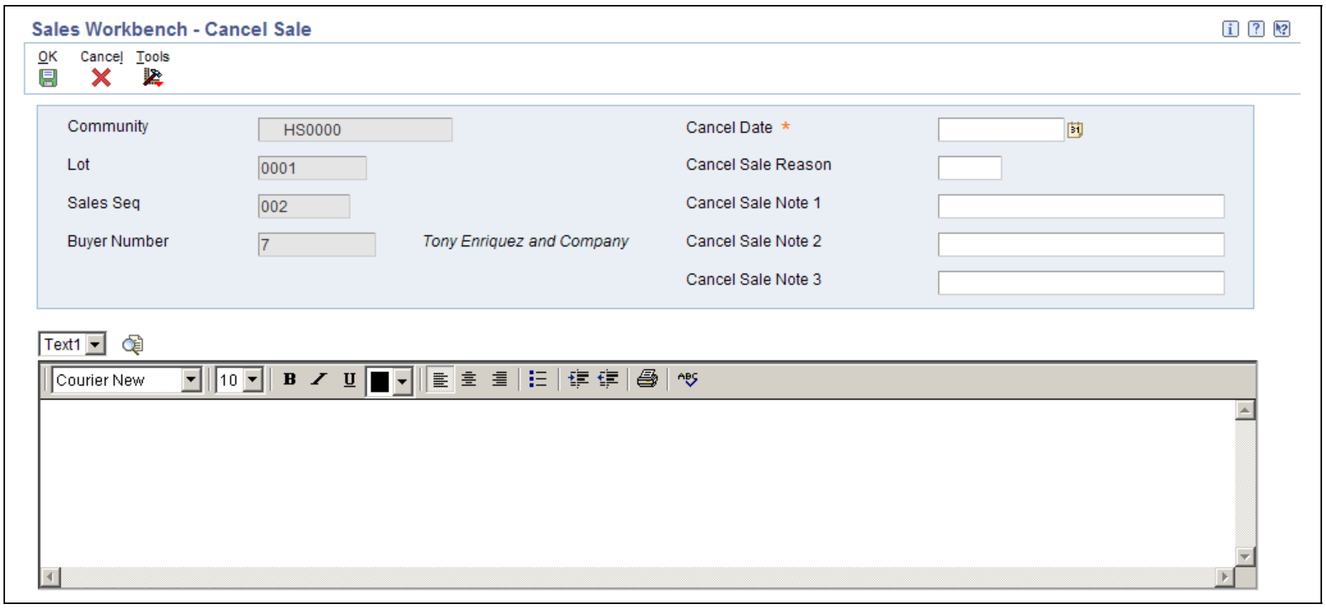
Select the Sales Attachments tab.

To attach additional sales information:

1. Enter text or attach information that is relevant to the sale of the lot.
2. Enter additional information by selecting Additional Data from the Form menu.
3. Select the Category Codes and User Data tabs on the House Revisions Additional Data form, enter values in any of the fields, and click OK.

Canceling Sales

Access the Cancel Sale form.



Cancel Sale form

Cancel Date Enter a date that specifies when the house sale is canceled.

Cancel Sale Reason Select a code from UDC 44H/CS that specifies the reason a sale was canceled.

Cancel Sale Note 1 through **Cancel Sale Note 3** Enter additional text regarding the canceled sale.

Transferring a Sale

This section provides an overview of sales transfers and discusses how to transfer sales.

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Understanding Sales Transfers

A sales transfer occurs when a buyer decides to purchase a different lot within the same community after the purchase of the original lot. To transfer a sale, the prerequisites that are based on the sales activity rules for transferring a sale must be met. A sales transfer might be restricted if the new lot has been designated for a model or specification home.

Note. If a buyer chooses to purchase a lot in a different community, you must cancel the original sale and then create a new sale.

Sales transfers can cause changes to the lot configuration. For example, a buyer might transfer the sale to a lot in another phase of the community and choose the same plan, elevation, and options from the original lot. However, some options might not be available in that phase, they might be priced differently, or the new house might be in a stage of construction that is past allowing the buyer to select options.

To transfer a sale, you must:

- Release the new lot for sale.

  See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Releasing Lots for Sale, page 50.
- Select plan, elevation, and swing if construction on the new lot has not started.

  You can set processing options to transfer this information to the new lot.
- Select options for the new lot.

  The system does not transfer option selections to the new lot.
- Transfer all sales master information to the new lot, including all sales-related extended data.

  You can set processing options to transfer this information to the new lot.
- After the transfer, change the sales status of the new lot to *SAL* (sold) and the original lot to *4SL* (released for sale).
- Attach options for which you have generated commitments to the original lot and remove unprocessed options.

Note. The base house price and the lot premium are copied when a buyer transfers to a new lot.

Sales transfers are recorded for statistical reporting only and do not affect the number of recorded cancellations. Sales activity rules determine what information is stored in the F44H501 and F44H501H tables.

Form Used to Transfer a Sale

Form Name	FormID	Navigation	Usage
Transfer Buyer	W44H500C	Select a lot on the Sales Workbench form, and then select Transfer from the Row menu.	Transfer sales.

Transferring Sales

Access the Transfer Buyer form.

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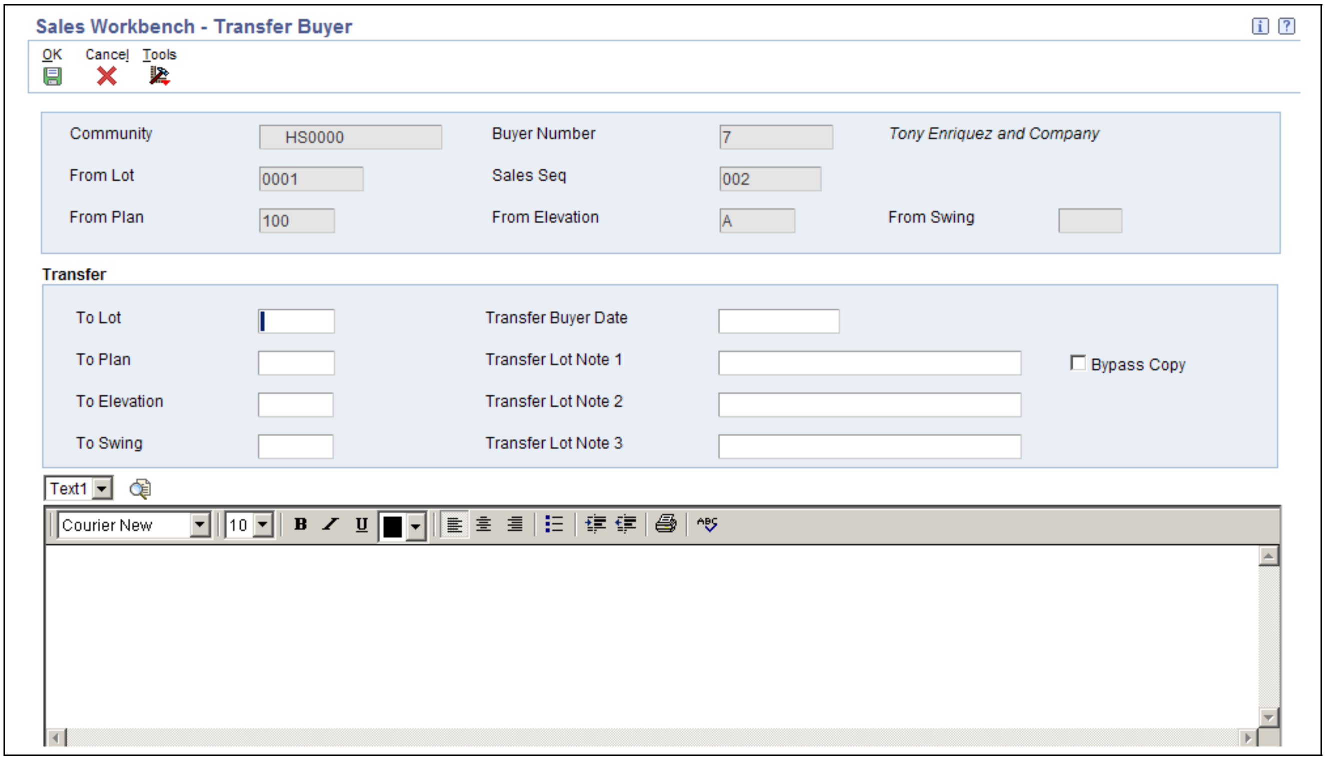

Transfer Buyer form

The system displays the current From Plan, From Elevation, and From Swing fields as read-only.

Transfer

To Lot
Enter a value that specifies the new lot for the transfer.

To Plan
Enter a value that specifies the new plan for the transfer.

To Elevation
Enter a value that specifies the new elevation for the transfer.

To Swing
Enter a code from UDC 44H2/SW that specifies the swing.

Transfer Buyer Date
Enter the date that the buyer transferred the sale to another lot.

Transfer Lot Note 1 through **Transfer Lot Note 3**
Enter text about the sales transfer.

Bypass Copy
Select this check box to bypass the copy process for the sales transfer. If you select this check box, the system bypasses the copy process regardless of the settings for the processing options in the Sales Workbench program, which specify that values should be copied when you transfer a sale. If you do not select this check box, the copy process will occur as specified in the processing options.

Adding Extended Data to Sales Records

This section provides an overview of extended data in a sales record, lists a prerequisite, and lists the forms used to add extended data to sales records.

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Understanding Extended Data in Sales Records

You can attach extended data to a sales record to track additional information that is not included in the standard JD Edwards EnterpriseOne Homebuilder Management tables. For example, you might add extended data to track a schedule of deposits that the buyer makes during the escrow period. For each extended data record, you can track three each of the following types of information:

- Dates.
- Monetary amounts.
- Numbers.
- Memos or notes.
- Address book numbers and descriptions.

The system stores this information in the Extended Homebuilder Data table (F44H0929).

Prerequisite

Before you complete the tasks in this section, you must set up at least one extended data template with an associated heading and assign the template to a sales data type.

See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data, page 26.

Forms Used to Add Extended Data to Sales Records

Form Name	FormID	Navigation	Usage
Select Extended Homebuilder Data Category	W44H092A	Select a lot on the Sales Workbench form, and then select Extended Data from the Row menu.	Review extended data categories.
Maintain Extended Homebuilder Data	W44H092B	On the Select Extended Homebuilder Data Category form, select an extended data category.	Add extended data to sales records

Closing Sales

This section provides an overview of sales closing, lists prerequisites, and discusses how to:

- Set processing options for Closing Worksheet Entries (P44H591).
- Prepare closing worksheets.
- Create sales journals.

Understanding Sales Closings

Before you close a sale, you must ensure that the accounting records accurately reflect all of the details of the closing transaction. For example, you should:

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- Separate revenue by base house, lot premium, individual options, or option categories.
- Record any concessions or incentives.
- Record commissions and any warranty-reserve costs.
- Record any additional items from the closing statement, such as title or escrow fees.

The Closing Worksheet Entries program (P44H591) combines information from the closing worksheet template, as well as lot information from the Sales Master (F44H501), Option Master (F44H401), and Closing Worksheet Extended Data Mapping (F44H592) tables to generate the closing journal entry. You can reconcile the closing journal to the HUD1 statement.

Note. The model sales journal from JD Edwards World Homebuilder Management is replaced with the closing worksheet template in JD Edwards EnterpriseOne Homebuilder Management.

Prerequisites

Before you complete the tasks in this section, you must:

- Set up the closing worksheet template for the community on the Mass Update of Closing Worksheet AAIs form.

  See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Closing Worksheets, page 29.
- Set up the corresponding AAIs for the community.
- Verify that the lot that you want to close the sale for has a sales status code of sold, such as SAL, or other user-defined code from UDC table (44H5/ST).

Forms Used to Close Sales

Form Name	FormID	Navigation	Usage
Closing Worksheet	W44H591A	On the Sales Workbench form, select a lot that has been sold and select Closing Worksheet from the Row menu.	Prepare closing worksheets. **Note.** Verify that the closing worksheet is in balance and that the close date is correct before the system generates the sales journal.
Closing Journal Completed	W44H591C	On the Closing Worksheet form, select Create Journal from the Form menu.	Create sales journals.

Setting Processing Options for Closing Worksheet Entries (P44H591)

You can access the P44H591 program through setting a processing option in the Sales Workbench program (P44H500).

Defaults

Name - Alpha Explanation Enter the title of the closing worksheet.

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Versions

1. Closing Worksheet Report (R44H5007)	Specify the version of the R44H5007 report to use. If you leave this processing option blank, the system uses the XJDE0001 version.
2. Journal Entry (P0900049)	Specify the version of the P0900049 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Preparing Closing Worksheets

Access the Closing Worksheet form.

To prepare closing worksheets:

1. Enter the lot closing date in the Close field.
2. Review and confirm the amounts and accounts created for the lot from the closing worksheet template.
3. Modify the closing worksheet with additional information, such as title costs, document fees, escrow fees, or other amounts, from the closing document.
4. Click OK.
5. From the Form menu, select Worksheet Proof to verify that the closing worksheet is accurate and in balance.

Creating Sales Journals

Access the Closing Journal Completed form.

The P44H591 program creates a batch header record and detail journal entry records for the sales journal. The journal entry has a status of unapproved. To record the accounting transactions of the sale, you must post the batch to the general ledger.

See Also

JD Edwards EnterpriseOne Financial Management Application Fundamentals 9.0 Implementation Guide, "Posting Financial Transactions"

Creating Service and Warranty Contracts

This section provides an overview of service and warranty contracts, lists prerequisites, and lists the forms used to create a service and warranty contract.

Understanding Service and Warranty Contracts

JD Edwards EnterpriseOne Homebuilder Management uses the service and warranty contract functionality from the JD Edwards EnterpriseOne Service Management system. This functionality enables you to:

- Create base install records for a base house.
- Designate specific items for service and warranty management.
- Create service and warranty contracts.

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- Select service and warranty items by lot.

If you enter a value in the Warranty Processing processing option, you can select a record and then select Warranty Mgmt from the Row menu on the Sales Workbench form to populate install base records or both install base records and service contract records. After you create the contracts for a record, the system will issue an error if you try to create contracts for this row again.

See Also

JD Edwards EnterpriseOne Service Management 9.0 Implementation Guide, "Working with Warranty Claims and Supplier Recovery Claims"

Prerequisites

Before you complete the tasks in this section, you must:

- Set up the JD Edwards EnterpriseOne Service Management system.

  See *JD Edwards EnterpriseOne Service Management 9.0 Implementation Guide*, "Setting Up Service Management".
- Set up all service and warranty items as extended data for the community.

  See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Extended Data, page 26.
- Set up all service and warranty items in UDC 17/PM.
- Close the sale.

Forms Used to Create a Service and Warranty Contract

Form Name	FormID	Navigation	Usage
Populate Service and Warranty	W44H500K	On the Sales Workbench form, select a record and then select Warranty Management from the Row menu.	Create service and warranty contracts.

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CHAPTER 7

Running the Lot Start Process

This chapter provides an overview of the Lot Start process and discusses how to:

- Work with the Lot Workbench.
- Generate the lot start workfile.
- Manage information in the lot start workfile.
- Generate Homebuilder commitments.

Understanding the Lot Start Process

To build and manage effectively, you must create a structure for establishing the budget, managing costs, creating commitments (purchase orders and subcontracts), managing suppliers and subcontractors, and revising lot configuration information. The Lot Start process helps you manage all of these tasks.

The Lot Start process is designed to:

- Streamline the setup of and provide more control over jobs, budgets, and commitments.
- Manage changes, including supplier changes and option changes.
- Identify the status of lots throughout the construction process, including the status of pending and committed costs for each lot.
- Enable you to manage the progression of lot start information, including budgets and commitments.
- Enable you to manage profitability at a detailed level, from initial lot start through completion and sale.
- Track activity by using historical records.

  For example, you can research why a specific commitment line was generated or canceled by reviewing historical records.

The Lot Start process has three steps:

1. Generate the workfile.
2. Review and maintain the workfile.
3. Generate commitments.

The Lot Start process produces several documents, including:

- A configuration list.

  Many builders refer to this list as a garage sticker. They post the configuration list on the job site for subcontractors.
- A notice to proceed.

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A notice to proceed is also known as the AIA (American Institute of Architects) document.

- Purchase orders.

  Purchase orders are based on both bids and takeoffs.

The JD Edwards EnterpriseOne Job Cost system and the JD Edwards EnterpriseOne Procurement system interface with the JD Edwards EnterpriseOne Homebuilder Management system to provide the structure for cost management, analysis, and control.

See Also

Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Interacting with the JD Edwards EnterpriseOne Job Cost System, page 33

Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Interacting with the JD Edwards EnterpriseOne Procurement System, page 34

Working with the Lot Workbench

This section provides an overview of the Lot Workbench program (P44H200A), lists a prerequisite, and discusses how to:

- Set processing options for the Lot Workbench (P44H200A).
- Review lot information.

Understanding the Lot Workbench Program (P44H200A)

Beginning with an initial review of all lots in a area, use the Lot Workbench program (P44H200A) to access a hierarchy of data, including groups of lots by status, a single lot, and a single option.

Use the P44H200A program to review and revise:

- Community and phase (if enabled) information.
- Lot inventory information.
- Lot sales information.
- Review and validate the lot configuration information.

Note. You can review the job in the Job Status Inquiry program (P512000) by selecting Job Status from the Row menu on the Lot Workbench form.

Prerequisite

Before you complete the tasks in this section, you must set up any lot configuration information, including buyers and options.

See Chapter 6, "Processing the Sale of a House," page 93.

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Form Used to Work with the Lot Workbench

Form Name	FormID	Navigation	Usage
Lot Workbench	W44H200AA	Build and Manage (G44H25), Lot Workbench	Review lot information.

Setting Processing Options for Lot Workbench (P44H200A)

Processing options enable you to specify the default processing for programs and reports.

Default

Specify the default area to initially filter by

Specify a code from UDC 00/05 that identifies the default area. Large home builders might have many areas within their organizational structure. Smaller, regional builders might operate their entire organizations using a single area.

Specify the default community to filter on

Specify the default community.

Enter a '1' to group and display lots by status

Specify how to display lots within a community, phase, or both. Values are:

Blank: Display lots in lot sequence order.

1: Display lots by lot status code.

Versions

If you leave the following processing options blank, the system uses the ZJDE0001 version.

1. Community Master (P44H101) Version and **2. Phase Master (P44H101) Version**

Specify the versions of the P44H101 program to use.

3. Job Master (P51006) Version

Specify the version of the P51006 program to use.

4. Pro Forma (P44H102) Version

Specify the version of the P44H102 program to use.

5. Sales Workbench (P44H500) Version

Specify the version of the P44H500 program to use.

6. Plan Master (P44H301) Version

Specify the version of the P44H301 program to use.

7. Option Master (P44H401) Version

Specify the version of the P44H401 program to use.

8. Lot Master (P44H201) Version

Specify the version of the P44H201 program to use.

9. Job Status Inquiry (P512000) Version

Specify the version of the P512000 program to use.

10. Option Selection (P44H501) Version

Specify the version of the P44H501 program to use.

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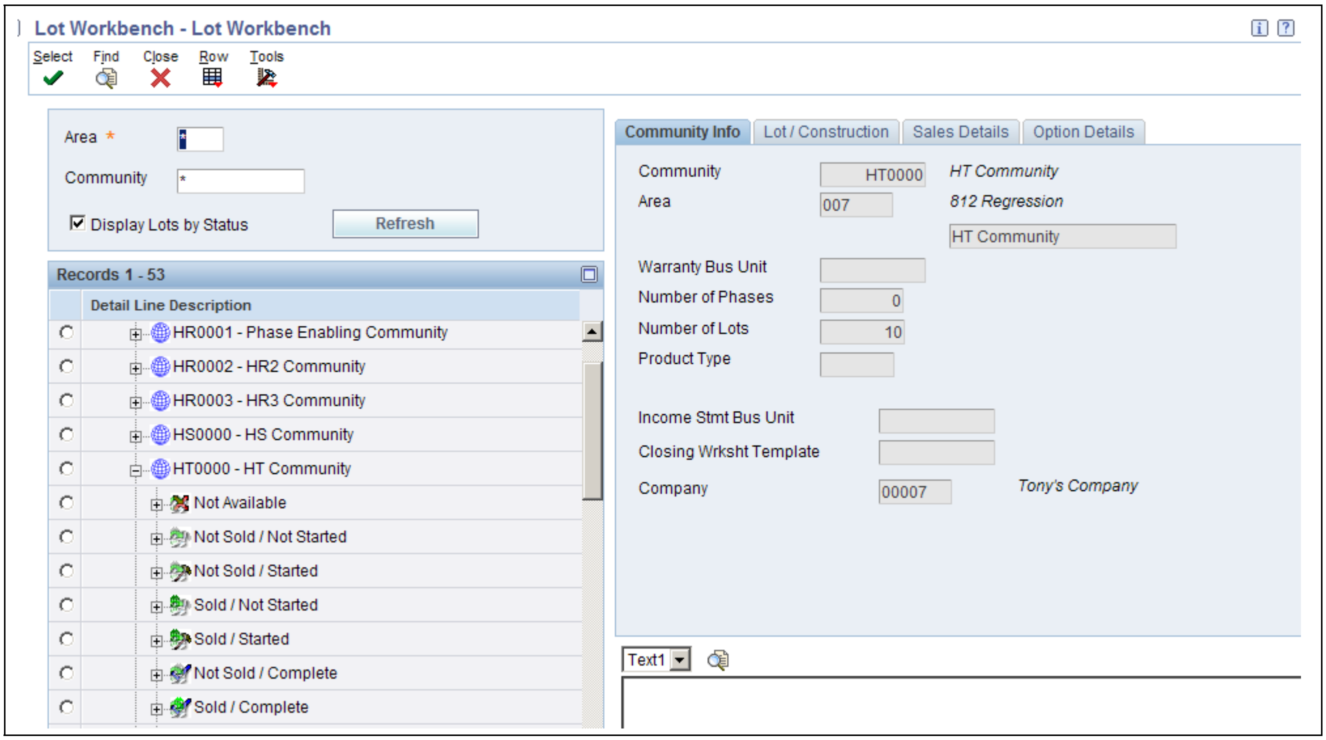
11. House Revisions (P44H500) Version. Specify the version of the P44H500 program to use.

12. Closing Worksheet (P44H591) Version Specify the version of the P44H591 program to use.

13. Lot Start Workfile Maintenance (P44H711) Version Specify the version of the P44H711 program to use.

Reviewing Lot Information

Access the Lot Workbench form.



Lot Workbench form

To review lots:

1. Enter values in the Area and Community fields.
2. To review lot information by status, click the Display Lots by Status check box and click Findor Refresh.
3. Expand any of the statuses listed below to review the lots associated with that status:
   - Not Available (Letter X button)
   - Not Sold/Not Started (Gray Dollar Sign/Gray Hammer button)
   - Not Sold/Started (Gray Dollar Sign/Brown Hammer button)
   - Sold/Not Started (Green Dollar Sign/Gray Hammer button)
   - Sold/Started (Green Dollar Sign/Brown Hammer button)
   - Not Sold/Complete (Gray Dollar Sign/Blue Check Mark button)

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- Sold/Complete (Green Dollar Sign/Blue Check Mark button)
- Closed (Red Lock button)

4. To review all of the lots in the community, clear the Display Lots by Status check box and click Find or Refresh.
5. Expand the community to see all the lots.

   Regardless if whether you select or clear the Display Lots by Status check box, the system displays the following buttons next to each lot to indicate its status:

Button	Status
Gray or White House	House in Process/Details Available
Green House	House in Closed
Blue House	House is a Model

6. To review information about a lot, select a lot and then select the Lot/Construction and Sales Details tabs.
7. To review the options that are attached to the lot, expand the lot.

   The system displays one of the following buttons to indicate the option status:

Button	Option Status
Red filing cabinet	No commitments have been generated for the option.
Gray filing cabinet	Commitments have been generated for the option.

8. To review information about a specific option, select the option and review the information available on the Option Details tab.
9. To review additional information, select a community, phase, or lot, and then select one of the programs, such as Community Master or Option Master, from the Row menu.

Generating the Lot Start Workfile

This section provides overviews of the Lot Start Workfile Generation program (R44H700) and the data selection hierarchy, lists prerequisites, and discusses how to:

- Run the Lot Start Workfile Generation program.
- Set data sequencing for the Lot Start Workfile Generation program.
- Set processing options for Lot Start Workfile Generation (R44H700).

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Understanding the Lot Start Workfile Generation Program (R44H700)

To begin the Lot Start process, you must first run the Lot Start Workfile Generation program (R44H700) to generate records in the Lot Start Workfile (F44H711). The workfile records contain detail by lot, cost code, and contract number and specify whether the price was determined by national purchasing. You can use the Work with Lot Start Workfile form to manage budgets and commitment generation.

You can run the R44H700 program in one of these three modes:

- Prestart

  Prestart mode creates lot job master records and accounts, which are copied from the area job for a specified cost code range. Prestart mode also creates invoices and payments for administrative cost codes, such as permits. Prestart mode does not generate workfile records in the F44H711 workfile or create budgets or commitments.

- Proof

  Proof mode allows you to verify contracts prior to committing a lot. Proof mode creates lot job master records if they were not previously created, copies template accounts, and creates records for verification in the Lot Start Generation Workfile (F44H71W1). Subsequently, the Lot Start Workfile Generation program (R44H700) uses data from the F44H71W1 table and creates a report. Proof mode does not save records in the F44H711 workfile. It does not create budgets, regardless of the processing option settings related to budget creation, nor does it retrieve purchase order numbers.

- Final

  Final mode creates lot job master records if they were not previous created, copies template accounts, optionally copies template budgets, and creates commitments and budgets in the F44H711 workfile. You can set processing options to specify if commitments and budgets are created in final mode.

  See Chapter 7, "Running the Lot Start Process," Generating Homebuilder Commitments, page 137.

When you generate the F44H711 workfile, the system integrates the following information from other tables in the JD Edwards EnterpriseOne Homebuilder Management system:

Information	Table
Bid information	Bid Header (F44H601) Bid Details (F44H611)
Takeoff information	Takeoff Master (F44H602)
Item pricing information	Material Item Pricing (F44H603)
Options	Option Selections (F44H511)
Commitment start date	Lot Master (F44H201)
Supplier assignment	Vendor Assignment (F44H604)

During the initial workfile generation, the system uses this information:

- The plan, elevation, and swing from the lot configuration (when you run the Lot Start Workfile Generation program in proof or final mode).

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- The account structure from the cost code template that is identified in the plan or overridden in the Lot Master (F44H201).
- The start date and contract release-through phase from processing option settings or from the F44H201 table.
- The unprocessed options in the F44H511 table.

  The program will not select options that have been included in a previous workfile generation.

You must specify a commitment start date in the processing options before you run the Lot Start Workfile Generation program. You can either enter a date or specify that the system uses the date that appears in the Lot Master table (F44H201).

When you run the R44H700 program, the system assigns a lot start generation number to each record that is created. You can use this number to search for a workfile record in the Lot Start Generation Workfile (F44H71W1). The system will enter a flag next to each bid and takeoff record that uses the national purchasing item prices. Each record also has a lot construction sequence number in the Lot Master (F44H201). You can either manually preassign that number or let the system automatically assign the next available sequence number. The system maintains lot construction sequence numbers within each community only.

You can review tax information for bid contracts and takeoffs, when available, on the Workfile Detail Preview form. For example, you can view the tax commitment amount for taxable lines. If the takeoff detail records do not contain tax information, the system first searches the job, and then the supplier address book for tax information.

Understanding the Data Selection Hierarchy

The Lot Start Workfile Generation program (R44H7000) analyzes bids and takeoffs and, using supplier assignments, determines the appropriate commitments and budgets to create for each lot. When multiple bids and takeoffs exist for a specific cost code, the system uses a set of defined rules and hierarchies to determine which items to select.

The R44H700 program uses a specific to general selection hierarchy for supplier assignments and bids, and cumulative selection for takeoffs. For bids, the program selects transactions in this hierarchical order:

1. Any detail transactions for bids that are designated as preferred subcontractor.

   You can designate a supplier as a preferred subcontractor. If a preferred subcontractor exists for a cost code, or a cost code and option combination, the R44H700 program selects that bid and the search is finished. The R44H700 program selects a preferred subcontractor at any tier level even when there is a more specific, nonpreferred supplier bid at a more detailed level. If a preferred subcontractor is used, national purchasing is bypassed.
2. Supplier assignments.

   A bid requires a supplier assignment when no preferred subcontractor is designated.
3. Bid detail transactions for all assigned suppliers.

When multiple valid bid records appear at the same level of specificity, the R44H700 program selects all of them.

Note. You must understand the hierarchical order in which the R44H700 program chooses supplier assignment, bid, and takeoff records to use wildcards efficiently and ensure predictable and accurate results.

Supplier Assignment Hierarchy

You define a supplier assignment at the area level, but you can also further define the assignment at the community, phase, lot, or option level. You can also define a supplier within the national purchasing structure.

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The R44H700 program first searches for the greatest level of specificity. If it finds no matching record, the system continues to the next level, and so on. The eight levels of specificity for supplier assignments, from most specific to most general, are:

Level	Community	Phase	Lot	Option
1	Community	Phase	Lot	Option
2	Community	Phase	Lot	A wildcard value
3	Community	Phase	A wildcard value	Option
4	Community	Phase	A wildcard value	A wildcard value
5	Community	A wildcard value	A wildcard value	Option
6	Community	A wildcard value	A wildcard value	A wildcard value
7	A wildcard value	A wildcard value	A wildcard value	Option
8	A wildcard value	A wildcard value	A wildcard value	A wildcard value

If the R44H700 program does not find a preferred subcontractor, it searches for an assigned supplier in the order illustrated in the previous table. The program selects the most specific assignments for a bid for the appropriate date range. For example, the commitment start date is within the start and expiration dates of the supplier assignment record. When the system finds all valid supplier assignment records (all assignments at the same level are valid), it uses the associated bid or takeoff record.

Bid Hierarchy

The R44H700 program first searches for the greatest level of specificity. If the system does not find a matching record, the system continues to the next level, and so on. The nine levels of specificity for bid detail records, from most specific to most general, are:

Level	Community/Area	Phase	Plan	Elevation
1	Community	Phase	Plan	Elevation
2	Community	Phase	Plan	A wildcard value
3	Community	Phase	A wildcard value	A wildcard value
4	Community	A wildcard value	Plan	Elevation
5	Community	A wildcard value	Plan	A wildcard value
6	Community	A wildcard value	A wildcard value	A wildcard value
7	Area	A wildcard value	Plan	Elevation
8	Area	A wildcard value	Plan	A wildcard value
9	Area	A wildcard value	A wildcard value	A wildcard value

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The R44H700 program selects the contract lines that are at the most specific level for every cost code and for every cost code and option combination that you are processing. When two contracts are set up at the same level for the same cost code, or the same cost code and option combination, the system selects both contracts. If the system selects a supplier assignment record with a National Purchasing Area, the system will use the associated national purchasing information.

Takeoff Hierarchy

The R44H700 program searches all levels of the organizational structure of the takeoff, such as area, community, and phase, to find all material requirements. Takeoff selection is cumulative. For example, the system creates a purchase order for 3655 bricks during the Lot Start process if the following information applies:

- Area: The area requires mail boxes to be set in brick pillars, which requires 30 bricks.
- Community: The community has a unique pillar design, which requires 15 additional bricks.
- Phase: The pillar in the first phase was enhanced, which requires 10 additional bricks.
- Plan: The plan requires 1000 bricks.
- Elevation: The elevation requires 2000 bricks.
- Options: The homeowners selected the option for brick front steps, which require 600 bricks.

If the system selects a supplier assignment record with a national purchasing area, the system will use the associated national purchasing information, such as the national commodity item number and material pricing information.

Prerequisites

Before you complete the tasks in this section, you must:

- Set up the cost code templates.

  See Chapter 4, "Setting Up and Managing Homebuilder Management Foundation Information," Setting Up Cost Code Templates, page 51.
- Set up all construction activity rules.

  See Chapter 3, "Setting Up JD Edwards EnterpriseOne Homebuilder Management," Setting Up Activity Rules, page 22.
- Set up the lot configuration.

  When you run the Lot Start Workfile Generation program (R44H700) in prestart mode, lot configuration is not required.

  See Chapter 6, "Processing the Sale of a House," Understanding Lot Configuration, page 100.

Running the Lot Start Workfile Generation Program

Select Building and Manage (G44H25), Lot Start Workfile Generation.

Setting Data Sequencing for the Lot Start Workfile Generation Program

Do not change the existing data sequencing because unpredictable results might occur.

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Setting Processing Options for Lot Start Workfile Generation (R44H700)

Processing options enable you to specify the default processing for programs and reports.

Process

1. Processing Mode

Specify the mode in which to run the program. Values are:

Blank: Prestart.

1: Proof.

2: Final.

Note. Prestart mode does not create workfile records or process according to the processing options. Prestart mode copies accounts from the area job to the new lot job for the cost code range specified in the Cost Code From (Prestart Only) and Cost Code Through (Prestart Only)processing options.

---

2. Cost Code From (Prestart Only) and **3. Cost Code Through (Prestart Only)**

Specify the cost code range for which the system copies amounts from the area job to the new lot job when the program is in prestart mode and the value in the Copy Budgets From Cost Code Template processing option is *1*.

4. Post Next Posting Stage

Specify the posting stage through which to process transactions. The posting stage corresponds to reporting code 3 (R003) in the Account Master table (F0901). Values are:

Blank: Post through the ending posting stage that you specify in the Through Posting Stage processing option.

1: Post through the next posting stage.

This value is the next higher value listed in the F0901 table for the cost code template. When you generate the lot start workfile, alphabetic values are not supported in reporting code 3.

5. Through Posting Stage

Specify the posting stage through which commitments, budgets, or both are created. The posting stage corresponds to reporting code 3 (R003) in the F0901 table.

Note. The system ignores the value for this processing option if the value in the Post Next Posting Stage processing option is *1*.

---

6. Copy Budgets from Cost Code Template

Specify whether to copy budgets from the cost code template on the Plan Master Revisions form to the new lot. Values are:

Blank: Do not copy.

1: Copy.

7. Create Budgets

Specify whether or how to create budgets when you run the program. Values are:

Blank: Do not create budgets.

1: Create budgets through the posting stage for which the record is run. Budgets are created for the Base House and Options fields. Additionally,

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Base House creates budgets from Budget Only Bids for each account that does not result in a workfile record.

2: Create budget for the entire lot or job.

The budgets for cost codes after the current posting stage are calculated from bids and takeoffs in the JD Edwards EnterpriseOne Procurement system.

3: Create budgets using budget-only bids for cost codes after the posting stage.

8. Budget Creation Process

Specify when budgets are created for records in the F44H711 workfile. Use this processing option in conjunction with the Create Budgets processing option. Values are:

Blank: Create budgets when you run the Lot Start Workfile Generation program (R44H700).

1: Create budgets when you run the Generate Homebuilder Commitments program (R44H7113).

Note. Regardless of how you set this processing option, all budget amounts that are not written to the F44H711 workfile, such as budget-only records and budget records that are not within the posting stage, are created when you run the R44H700 program.

---

9. Costing Method

Specify how to cost the budget and commitments when the program is run in proof or final mode. Budgets and commitments can have cost components resulting from bids, takeoffs, or both. Values are:

Blank: Process bids and takeoffs

1: Process bids

2: Process takeoffs

10. Commitment Effective Date

Specify the commitment effective date for bid and takeoff processing. If you leave this processing option blank, the system uses the Commitment Start Date (COMJ) in the F44H201 table.

11. Takeoff Discounts

Specify the type of discount to be taken on takeoff-related commitments. Values are:

1: Model discount. For the system to calculate a model discount, the lot must be marked as a model and the model pricing fields must be set on the item price record.

2: Standard discount. For the system to calculate a standard discount, the item price record must be set up.

3: No discounts (default).

12. Retention Calculation

Specify how retention information for material items is calculated. Values are:

Blank: Do not apply retention to material items.

1: Apply retention to all material items.

2: Apply retention to base house material items.

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Note. If you specify 1 or 2 for this processing option, you must enter a value in the Retainage % (retention percentage) field on the Item Price Revisions form. The bid header retention is stored in the F44H711 workfile.

---

13. Advance To Construction Activity Rule

Specify the next construction activity rule from UDC 44H0/RL the system sets in the F44H201 table after you run the program.

14. Commitment Generation

Specify whether to run the Generate Homebuilder Commitments program (R44H7113) when you run the R44H700 program in final mode. Values are:

Blank: Do not run.

1: Run.

Account Creation

1. Lot Job - Business Unit Type

Specify the job type from UDC 00/MC to use in the Business Unit Master table (F0006). If you leave this processing option, the system uses the lot job type from the constants.

2. Lot Job Description Flag

Specify which description appears when you run the Lot Start Workfile Generation program. Values are:

Blank: The default description from the Lot Job - Default Description processing option.

1: The Community Description field (DL01) from the F44H101 table.

2: The Comment field (LOTCMT) from the F44H201 table.

3: The Lot Address field (LOTADD) from the F44H201 table.

3. Lot Job Default Description

Specify the name for the lot job.

If you leave the Lot Job Description Flagprocessing option blank, this default description appears in the Lot Job Master Description field.

4. Lot Job Category Code 6 through **7. Lot Job Category Code 9**

Specify user-defined codes from UDC 00/06 through UDC 00/09 in the Business Unit Master table (F0006).

8. Lot Job Category Code 10

Specify the value to update in the Category Code 10 field in the F0006 table. Values are:

Blank: Update this field with the value specified in the Category Code 10 Default Value processing option.

1: Update this field with the phase number from the F44H201 table.

9. Category Code 10 Default Value

Specify a code from UDC 00/10 that is the default value n the F0006 table.

Versions

1. Commitment Generation (R44H7113) Version

Specify the version of the R44H7113 program to use for each processed lot. If you leave this following processing options blank, the system uses the XJDE0001 version.

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2. Lot Master Outbound Notification (P44H9903) Version	Specify the version of the scheduling P44H9903 program to use when scheduling is enabled and the lot master has not already been processed. If you leave this following processing options blank, the system uses the ZJDE0001 version.
3. Commitment Outbound Notification (P44H9904) Version	Specify the version of the scheduling P44H9904 program to use when scheduling is enabled and TBD bids are created. If you leave this following processing options blank, the system uses the ZJDE0001 version.

Managing Information in the Lot Start Workfile

This section provides overviews of lot start workfile management, canceling and deleting records in the F44H711 workfile, and supplier TBD assignment, lists a prerequisite, and discusses how to:

- Set processing options for Lot Start Workfile Review (P44H711).
- Cancel workfile records.
- Delete workfile records.
- Place workfile records on hold.
- Release workfile records on hold.
- Revise takeoff quantities.
- Assign suppliers to TBD records.

Understanding Lot Start Workfile Management

After you run the Lot Start Workfile Generation program (P44H711), you can manage the information at a detailed level in the Lot Start Workfile (F44H711) using established activity rules.

Use the Lot Start Workfile Review (P44H711) to manage information in the F44H711 workfile. Managing information includes:

- Creating commitments for records.
- Canceling records.
- Deleting records.
- Placing and releasing records on hold.
- Revising estimated takeoff quantities.
- Assigning TBD suppliers or changing suppliers.
- Removing options.
- Reviewing and managing budgets.

Unless you delete records, the lot start information remains in the F44H711 workfile after the system processes the lot in the JD Edwards EnterpriseOne Job Cost and JD Edwards EnterpriseOne Procurement systems. This information provides an important audit trail between the purchasing detail information and the information in the JD Edwards EnterpriseOne Procurement system.

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Record Status in the Lot Start Workfile

This table shows the correlation between the color of a record in the detail area of the Work with Lot Start Workfile form and the commitment status of the record:

Record Color	Commitment Post Status	Commitment Post Status Description
Black	Blank	Ready for commitment generation.
Gray	*C*	Canceled. The system does not create commitments again when at this status.
Green	*E*	Estimated takeoff awaiting final quantity.
Blue	*T*	TBD supplier. The system needs a supplier to create the commitment.
Purple	*H*	On hold. The system cannot create the commitment.
Red	*P*	Commitment generated.
Red or Silver	*P*	Commitment is partially paid or relieved. See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Processing Purchase Order Commitments," Understanding Commitment Processing.

Workfile records with a commitment status of *P* include additional detail to alert you of additional transactions that occur in the JD Edwards EnterpriseOne Procurement system.

For records with a commitment status of *P,* this table shows the correlation between the color of a record in the detail area of the Work with Lot Start Workfile form and the transaction status:

Record Color	Transaction Status	Description
White	No button	A commitment was generated in JD Edwards EnterpriseOne Procurement, but has not been relieved. For example, goods or services have been received, but a payable voucher has not been created for the commitment.
White	Red X	A commitment has been generated, but no associated commitment record can be found.

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Record Color	Transaction Status	Description
Gray	No button	A commitment has been partially relieved in the JD Edwards EnterpriseOne Accounts Payable system, but an open balance on the commitment still exists.
Gray	Green check	A commitment has been fully relieved.

Records with a *1* in the Natl Pur field on the Work with Lot Start Workfile form use national purchasing prices.

Understanding Canceling and Deleting Records in the F44H711 Workfile

You should be cautious when canceling or deleting workfile records because it might affect budgets or commitments. This table describes what the system does when you cancel and delete records in the F44H711 workfile, based on the budget and commitment statuses:

Budget Post Status	Commitment Post Status	User Action	System Action
0 or *1*	*P*	Delete or Cancel	Performs one or more of these functions: • Reverses the budget for the amount of the record. • Cancels the unrelieved commitment. • If the posted record originated from a supplier TBD transaction, deletes both the posted record and the original TBD. • Changes the commitment posting status to *C*.
0	*T*	Delete or Cancel	If a supplier is assigned to the TBD transaction and the child transaction has already been deleted, deletes the record in the F44H711 workfile. If no supplier is assigned to the TBD transaction, deletes the record in the F44H711 workfile.
0	Blank	Delete	If the transaction is a supplier TBD transaction, deletes both the parent TBD and the child supplier-assigned records in the F44H711 table. If the transaction is not a supplier TBD transaction, deletes only the selected record in the F44H711 workfile.
0	Blank	Cancel	Changes the commitment posting status to *C*.
0	*E*	Delete	Deletes the record in the F44H711 workfile.
0	*E*	Cancel	Changes the commitment posting status to *C*.
0	*H*	Delete	Deletes the record in the F44H711 workfile.

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Budget Post Status	Commitment Post Status	User Action	System Action
0	*H*	Cancel	Changes the commitment posting status to *C*.
1	*T*	Delete or Cancel	If a supplier is assigned to the TBD transaction and the child transaction has already been deleted, deletes the record in the F44H711 workfile. If no supplier is assigned to the TBD transaction, the system does one of the following: • Reverses the budget for the amount of the record and deletes the record in the F44H711 workfile. • Changes the commitment posting status to *C*.
1	Blank	Delete	If the transaction is a supplier TBD transaction: • Reverses the budget for the amount of the record. • Deletes both the parent TBD and the child supplier-assigned transactions. If the transaction is not a TBD supplier-assigned transaction: • Reverses the budget for the amount of the transaction. • Deletes only the selected record in the F44H711 workfile.
1	Blank	Cancel	Reverses the budget for the amount of the record. Changes the commitment posting status to *C*.
1	*E*	Delete or Cancel	Reverses the budget for the amount of the record. Deletes the selected record in the F44H711 workfile. Changes the commitment posting status to *C*.
1	*H*	Delete or Cancel	Reverses the budget for the amount of the record. Deletes the selected record in the F44H711 workfile. Changes the commitment posting status to *C*.

Understanding Supplier TBD Assignment

Often, you are unable to determine which supplier will be performing certain tasks until the time of construction. The supplier to be determined (TBD) feature streamlines the process of updating a bid or a takeoff with the correct supplier number. If you do not use the supplier TBD feature, you must cancel the existing purchasing document and create a new commitment with the appropriate supplier.

When you assign suppliers to specific commitments, the system stores the information in the Lot Start Workfile (F44H711). The system updates the records in the F44H711 workfile with the supplier number and supplier description, as defined on the Supplier Assignment Maintenance form.

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Where appropriate, the supplier TBD feature allows you to update pricing based on the newly-assigned supplier's prices. You can modify uncommitted transactions on the Select from Allowed Suppliers form , and process the transactions in the Generate Homebuilder Commitments program (R44H7113).

Prerequisite

Before you complete the tasks in this section, you must verify that the supplier assignment is set up.

See Chapter 5, "Entering Bid Contracts and Takeoffs," Assigning Suppliers to Areas, page 89.

Forms Used to Manage Information in the Lot Start Workfile

Form Name	FormID	Navigation	Usage
Work with Lot Start Workfile	W44H711A	After Start Commitments and Costing (G44H24), Lot Start Workfile Review	• Review lot records. • Cancel workfile records. • Delete workfile records. • Place workfile records on hold. • Release workfile records on hold. • Revise takeoff quantities.
Workfile Detail Preview	W44H711B	On the Work with Lot Start Workfile form, select a record and click Select.	Review detailed lot information.
After Start Processing	W44H706A	On the Work with Lot Start Workfile form, select a record and select Revise Takeoff from the Row menu.	Revise takeoff quantities in the F44H711 workfile.
Select from Allowed Suppliers	W44H704A	On the Work with Lot Start Workfile form, select a supplier TBD record and select Assign Supplier from the Row menu.	Assign suppliers to TBD records. **Note.** A supplier TBD record is indicated by blue text and the value *T* in the Commitment Post Status field.

Setting Processing Options for Lot Start Workfile Review (P44H711)

Processing options enable you to specify the default processing for programs and reports.

Defaults

Homebuilder Area ID Specify a code from UDC 00/05 that determines the default area to use on the Work with Lot Start Workfile form.

Community Specify the community to use on the Work with Lot Start Workfile form.

Phase Number Specify the default phase to use as a filter on the Work with Lot Start Workfile form.

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Versions

1. Commitment Generation (R44H7113) Version	Specify the version of the R44H7113 report to use. If you leave this processing options blank, the system uses the XJDE0001 version.
2. Purchase Order Entry (P4310) Version	Specify the version of the P4310 program to use. If you leave this processing options blank, the system uses the ZJDE0001 version.
3. Commitment Outbound Notification (P44H9904) Version	Specify the version of the P44H9904 program to use when scheduling is enabled. If you leave this processing options blank, the system uses the ZJDE0001 version.

Budgets

Enter '1' to create F0911 audit trail records when doing budget reversals	Specify whether to create audit trail records in the Account Ledger table (F0911) when you cancel or delete workfile records that have posted budgets. Values are: Blank: Do not create audit trail records. *1:* Create audit trail records.
Enter the budget amount ledger type to use for budget reversals	Specify the amount ledger type to use when reversing original budgets in the JD Edwards EnterpriseOne Job Cost system when you cancel or delete workfile records. If you leave this processing option blank, the system uses ledger type *JA.* **Note.** This ledger type must match the amount ledger type specified in the processing options for the Generate Homebuilder Commitments program (R44H7113).

Canceling Workfile Records

Access the Work with Lot Start Workfile form.

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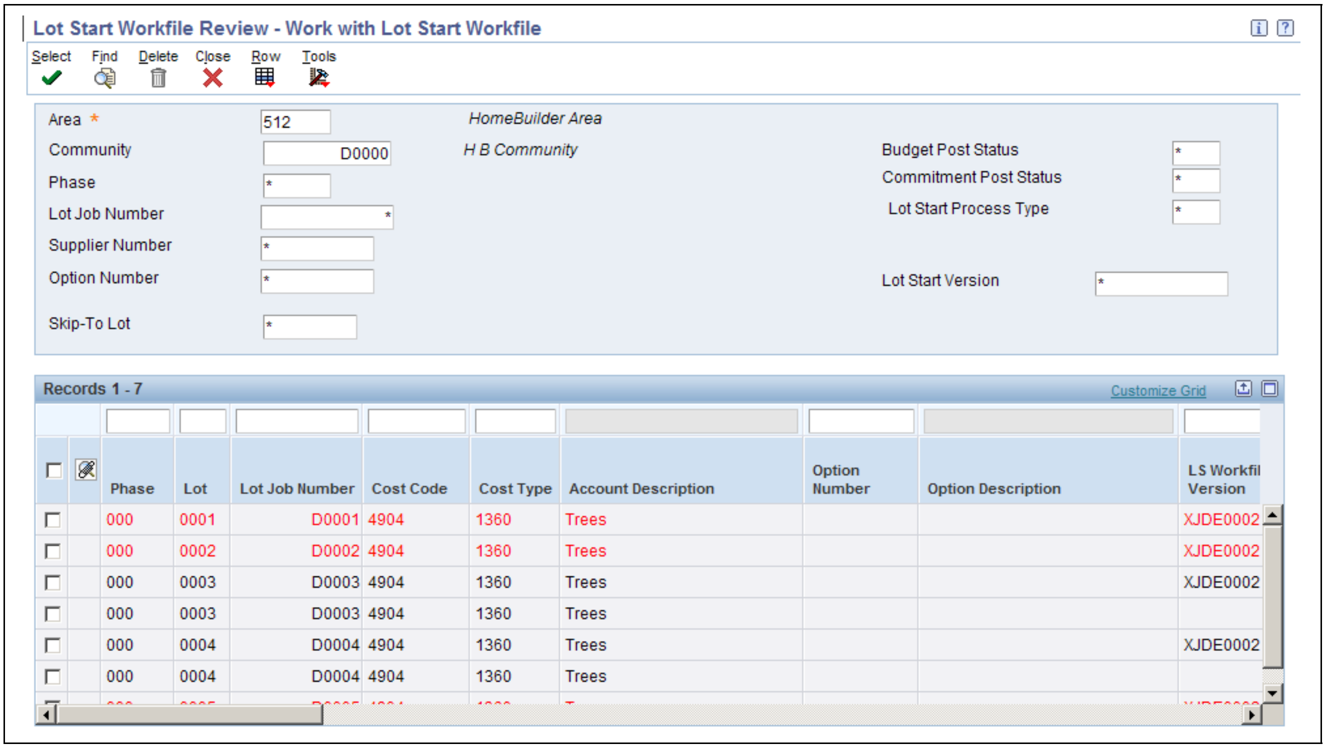

Work with Lot Start Workfile form

To cancel a workfile record, select a record and then select Cancel from the Row menu.

When you select a single record or an entire lot to cancel, the system:

- Determines whether each record is eligible for cancellation.
- Changes the existing workfile records and automatically reduces the open amount to zero in the Purchase Order Detail File (F4311).
- Reduces the PA, HA, JA ledger type balances in the Account Balances table (F0902).
- Changes the value in the Commitment Posting Status field on the Work with Lot Start Workfile form to *C* and the text color to gray.

Note. After you select Cancel, the cancellation occurs with no further warning. You cannot reverse a cancellation. Canceled records continue to appear in the F44H711 workfile, but will not be included on the Work with Lot Start Workfile form the next time you run the Lot Start Workfile Generation program (R44H700). If you cancel a record in error, you must delete the transaction and then reenter it into the system through the selection process when you run the R44H700 program.

Deleting Workfile Records

Access the Work with Lot Start Workfile form.

You can delete records as often as necessary. Deleted records appear as deleted the next time you run the R44H700 program.

Select a record and click Delete.

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Placing Workfile Records on Hold

Access the Work with Lot Start Workfile form.

Select a record and then select Hold from the Row menu.

You can place a hold on records in the F44H711 workfile to prevent the system from generating commitments for those transactions. The system changes the Com PS (commitment posting status) field to *H* and the text color to purple to indicate the transaction is on hold.

Note. You can only place records with a blank commitment posting status on hold.

Releasing Workfile Records on Hold

Access the Work with Lot Start Workfile form.

Select a record and then select Release from the Row menu.

You can release the records on hold when you are ready to continue processing them.

Note. After you release a record that was on hold, the system returns the commitment posting status to blank.

Revising Takeoff Quantities

Access the Work with Lot Start Workfile form.

To revise takeoff quantities:

1. Enter values in these fields on the Work with Lot Start Workfile form:
   - Area
   - Community
   - Lot Job Number
2. Select a record and then select Revise Takeoff from the Row menu.

   You can revise only records that have a value of *E*in the Com PS(commitment posting status) field.
3. On the After Start Processing form, enter a value in the Quantity field and click OK.

Assigning Suppliers to TBD Records

Access the Select from Allowed Suppliers form.

To assign TBD suppliers:

1. Select a blue record on the Work with Lot Start Workfile form and select Assign Supplier from the Row menu.
2. Click Find on the Select from Allowed Suppliers form to view available suppliers for the header information.
3. Select a supplier and click Select to assign a supplier to the TBD record.
4. On the Work with Lot Start Workfile form, the system will recalculate the price for both bids and takeoffs after the supplier is selected.

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Generating Homebuilder Commitments

This section provides an overview of budget and commitment generation, lists a prerequisite, and discusses how to:

- Run the Generate Homebuilder Commitments program.
- Set processing options for Generate Homebuilder Commitments (R44H7113).

Understanding Budget and Commitment Generation

There are three ways in which you can create budgets and commitments:

- Set processing options in the Lot Start Workfile Generation program (R44H700).
- Run the Generate Homebuilder Commitments program (R44H7113) from the menu.
- Create commitments manually on the Work with the Lot Start Workfile form.

If you create commitments manually on the Work with Lot Start Workfile form, select only one record to generate commitments for all eligible records for a lot. The system generates commitments for those records with a blank commitment posting status. The system processes the selected lot and then updates the Com PS field on the Work with Lot Start Workfile form with the value *P.*

When commitments are generated in the JD Edwards EnterpriseOne Homebuilder Management system, records are also created in the JD Edwards EnterpriseOne Procurement system, specifically in the Purchase Order Header (F4301) and Purchase Order Detail File (F4311) tables. The system also updates the Procurement fields, such as Original Document, Document Type, Original Line Number, and so on, with the corresponding information from the bids or takeoffs.

Prerequisite

Before you complete the task in this section, you must verify that the takeoff document type exists in UDC 40/CT to ensure that the system creates proper PA ledger commitments.

Run the Generate Homebuilder Commitments Program

Select Build and Manage (G44H25), Generate Homebuilder Commitments.

When you specify the data selection, the system prompts you to generate workfile records for a specific area, community, phase, or lot only.

Do not change the existing data sequence because unpredictable results might occur.

Setting Processing Options for Generate Homebuilder Commitments (R44H7113)

Processing options enable you to specify the default processing for programs and reports.

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Defaults

1. Commitment Generation Mode

Specify the mode in which to run the program. Values are:

Blank or *0:* Proof mode generates a report of the budgets and commitments created, but does not update records.

1: Final mode updates the records that you specify in the processing options.

2. Contract Type

Specify the types of contracts that the system searches for. Values are:

Blank or *0:* Process bid contracts and takeoffs (default).

1: Process bid contracts only.

2: Process takeoffs only.

3. Takeoff Detail Level

Specify how to group commitments when you run the R44H7113 program. Values are:

Blank: Group commitments by cost code into multiple contracts for a single supplier with separate cost codes.

1: Group commitments by supplier number into one contract containing multiple accounts and multiple items.

4. Save Temporary Workfiles (F44H73W1, F44H73W2)

Specify whether to save workfile records after you run the R44H7113 program.

This program creates two temporary workfiles, the Lot Start - P.O./Commitment Generation Workfile (F44H73W1) and the Lot Start - Budget Generation Workfile (F44H73W2), to store commitments and budgets for both posting and printing. When a contract does not post successfully, you can review the records for troubleshooting purposes. Values are:

Blank: Do not save workfile records (default).

1: Save workfile records. This can require a large amount of disk space.

Versions

If you leave either of the following processing options blank, the system uses the ZJDE0001 version.

1. Purchase Order Entry (P4310) Version

Specify the version of the P4310 program to use.

2. Commitment Outbound Notification (P44H9904) Version

Specify the version of the P44H9904 program to use when scheduling is enabled.

Budgets

1. Budget Ledger Type for Commitment Generation

Specify a code from UDC /LT that identifies the amount ledger type to use to create original budgets in the JD Edwards EnterpriseOne Job Cost system when you run the Generate Homebuilder Commitments program. If you leave this processing option blank, the system uses the default ledger type, *JA.*(job cost budget amount).

The budgets might come from original budgets that are attached to the template job, commitment budgets in the bid master, or actual commitment records.

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Note. The ledger type that you specify in this processing option must match the amount ledger type specified in a processing option for the Lot Start Workfile Maintenance program (P44H711).

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CHAPTER 8

Creating Lot Commitments Independent of the Lot Start Process

This chapter provides an overview of independently created commitments and discusses how to:

- Create lot commitments from extra purchase orders.
- Create lot commitments from external purchase orders.

Understanding Independently Created Commitments

In the JD Edwards EnterpriseOne Homebuilder Management system, the Lot Start process creates the majority of on-site commitments by using a combination of bids and takeoffs to generate purchase orders in the JD Edwards EnterpriseOne Procurement system. However, you might need to create commitments independent of the Lot Start process. For these situations, select an option to manually create commitments:

- Create lot commitments from extra purchase orders.
- Create lot commitments from external purchase orders.
- Create non-lot-related commitments by creating subcontracts in the JD Edwards EnterpriseOne Procurement system.

  Use subcontracts for all non-lot-related commitments, such as due diligence, engineering, land development, and potential marketing costs.

  See *JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide*, "Setting Up Purchase Order Commitments".

Creating Lot Commitments from Extra Purchase Orders

This section provides an overview of extra purchase orders and discusses how to:

- Set processing options for Extra Purchase Order Entry (P44H703).
- Create lot commitments in the F44H711 workfile from extra purchase orders.

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Understanding Extra Purchase Orders

In many instances, you need to purchase additional materials for a lot. These extra purchase orders are often referred to as field purchase orders because they originate at the construction site. Extra purchase orders are used for commitments for lots only. You can use the Extra Purchase Orders program (P44H703) to create these extra purchase orders. You can set processing options for the P44H703 program to allow line changes or additions to a selected contract.

The P44H703 program provides:

- Flexible data entry.
- Access to pricing information.
- A separate source document type (OP) for extra purchase orders.

When you create extra purchase orders, the system updates the After Start Purchasing table (F44H711P). When you create commitments based on the extra purchase orders, the system updates the Lot Start Workfile (F44H711). Purchase orders in the F44H711 workfile are available to all JD Edwards EnterpriseOne Homebuilder Management system functions, including cost analysis, commitment processing, and accounts payable processing.

The system performs account validations on a record before it is updated from the F44H711P table to the F44H711 workfile. If you revise a contract, these restrictions apply:

- An item must exist in the Item Master (F4101) and Item Master Homebuilder Extension (F44H4101) tables.
- The last status of a committed line from the Purchase Order Detail File (F4311) must be less than the defined status of the order.

  You specify whether to allow revisions in the processing option Allow Lot Start Workfile Revisions in the Extra Purchase Order Entry program.
- You cannot make changes to the account if payments have been processed on the committed line.
- The commitment posting status must be blank or *P* (posted).

  If the status is posted, the previous restrictions apply.

Calculations and data retrieval are based on values on the Work with After Start Purchasing form:

- The Unit Cost field must be blank for the system to retrieve new or adjusted pricing.

  If this field is not blank, the system uses the current unit cost and the quantity entered to calculate the extended amount.
- If you change the Item Number field, the system retrieves the corresponding short and third item numbers.
- The taxable status is based on the community and then the vendor.

  However, the new or adjusted tax amount is not recalculated until you run the Generate Homebuilder Commitments program (R44H7113) again.
- If you change the Cost Code or Cost Type fields, the system retrieves the corresponding account ID (AID), long account number (ANI), and account description from the Account Master table (F0901).
- If you enter a value in the Option Number field, the option availability is validated and the takeoff process retrieves the pricing.

If an assigned supplier pricing is not found in the Material Item Pricing table (F44H603), the system retrieves the default pricing from the Item Master Homebuilder Extension table (F44H4101).

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Forms Used to Create Lot Commitments from Extra Purchase Orders

Form Name	FormID	Navigation	Usage
Work with After Start Purchasing	W44H703A	After Start Commitments and Costing (G44H24), Extra Purchase Order Entry	Review extra purchase orders.
After Start Purchasing Maintenance	W44H703B	On the Work with After Start Purchasing form, select a record and click Select.	• Revise or set up extra purchase orders. • Create lot commitments in the F44H711 workfile from extra purchase orders. **Note.** If you upload records from an external system, you can access those records on the After Start Purchasing Maintenance form.
Work With Lot Start Workfile	W44H711A	On the Work with After Start Purchasing form, select Lot Start Workfile from the Form menu.	Review the extra purchase orders.
Lot Start Workfile Revisions	W44H703D	On the Work With Lot Start Workfile form, select a record and click Select.	Revise generated lot start workfiles. **Note.** You can review the purchase order detail that corresponds to a record when you select PO Detail from the Lot Start Workfile Revisions form.

Setting Processing Options for Extra Purchase Order Entry (P44H703)

Processing options enable you to specify the default processing for programs and reports.

Defaults

The values that you enter for the processing options on this tab appear in fields on the After Start Purchasing Maintenance form.

1. Cost Type Specify the default cost type.

2. Document Type Specify a code from user-defined code (UDC) table 00/DT that identifies the default document type.

3. Homebuilder Area Specify a code from UDC 00/05 that identifies the default area.

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Process

1. Allow Cost Type Changes

Specify whether to allow cost type changes. Values are:

Blank: Do not allow.

1: Allow.

2. Allow Item Entry

Specify whether to allow an item to be added to a purchase order. Values are:

Blank: Do not allow.

1: Allow.

3. Create Budget

Specify whether to create a budget. Values are:

Blank: Do not create. The Budget Post Status field is set to *2* for the record that the system created in the Lot Start Workfile (F44H711).

1: Create. The Budget Post Status field is set to *0* for the record that the system created in the F44H711 workfile.

4. Ignore Date Warning Error

Specify whether the system allows you to ignore warning messages when you select Create Workfile from the Form menu on the Work With After Start Purchasing form. Values are:

Blank: Do not ignore.

1: Ignore.

5. Allow Lot Start Workfile (F44H711) Revisions

Specify whether the system allows revisions to purchase orders that exist in the Lot Start Workfile (F44H711). Values are:

Blank: Allow.

1: Do not allow.

Note. If you leave this processing option blank, you can change purchase order lines that have been committed as long as the status of the order is less than the defined status. If the status of the order is less than the defined status, purchase order lines in the Purchase Order Detail File (F4311) cannot be changed if the item has not been partially or fully received or vouchered.

---

6. F4311 Detail Line Protection Status

Enter a code from UDC 40/AT that specifies the last status code at which revisions can be made to a purchase order line that exists in the F4311 table. If you leave this processing option blank, the system uses the default status *999.*

7. Discount Type

Specify the discount type that the system uses when the extended price is calculated for an item. Values are:

Blank: None

1: Standard.

2: Model.

Versions

1. Vendor Assignment Outbound Notification (P44H9902) Version

Specify the version of the P44H9902 program to use when scheduling is enabled. If you leave this processing option blank, the system uses the ZJDE0001 version.

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2. Purchase Orders (P4310) Version

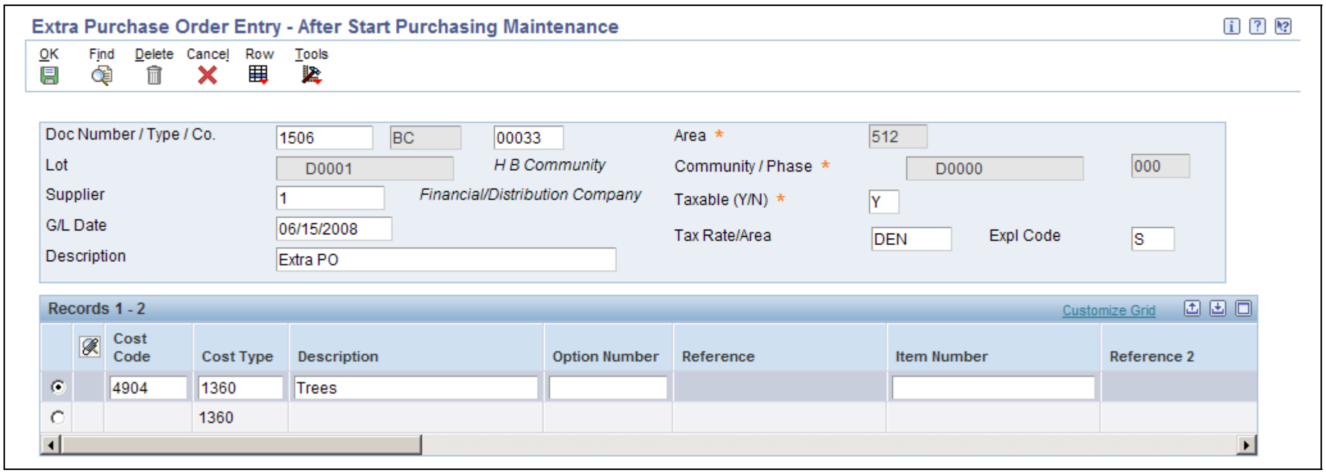
Specify the version of the P4310 program to use when you select PO Detail from the Row menu in the Lot Start Workfile Revisions form. If you leave this processing option blank, the system uses the ZJDE0015 version.

3. Lot Start Workfile Review (P44H711) Version

Specify the version of the P44H711 program to use from the Work With Lot Start Workfile form. If you leave this processing option blank, the system uses the ZJDE0001 version.

Creating Lot Commitments in the F44H711 Workfile from Extra Purchase Orders

Access the After Start Purchasing Maintenance form.



After Start Purchasing Maintenance form

After completing this form, return to the Work with After Start Purchasing form, select a record, and select Create Workfile from the Row menu to create lot commitments.

The steps for creating lot commitments from extra purchase orders are the same as those for creating commitments manually.

Doc Number

Leave this field blank so that the system assigns the next number.

Quantity Ordered

Enter the quantity of units affected by this extra purchase order.

Purch Report Code 1 (purchasing report code 1) through **Purch Report Code 5** (purchasing report code 5)

Enter reporting codes from UDC 41/P1–UDC 41/P5 that differentiate segments of inventory in a meaningful way for buying department personnel.

Depending on the nature of the inventory, this code might be used to establish attributes, such as color, country of origin, or primary content (for example, brass or wood).

Reporting code 1 is predefined as a purchasing code for commodity class.

Creating Lot Commitments from External Purchase Orders

This section provides an overview of external purchase orders and discusses how to create lot commitments in the F44H711 workfile from external purchase orders

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Understanding External Purchase Orders

You can upload purchase orders from an external scheduling or purchasing system into the JD Edwards EnterpriseOne Homebuilder Management system. For example, superintendents might enter field purchase orders in a third-party system that captures basic order information. You can upload these purchase orders into the JD Edwards EnterpriseOne Homebuilder Management system and create commitments based on the external purchase orders.

JD Edwards EnterpriseOne Homebuilder Management provides a table to receive purchase order information from external systems. You upload the data from the external system to the After Start Purchasing table (F44H711P). The system does not validate the purchase order information before it updates the F44H711P table. After you verify that the purchase order information on the After Start Purchasing Maintenance form is complete and accurate, you can upload the external purchase orders to the Lot Start Workfile (F44H711). The information then becomes available to all JD Edwards EnterpriseOne Homebuilder Management system functions, including cost analysis, commitment processing, and accounts payable processing.

Creating Lot Commitments in the F44H711 Workfile from External Purchase Orders

Access the Work with After Start Purchasing form.

To create lot commitments from external purchase orders:

1. Click Find to locate the external purchase orders in which to create commitments in the F44H711 workfile.
2. Select one or multiple purchase orders, and then select Create Workfile from the Row menu.

   When you select a purchase order, the system uploads all order lines associated with that purchase order. You do not need to choose all of the individual lines of an order.

   The system will display any errors in the external purchase orders before updating the F44H711 workfile.
3. Select any records with errors, and click Select.
4. Correct any errors on the After Start Purchasing Maintenance form, and click OK.
5. On the Work with After Start Purchasing form, select Create Workfile from the Row menu.

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CHAPTER 9

Creating Vouchers

This chapter provides an overview of voucher processing and discusses how to:

- Create single vouchers for multiple commitments.
- Create vouchers for bids and takeoffs before invoice receipt.

Understanding Voucher Processing

The JD Edwards EnterpriseOne Homebuilder Management system provides three programs that enable you to create vouchers without redundant data entry:

- Progress Payment Entry (P0411)

  This program requires that you create vouchers for open commitments. It is the same program as Standard Voucher Entry.

  See *JD Edwards EnterpriseOne Accounts Payable 9.0 Implementation Guide*, "Processing Accounts Payable Vouchers," Entering Standard Vouchers.

- Voucher Workbench (P44H702)

  This program enables you to create one voucher for multiple commitments. This program differs from the Progress Payment Entry program in that it requires that you create the voucher for 100 percent of the commitments. The system automatically assigns the invoice number to the voucher.

- Auto Voucher (R44H702)

  This program enables you to create vouchers before you receive an invoice for work that has been completed. This program creates vouchers for bids and takeoffs.

Each of these programs use information from the Purchase Order Detail File (F4311). You can review and select all commitments in the F4311 table, including those that are not related to lots.

Creating Single Vouchers for Multiple Commitments

This section discusses how to:

- Set processing options for Voucher Workbench (P44H702).
- Create a single voucher for multiple commitment records.

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Form Used to Create Single Vouchers for Multiple Commitments

Form Name	FormID	Navigation	Usage
Work with HomeBuilder Commitments	W44H702A	Payment Processing (G44H26), Voucher Workbench	Create a single voucher for multiple commitments.

Setting Processing Options for Voucher Workbench (P44H702)

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Assign today's date for the G/L date
Specify the default GL date for voucher creation. If you enter *1*, the system uses the current date.

2. Voucher document type
Specify a code from UDC 00/DT that identifies the default document type to use for the automatic creation of vouchers.

3. From Currency Code
Specify the default currency code to use for the automatic creation of vouchers.

4. Pay Status Code
Specify a code from UDC 00/PS that identifies the default pay status code for vouchers. If you leave this processing option blank, the system uses the default user-defined pay status code, which is typically A (approved for payment).

Versions

1. Voucher Match Version (P4314)
Specify the version of the P4314 program to use.

Process

The processing options on this tab do not apply when the system selects receipts to match.

1. From Status Code and **2. Thru Status Code**
Specify codes from UDC 40/AT that identify the beginning and ending status codes in a range of next status codes. The system uses the range to select matching orders.

Logs

1. Log warning message
Specify whether and when the system displays an outstanding log detail warning message. Values are:

Blank: Do not display the message.

1: Display the message when the system verifies the status, pay effective date, and pay expiration date.

2: Display the message when the system verifies the status, pay effective date, pay expiration date, and required date.

Creating a Single Voucher for Multiple Commitment Records

Access the Work with HomeBuilder Commitments form.

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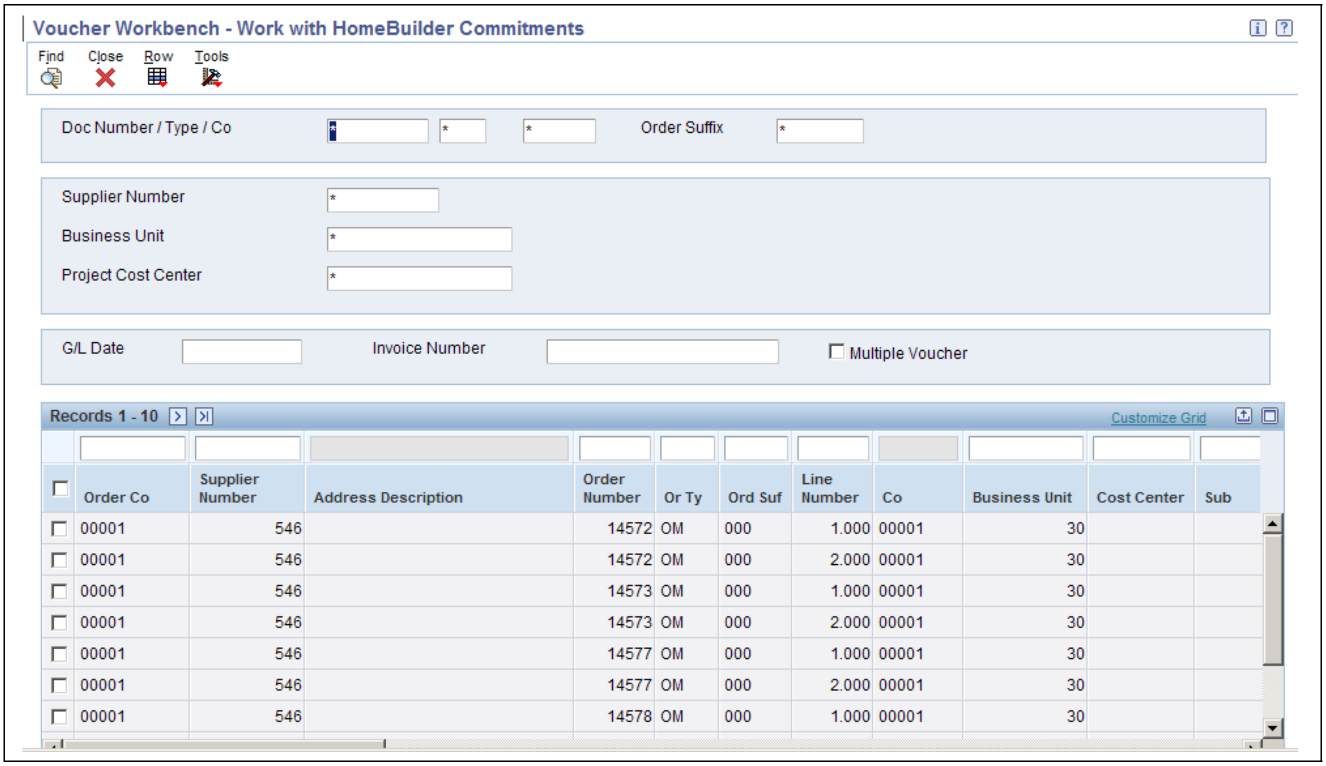

Work with HomeBuilder Commitments form

To create a single voucher for multiple commitment records:

1. Complete the fields in the header area of the form and click Find.
2. Select the Multiple Voucher check box.

   If you select this check box, the system allows you to select multiple rows of commitment records and associate them with one voucher.

   If you do not select this check box, the system creates separate vouchers for each row.
3. Select the commitment records to include in the voucher.
4. Complete the G/L Date and Invoice Number fields.
5. Select Create Vouchers from the Row menu.
6. Note the batch number and then click OK.

   After the system creates the voucher batch, it displays a message with the batch number.

Invoice Number

Enter the supplier’s invoice number. Voucher entry allows only one invoice per voucher number. If multiple invoice numbers exist on a voucher, you must set them up as multiple vouchers or combine the invoices and enter them as one voucher.

Depending on how the accounts payable constant for duplicate invoice numbers is set, the system will:

- Accept a duplicate invoice number without a warning or error message.
- Generate a warning message in which the duplicate invoice number can still be accepted.
- Generate an error message.

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Blank invoice numbers are handled in the same manner as any other invoice number. Two blank invoice numbers are considered duplicates. To test for duplicate invoice numbers that might have been entered in error, run the Suspected Duplicate Payments report (R04601).

Note. The system does not validate duplicate invoice numbers for vouchers with document type NO. These vouchers are created by the Generate Reimbursements program (R03B610).

See Also

JD Edwards EnterpriseOne Procurement Management 9.0 Implementation Guide, "Creating Vouchers," Understanding Voucher Creation

JD Edwards EnterpriseOne Accounts Payable 9.0 Implementation Guide, "Processing Accounts Payable Vouchers"

Creating Vouchers for Bids and Takeoffs Before Invoice Receipt

This section provides an overview of voucher creation before invoice receipt, lists prerequisites, and discusses how to:

- Run the Auto Voucher program.
- Set processing options for Auto Voucher (R44H701).

Understanding Voucher Creation Before Invoice Receipt

You might choose to pay some subcontractors (suppliers) before you receive an invoice for the work completed. To create a voucher automatically when you receive acknowledgement that work is completed, rather than when you receive the invoice, run the Auto Voucher program (R44H702).

This program:

- Creates vouchers for both bid contracts and takeoffs.
- Selects procurement records based on their next status code.
- Produces a report that shows the successful creation of vouchers with the corresponding batch number, as well as unsuccessful attempts at voucher creation.

  The report also prints warning messages when outstanding logs exist for contracts.

Note. Set up a document type in UDC 00/DT for automatic voucher processing so that you can easily select the vouchers in the data selection when you run the Auto Voucher program.

Prerequisites

Before you complete the tasks in this section, you must:

- Set up bid contracts to be eligible for automatic voucher processing on the Bid Header Revisions form.

  See Chapter 5, "Entering Bid Contracts and Takeoffs," Entering Bid Contracts, page 69.

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- Set up item prices to be eligible for automatic voucher processing on the Item Price Revisions form.

  See Chapter 5, "Entering Bid Contracts and Takeoffs," Entering Items and Item Prices for Takeoffs, page 76.

Running the Auto Voucher Program

Select Payment Processing (G44H26), Create Vouchers for Completed Entries.

Setting Processing Options for Auto Voucher (R44H702)

Processing options enable you to specify the default processing for programs and reports.

Defaults

General Ledger Date

Specify the default GL date for voucher creation. If you enter *1,* the system uses the current date.

2. Voucher document type

Specify a code from UDC 00/DT that identifies the default document type to use in the automatic creation of vouchers.

3. From Currency Code

Specify the default From Currency Code to use in the automatic creation of vouchers.

4. Pay Status Code

Specify a code from UDC 00/PS that identifies the default pay status code for vouchers. If you leave this processing option blank, the system uses the default user-defined pay status code, which is typically *A* (approved for payment).

5. Proof or Final

Specify whether to run the report in proof or final mode. Values are:

P: Proof. The program prints the commitments, by supplier, that are eligible for the automatic creation of vouchers.

F: Final. The program creates vouchers for the commitments that are eligible for the automatic creation of vouchers.

6. Prevent voucher creation when warning errors exist

Specify whether to allow the automatic creation of vouchers if warning errors exist. Values are:

Blank: Allow.

1: Do not allow.

Versions

1. Voucher Match Version (P4314)

Specify the version of the P4314 program to use.

Process

The processing options on this tab do not apply when the system selects receipts to match.

1. From Status Code and **2. Thru Status Code**

Specify codes from UDC 40/AT that identify the beginning and ending status codes in a range of next status codes. The system uses the range to select matching orders.

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Logs

1. Log warning message

Specify whether and when the system displays an outstanding log detail warning message. Values are:

Blank: Do not display the message.

1: Display the message when the system verifies the status, pay effective date, and pay expiration date.

2: Display the message when the system verifies the status, pay effective date, pay expiration date, and required date.

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APPENDIX A

JD Edwards EnterpriseOne Homebuilder Management Reports

This appendix enables you to:

- View a summary table of all reports.
- View details for selected reports.

JD Edwards EnterpriseOne Homebuilder Management Reports: A to Z

This table lists the JD Edwards EnterpriseOne Homebuilder Management reports, sorted alphanumerically by report ID.

Report ID and Report Name	Description	Navigation
R44H1001 Community Master Report	Prints a list of community master records and provides an audit of community master setup.	Foundation Management (G44H21), Community Master Report
R44H2001 Lot Inventory Listing	Prints a list of the lots that are available in a community or phase. This report includes lot address, plan, elevation, cost code template, lot status, and commit start date information.	Foundation Management (G44H21), Lot Inventory Listing
R44H2002 Lot Status	Prints a list of the status of lots, the dates for the start of construction and commitments, and the estimated or actual completion date of a lot in a community or phase. This report shows the availability of a lot and the construction progress of a lot and house. This report differs from the Lot Inventory Listing report (R44H2001) because it focuses primarily on the construction and sales status of each of the lots.	Foundation Management (G44H21), Lot Status

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Report ID and Report Name	Description	Navigation
R44H3001 Plan Master Report	Prints a list of plan setup and availability by area, phase, and community. This report includes descriptions, square footage, and pricing information for plans that are available in a given community or phase.	Foundation Management (G44H21), Plan Master Report
R44H4002 Option Master Listing	Prints a list of the options that are available within a community or phase. This report includes the option numbers, descriptions, key category codes, and option package and component information, as well as option pricing with the price effective and expiration dates.	Foundation Management (G44H21), Option Master Listing
R44H4003 Option Package Listing	Prints a list of the option packages and the components of the packages within a community or phase. This report includes package pricing and price effective and expiration dates.	Foundation Management (G44H21), Option Package Listing
R44H5000 Weekly Sales Report	Prints sales information by lot. This report includes key sales and construction dates and revenue, financing, and contingent sale information. Specify the versions to use for the Weekly Sales Report (R44H5001) and the Weekly Sales Audit Report (R44H5002) in the processing options.	Sales and Escrow (G44H22), Weekly Sales Report
R44H5003 Backlog Report	Prints a projection of revenue and cash flow for a specified date range. This report shows the construction status, buyer name, base price, lot premium, option revenue, incentives, and total sales price for each lot.	Sales and Escrow (G44H22), Backlog Report
R44H5004 Projected Closings Report	Prints a list of the lots that are projected to close escrow, based on a specified date range.	Sales and Escrow (G44H22), Projected Closing Report
R44H5005 Cancellation/Transfer Report	Prints a list of sales and transfers for an area or community for a specified date range. The report prints associated text and notes, based on a processing option setting.	Sales and Escrow (G44H22), Cancellations/Transfers Report
R44H5006 Detail Sales Status (Mylar)	Prints sales and contingency attachments.	Sales and Escrow (G44H22), Detail Sales Status (Mylar)

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Report ID and Report Name	Description	Navigation
R44H6001 Bid Contract Price Variance	Prints a list that shows discrepancies between the bid and the contract amounts by cost code. Use the processing options to specify the tolerance amount, tolerance percentage, and the bid document type.	Before Start Bidding and Costing (G44H23), Bid Contract Price Variance
R44H6002 Bid Form/Contract Confirmation	Prints a confirmation for bid pricing. You can also request a price format, which allows suppliers to make changes to existing bids.	Before Start Bidding and Costing (G44H23), Bid Form/Contract Confirmation
R44H6003 Base House Cost by Plan	Prints a report that shows base plan costs on a cost code level for selected plans and elevations in a specific community or phase. This report compares the cost of the base house for each plan or elevation.	Before Start Bidding and Costing (G44H23), Base House Cost by Plan
R44H6004 Option Cost Analysis	Prints a list of option cost and pricing information. This report shows the current, previous, and suggested price for an option, as well as the desired and actual gross profit.	Before Start Bidding and Costing (G44H23), Option Cost Analysis
R44H6006 Option Cost Analysis by Option	Prints a report that shows all communities that offer a particular option.	Before Start Bidding and Costing (G44H23), Option Cost Analysis by Option
R44H6007 Bid Supplier Comparison	Prints a report that compares bids from multiple suppliers, based on a specified community, plan, elevation, and trade.	Before Start Bidding and Costing (G44H23), Bid Supplier Comparison
R44H6008 Purchase Order Print	Prints purchase orders that are specific to the JD Edwards EnterpriseOne Homebuilder Management system. The purchase orders include item number, item description, cost code, option number, and unit price.	Before Start Bidding and Costing (G44H23), Purchase Order Print
R44H6009 Item Price List by Supplier	Prints a report to use to verify item pricing and update the price status in the Material Item Pricing table (F44H603). You can also request a price format.	Before Start Bidding and Costing (G44H23), Item Price List by Supplier
R44H7003 Configuration List	Prints a list of all options that the buyer selected for a lot. Print this report at the lot level and use processing options to specify whether pricing information appears on the report.	Sales and Escrow (G44H22), Configuration List

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JD Edwards EnterpriseOne Homebuilder Management Reports: Selected Reports

This section includes processing options for the reports listed in the summary table. The processing options are listed alphanumerically by report ID.

R44H1001 – Processing Options for the Community Master Report

Processing options enable you to specify the default processing for programs and reports.

Print

Print Phase Records

Specify whether to print all phase records in a community or only the records in phase 000. Values are:

Blank: Print phase 000 only. (default)

1: Print all phases.

R44H5000 – Processing Options for the Weekly Sales Report

The menu selection for Weekly Sales Report accesses R44H5000. In the R44H5000 processing options, you designate which versions of the Weekly Sales Report (R44H5001) and the Weekly Sales Audit Report (R44H5002) to run. The following processing options apply to both the Weekly Sales Report (R44H5001) and the Weekly Sales Audit Report (R44H5002).

Format

1. Summarize weekly sales report by:

Specify whether to print the Weekly Sales Report (R44H5001) and Weekly Sales Audit Report (R44H5002) at the community or phase level. Values are:

C: Community level. The reports include both area and community totals.

P: Phase level.

2. Report Title:

Specify a user-defined title for the reports.

3. Report Date Title Format:

Specify the format for the report titles. Values are:

A: As of.

P: Period.

S: For the Period Ending.

W: For the Week Ending.

4. Report As of Date:

Specify the as of date to use in the report header. This value is not used for data selection.

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Selection

1. Period 1 From Date: and **2. Period 1 Through Date:**	Specify the starting and ending dates for period 1.
3. Period 1 Description:	Specify the description for period 1. For example, This Week, This Month, First Quarter, or This Year.
4. Enter a 1 to Print Period 1 Audit Report	Specify whether to print an audit report. An audit report prints each lot that is included in each total. Values are: Blank: Do not print. *1:* Print.
5. Period 2 From Date: and **6. Period 2 Through Date:**	Specify the starting and ending dates for period 2.
7. Period 2 Description:	Specify the description for period 2, for example, This Week, This Month, First Quarter, or This Year.
8. Enter a 1 to Print Period 2 Audit Report	Specify whether to print an audit report for period 2. An audit report prints each lot that is included in each total. Values are: Blank: Do not print. *1:* Print.
9. Period 3 From Date: and **10. Period 3 Through Date:**	Specify the starting and ending dates for period 3.
11. Period 3 Description	Specify the description for period 3. For example, This Week, This Month, First Quarter, or This Year.
12. Enter a 1 to Print Period 3 Audit Report	Specify whether to print an audit report for period 3. An audit report prints each lot that is included in each total. Values are: Blank: Do not print. *1:* Print.
13. Period 4 From Date: and **14. Period 4 Through Date:**	Specify the starting and ending dates for period 4.
15. Period 4 Description:	Specify the description for period 4. For example, This Week, This Month, First Quarter, or This Year.
16. Enter a 1 to Print Period 4 Audit Report	Specify whether to print an audit report for period 4. An audit report prints each lot that is included in each total. Values are: Blank: Do not print. *1:* Print.

Sales Date

Enter *1* in one of the following processing options to specify that date is used for sales statistics calculations on the reports.

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1. Use Sales Date	Specify whether to use the value entered in the Sales Date field on the House Revisions form.
2. Use Sale Reported Date	Specify whether to use the value entered in the Sales Reported field on the House Revisions form.
3. Use Sale Ratified Date	Specify whether to use the value entered in the Sales Ratified field on the House Revisions form.

Revenue

In the following processing options, enter *1* to use this value for sales statistics and revenue calculations on these reports.

1. Base House Price:	Specify whether to use the value entered in the Base House Price field on the House Revisions form.
2. Lot Premium:	Specify whether to use the value entered in the Lot Premium field on the House Revisions form.
3. Amount Upgrade:	Specify whether to use the value entered in the Upgrade Amount field on the House Revisions form.
4. Amount Incentive 1:, 5. Amount Incentive 2:, and **6. Amount Incentive 3:**	Specify whether to use the values entered in the Incentive 1, Incentive 2,and Incentive 3 fields on the House Revisions form.
7. Option Revenue 1: through **15. Option Revenue 9:**	Specify whether to use the values in the Option Revenue Category 1 through Option Revenue Category 9fields entered on the House Revisions form. The Option Revenue Categories are controlled by the Homebuilder accounting instructions.
16. Option Incentive:	Specify whether to use the value in the Option Incentive field entered on the House Revisions form.

Versions

1. Weekly Sales Report (R44H5001) Version and **2. Weekly Sales Audit Report (R44H5002) Version**	Specify the version to use for each of the reports. If you leave this processing option blank, the system uses default version XJDE0001.

R44H5003 – Processing Options for the Backlog Report

Processing options enable you to specify the default processing for programs and reports.

Process

1. Report on Closings with Projected Close Date from: and **2. Report on Closings with Projected Close Date through:**	Specify the starting and ending dates for all sales expected to close with a projected close date.

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R44H5004 – Processing Options for the Projected Closings Report

Processing options enable you to specify the default processing for programs and reports.

Process

1. Report on Closings with Projected Close Date from: and **2. Report on Closings with Projected Close Date through:**

Specify the starting and ending dates for all sales expected to close with a projected close date.

R44H5005 – Processing Options for the Cancellations /Transfers Report

Processing options enable you to specify the default processing for programs and reports.

Dates

1. From Date for this report. Using the "Cancel or Transfer" buyer date and **2. Through Date for this report. Using the "Cancel or Transfer" buyer date**

Specify the starting and ending dates for all sales expected to close with a projected close date.

Print

1. Print text fields on the form from the cancellation or transfer event

Specify whether to print associated text about the cancellation or transfer event. Values are:

Blank: Do not print.

1: Print.

2. Print Attachment Notes from the cancellation or transfer event

Specify whether to print attachment notes regarding the cancellation or transfer. Attachment notes can include up to three contingency notes and three transfer notes. Values are:

Blank: Do not print.

1: Print.

R44H5006 – Processing Options for Detail Sales Status (Mylar)

Processing options enable you to specify the default processing for programs and reports.

Print

1. Print Sales Attachment

Specify whether to print the sales attachment. If you print the sales attachment, the report prints only two lots per page. Values are:

Blank: Do not print.

1: Print.

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2. Print Contingency Attachment

Specify whether to print the contingency attachment. If you print the contingency attachment, the report prints only two lots per page. Values are:

Blank: Do not print.

1: Print.

R44H6001 – Processing Options for the Bid Contract Price Variance Report

Processing options enable you to specify the default processing for programs and reports.

Processing

1. Enter the tolerance amount.

Specify the tolerance amount.

The system calculates the bid contract price variance between the JD Edwards EnterpriseOne Procurement and JD Edwards EnterpriseOne Homebuilder Management systems. The system compares this variance to the tolerance amount that you enter in this processing option. If the variance is greater than or equal to the tolerance amount, the report includes the bid contract price.

2. Enter the tolerance percentage.

Specify the tolerance percentage. For example, enter 0.15 for 15 percent.

3. Enter a ’1’ to select only positive variances, a ’2’ for only negative variances or leave blank for both.

Specify whether to select positive or negative variances or both. Values are:

Blank: Positive and negative variances.

1: Positive variances only.

2: Negative variances only.

4. Enter the bid document type to be used.

Enter a code from UDC 00/DT that specifies the bid document type. Leave this processing option blank to select all document types.

5. Specify the report code (1 through 4) to be used as the variance reason code.

Specify the UDC table to use for the variance reason code. Values are:

1: UDC 41/P1

2: UDC 41/P2

3: UDC 41/P3

4: UDC 41/P4

R44H6002 – Processing Options for the Bid Form /Contract Confirmation Report

Processing options enable you to specify the default processing for programs and reports.

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Processing

1. Enter a '1' to run the report in Request For Price format. Otherwise, the report will execute in Detail format.

Specify the format in which to run the report. Values are:

Blank: Detail format.

1: Request for Price format.

If you enter *1,* the Dates, Subcontractor (Supplier), Contract Total, and Signature Line fields on the report will be left blank.

2. Enter a '1' to print the signature lines.

Specify whether the system prints signature lines at the bottom of each contract. Values are:

Blank: Do not print.

1: Print.

To print signature lines, the Request for Price Format processing option must also be set to *1*.

3. Enter a '1' to print the most recent bid.

Specify which bids to print. Values are:

Blank: Print all bids.

1: Print only the most recent bid.

4. Enter a '1' to print Community descriptions.

Specify the type of community information to print at the top of each contract. Values are:

Blank: Print the community number.

1: Print the community description.

R44H6003 – Processing Options for the Base House Cost by Plan Report

When you run the report, you can use processing options to include taxes in the cost amount, suppress accounts that include no cost, and summarize cost amounts by cost code.

Print

1. Print Cost Per Square Foot

Specify whether to print the cost per square foot. Values are:

Blank: Do not print.

1: Print.

2. Detail or Summarized

Specify how the system prints cost amounts. Values are:

Blank: Print detailed cost amounts for every cost code or cost type that is processed.

1: Print a summarized cost amount for all cost types with the same cost code.

3. Suppress Zero Cost Accounts

Specify whether the system prints accounts that have no base house costs. Values are:

Blank: Print accounts.

1: Do not print accounts.

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Process

1. As of Date

Specify the effective date. If you leave this processing option blank, the system uses today's date.

2. Contract Type

Specify which contract to use when calculating the base cost of a house. Values are:

Blank: Bid contracts and takeoffs.

1: Bid contracts only.

2: Takeoffs only.

3. Budget Only Bids

Specify whether to include Budget Only bids on the report. Values are:

Blank: Do not include.

1: Include.

4. Discount Type Allowed

Specify which type of discount to use when calculating the cost for takeoffs. Values are:

Blank: Do not use discounts.

1: Model discount.

2: Standard discount.

Note. For a model discount to be calculated, the lot must be marked as a model and the model pricing fields must be set on the item price record. For a standard discount, the item price record must be set up.

---

5. Swing

Specify a code from UDC 44H2/SW that determines the swing of the house. Values are:

Blank: Standard.

1: Reversed.

6. Tax Commitments

Specify whether the system includes the tax commitment in the cost amount. If the tax commitment is included, the system calculates the per square foot amount using the cost and the tax commitment. Values are:

Blank: Do not include.

1: Include.

R44H6004 – Processing Options for the Option Cost Analysis by Community Report

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Swing

Specify a code from UDC 44H2/SW that determines the swing of the house. Values are:

Blank: Standard.

1: Reversed.

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2. Bid Effective Date

Specify the effective date for a bid to use to compare suppliers.

3. Rounding

Specify the rounding preference for the calculated suggested sales price. Values are:

Blank: Do not round. For example, use the original value of 1236.56 USD.

1: Round to the nearest whole number. For example, round 1236.56 USD to 1237.00 USD.

2: Round to the nearest tenth. For example, round 1236.56 USD to 1240.00 USD.

4. Update Mode

Specify whether to run the report in proof or final mode. Values are:

Blank: Proof mode.

1: Final mode. This mode updates the previous price from the current price and the current price to the suggested price.

5. Updated Sales Price Effective Date

Specify the updated sales price effective date. This date is used in option selection to determine if the current sales price is used or the previous sales price is used.

Print

1. Current Sales Price, 2. Extended Price, 3. Gross Profit Percentage, 4. Suggested Price, 5. Variance (Current - Suggested Price), 6. Previous Sales Price, and **7. Variance (Current - Previous Price)**

Specify whether to print the associated field on the report. Values are:

Blank: Print.

1: Do not print.

8. Detail Report

Specify whether to print a detail or summary report. Values are:

Blank: Print the summary report (default).

1: Print the detail report.

Process

1. Contract Type

Specify the contract type to print. Values are:

Blank: Print both bid contracts and takeoffs (default).

1: Print bid contracts only.

2: Print takeoff only.

2. Discount Type

Specify which type of discount to use when calculating the cost for takeoffs. Values are:

1: Model discount.

2: Standard discount.

3: No discounts (default).

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Note. For a model discount to be calculated, the lot must be marked as a model and the model pricing fields must be set on the item price record. For a standard discount, the item price record must be set up.

R44H6006 – Processing Options for the Option Cost Analysis by Option Report

Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Swing

Specify a code from UDC 44H2/SW that determines the swing of the house. Values are:

Blank: Standard.

1: Reversed.

2. Bid Effective Date

Specify the effective date for a bid to use to compare suppliers.

3. Rounding

Specify the rounding preference for the calculated suggested sales price. Values are:

Blank: Do not round. For example, use the original value of 1236.56 USD.

1: Round to the nearest whole number. For example, round 1236.56 USD to 1237.00 USD.

2: Round to the nearest tenth. For example, round 1236.56 USD to 1240.00 USD.

Print

1. Current Sales Price, 2. Extended Price, 3. Gross Profit Percentage, 4. Suggested Price, 5. Variance (Current - Suggested Price), 6. Previous Sales Price, and **7. Variance (Current - Previous Price)**

Specify whether to print the associated field on the report. Values are:

Blank: Print.

1: Do not print.

Process

1. Contract Type

Specify the contract type to print. Values are:

Blank: Print both bid contracts and takeoffs (default).

1: Print bid contracts only.

2: Print takeoff only.

2. Discount Type

Specify the type of discount to be taken on takeoff-related commitments. Values are:

1: Model discount.

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2: Standard discount.

3: No discounts (default).

Note. In addition to this processing option, for a model discount to be calculated the lot must be marked as a model and the model pricing fields must be set on the item price record. Standard discounts require the processing option and the item price record to be set up.

R44H6007 – Processing Options for the Bid Supplier Comparison Report

Processing options enable you to specify the default processing for programs and reports.

Selection

1. Supplier 1 through **5. Supplier 5**

Specify the supplier that you want to include on the report.

6. Community

Specify the community to use to compare suppliers.

7. Phase

Specify the phase to use to compare suppliers.

8. Plan Number

Specify the plan to use to compare suppliers.

9. Elevation

Specify the elevation to use to compare suppliers.

10. As Of Date

Specify the as of date to use to compare suppliers.

Process

1. Include Cost Per Square Foot Calculation

Specify whether to include a calculation of the cost per square foot on the report. Values are:

Blank: Do not include.

1: Include.

R44H6008 – Processing Options for the Purchase Order Print Report

Processing options enable you to specify the default processing for programs and reports.

Status Codes

In the following processing options, you must enter codes that have been set up on the Order Activity Rules form for the order type and line type that you are using.

1. Next Status Code From (Optional)

Specify a code from UDC 40/AT that determines the start of the status code range that you want the system to update

2. Next Status Code Through (Required)

Specify a code from UDC 40/AT that determines the end of the status code range that you want the system to update.

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3. Next Status Code Override (Optional)
Specify a code from UDC 40/AT that determines the next status code that you want the system to update. The override status is another allowed step in updating status codes.

4. Update Status
Specify whether the system updates the status of an order. Values are:

Blank: Do not update.

*1:*Update.

R44H6009 – Processing Options for the Item Price List by Supplier Report

Processing options enable you to specify the default processing for programs and reports.

Process

1. Report Format
Specify the processing format for the report. Values are:

Blank: Detail. Includes only current records and does not update the price status.

1: Request for Proposal . Does not include signature lines.

2: Request for Proposal. Includes signature lines.

3: Detail. Includes only current records and updates the price status.

4: Detail. Includes all records and does not update the price status.

5: Detail. Includes all records and updates the price status.

2. Effective date for Price Status Update
Specify the effective date to use to update the price status. If you leave this processing option blank, the system uses the current date.

If you enter *3* or *5*in the Report Format processing option, the system compares the effective and expiration dates to the date that you enter in this processing option and updates the price status to one of these values:

H: Historical.

C: Current.

F: Future.

R44H7003 – Processing Options for the Configuration List Report

This report is also referred to as the *garage sticker* or *window sticker*. This report lists all of the options that the buyer chose for a lot. You can include this report in the lot start package that you provide to all subcontractors who are assigned to the lot.

Defaults

1. Option Price
Specify the price of the option.

2. Text Attachments
Specify whether to print text attachments. Values are:

Blank: Do not print (default).

1: Print.

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3. Option Description	Specify which option description lines to print. Values are: Blank: Print only the first description line (default). *1:* Print all three description lines.

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APPENDIX B

JD Edwards EnterpriseOne Homebuilder Management Tables

This appendix lists the tables that JD Edwards EnterpriseOne Homebuilder Management uses to process purchasing, construction, sales, and financial transactions.

Tables Used With Homebuilder Management

This table lists the tables that JD Edwards EnterpriseOne Homebuilder Management uses to process purchasing, construction, sales, and financial transactions:

Table Name and Table Number	Contents
Homebuilder Constants Lot Start Documents (F44H0011)	Contains information about the Procurement Order Types used in the JD Edwards EnterpriseOne Homebuilder Management system.
Homebuilder Constants (F44H001)	Contains the constants used in the JD Edwards EnterpriseOne Homebuilder Management system.
Homebuilder Activity Rules (F44H002)	Contains setup information for construction and sales activity rules, including allowed statuses and history to be captured for each activity.
Extended Homebuilder Data Template (F44H0920)	Contains the user-defined data keys that are associated with each data type.
Extended Homebuilder Data Headings (F44H0921)	Contains the specific data elements and modified column titles for the selected extended data.
Extended Homebuilder Data (F44H0929)	Contains the extended data for any of these seven data types: area, community, lot, option, phase, plan, and sales.
Community Phase Master (F44H101)	Contains all of the master information for communities, including general description, number of lots, activity rule types, tax information, category codes, closing worksheet template, user dates, and other information.
Lot Master (F44H201)	Contains all of the master information for lots, including address; general description; cost code and schedule template overrides; release and construction dates; permit information; house color schemes; additional date and amount fields; and other information.

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Table Name and Table Number	Contents
Plan Master (F44H301)	Contains all of the master information for plans, including general description; associated elevations; cost code and schedule templates; base prices; user-defined category codes and dates; and other information.
Option Master (F44H401)	Contains all of the master information for options, including general description; assignment to area, community, phase, plan, and elevation; sales prices with effective dates; designation of option package or custom option, category code, date and amount fields; and other information.
Option Packages (F44H402)	Contains information for linking options with appropriate quantities and effective dates when they are sold together as a package.
Item Master Homebuilder Extension (F44H4101)	Contains the Homebuilder-specific information used in the Item Master.
Sales Master (F44H501)	Contains all of the sales information for the lot, including lot configuration (plan, elevation, and swing), buyer address book number, sales and close dates, sales activity statuses, contingency information, cancellation information, loan information, sales prices, and other information.
Sales Master History (F44H501H)	Contains the sales history information for a lot, such as changes to plan and elevation, sale cancellations, transfers, and closings. Records written to this file are controlled by the user-defined sales activity rules.
Option Selections (F44H511)	Contains option selection information for each lot, such as selection quantity, unit price, and extended price.
Option Selection History (F44H511H)	Contains all history information for option selections on a lot, including option reversals.
Closing Worksheet Accounting Instructions (F44H590)	Contains the setup information for sales closings templates, including business unit source instructions; object, subsidiary, and subledger accounts; amounts, and ledger types.
Closing Worksheet Entries (F44H591)	Contains the closing entry information for each closed lot, including all account numbers and corresponding amounts.
Closing Worksheet Data Mapping (F44H599)	Contains the setup information that links a field used during lot close with a closing worksheet line number and description.
Bid Header (F44H601)	Contains the commitment header information, including the bid number and description, document type and company, community number, supplier number, tax information, and other unique information assigned to the bid.

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Table Name and Table Number	Contents
Takeoff Master File (F44H602)	Contains all takeoff master information necessary to process takeoffs, including area, community, phase, plan, elevation, option, item number, item quantity, cost type, cost code, and other information.
Takeoff History File (F44H602H)	Contains all information related to changes to takeoff records, including reason code and quantity changes.
Material Item Pricing (F44H603)	Contains information related to the pricing of an item for a supplier, including the price amount, effective and expiration dates, lead times, and other information.
Supplier Assignment (F44H604)	Contains information for assigning a specific supplier to the bid and takeoff commitments for a community, phase, lot, or option, using effective and expiration dates.
Bid Details (F44H611)	Contains the detailed information for the bid, including the phase, cost code, cost type, plan, elevation, option number, quantities, amounts, effective and expiration dates, and other information.
Workfile Generation (F44H711)	Contains all of the detailed information for each lot, following lot start generation, and prior to commitment generation (generating budgets and commitments), including job number, object, subsidiary, option, quantities, amounts, supplier number, and other information.
After Start Purchasing (F44H711P)	Contains all of the detailed information from extra purchase order entry or an electronic purchase order upload. You can upload the information in this table to the Lot Start Workfile Generation table.

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Glossary of JD Edwards EnterpriseOne Terms

Accessor Methods/Assessors	Java methods to "get" and "set" the elements of a value object or other source file.
activity rule	The criteria by which an object progresses from one given point to the next in a flow.
add mode	A condition of a form that enables users to input data.
Advanced Planning Agent (APAg)	A JD Edwards EnterpriseOne tool that can be used to extract, transform, and load enterprise data. APAg supports access to data sources in the form of rational databases, flat file format, and other data or message encoding, such as XML.
alternate currency	A currency that is different from the domestic currency (when dealing with a domestic-only transaction) or the domestic and foreign currency of a transaction. In JD Edwards EnterpriseOne Financial Management, alternate currency processing enables you to enter receipts and payments in a currency other than the one in which they were issued.
Application Server	Software that provides the business logic for an application program in a distributed environment. The servers can be Oracle Application Server (OAS) or WebSphere Application Server (WAS).
as if processing	A process that enables you to view currency amounts as if they were entered in a currency different from the domestic and foreign currency of the transaction.
as of processing	A process that is run as of a specific point in time to summarize transactions up to that date. For example, you can run various JD Edwards EnterpriseOne reports as of a specific date to determine balances and amounts of accounts, units, and so on as of that date.
Auto Commit Transaction	A database connection through which all database operations are immediately written to the database.
back-to-back process	A process in JD Edwards EnterpriseOne Supply Management that contains the same keys that are used in another process.
batch processing	A process of transferring records from a third-party system to JD Edwards EnterpriseOne. In JD Edwards EnterpriseOne Financial Management, batch processing enables you to transfer invoices and vouchers that are entered in a system other than JD Edwards EnterpriseOne to JD Edwards EnterpriseOne Accounts Receivable and JD Edwards EnterpriseOne Accounts Payable, respectively. In addition, you can transfer address book information, including customer and supplier records, to JD Edwards EnterpriseOne.
batch server	A server that is designated for running batch processing requests. A batch server typically does not contain a database nor does it run interactive applications.
batch-of-one immediate	A transaction method that enables a client application to perform work on a client workstation, then submit the work all at once to a server application for further processing. As a batch process is running on the server, the client application can continue performing other tasks. See also direct connect and store-and-forward.
best practices	Non-mandatory guidelines that help the developer make better design decisions.

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BPEL	Abbreviation for *Business Process Execution Language*, a standard web services orchestration language, which enables you to assemble discrete services into an end-to-end process flow.
BPEL PM	Abbreviation for *Business Process Execution Language Process Manager*, a comprehensive infrastructure for creating, deploying, and managing BPEL business processes.
Build Configuration File	Configurable settings in a text file that are used by a build program to generate ANT scripts. ANT is a software tool used for automating build processes. These scripts build published business services.
build engineer	An actor that is responsible for building, mastering, and packaging artifacts. Some build engineers are responsible for building application artifacts, and some are responsible for building foundation artifacts.
Build Program	A WIN32 executable that reads build configuration files and generates an ANT script for building published business services.
business analyst	An actor that determines if and why an EnterpriseOne business service needs to be developed.
business function	A named set of user-created, reusable business rules and logs that can be called through event rules. Business functions can run a transaction or a subset of a transaction (check inventory, issue work orders, and so on). Business functions also contain the application programming interfaces (APIs) that enable them to be called from a form, a database trigger, or a non-JD Edwards EnterpriseOne application. Business functions can be combined with other business functions, forms, event rules, and other components to make up an application. Business functions can be created through event rules or third-generation languages, such as C. Examples of business functions include Credit Check and Item Availability.
business function event rule	See named event rule (NER).
business service	EnterpriseOne business logic written in Java. A business service is a collection of one or more artifacts. Unless specified otherwise, a business service implies both a published business service and business service.
business service artifacts	Source files, descriptors, and so on that are managed for business service development and are needed for the business service build process.
business service class method	A method that accesses resources provided by the business service framework.
business service configuration files	Configuration files include, but are not limited to, interop.ini, JDBj.ini, and jdelog.properties.
business service cross reference	A key and value data pair used during orchestration. Collectively refers to both the code and the key cross reference in the WSG/XPI based system.
business service cross-reference utilities	Utility services installed in a BPEL/ESB environment that are used to access JD Edwards EnterpriseOne orchestration cross-reference data.
business service development environment	A framework needed by an integration developer to develop and manage business services.
business services development tool	Otherwise known as JDeveloper.
business service EnterpriseOne object	A collection of artifacts managed by EnterpriseOne LCM tools. Named and represented within EnterpriseOne LCM similarly to other EnterpriseOne objects like tables, views, forms, and so on.

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business service framework	Parts of the business service foundation that are specifically for supporting business service development.
business service payload	An object that is passed between an enterprise server and a business services server. The business service payload contains the input to the business service when passed to the business services server. The business service payload contains the results from the business service when passed to the Enterprise Server. In the case of notifications, the return business service payload contains the acknowledgement.
business service property	Key value data pairs used to control the behavior or functionality of business services.
Business Service Property Admin Tool	An EnterpriseOne application for developers and administrators to manage business service property records.
business service property business service group	A classification for business service property at the business service level. This is generally a business service name. A business service level contains one or more business service property groups. Each business service property group may contain zero or more business service property records.
business service property categorization	A way to categorize business service properties. These properties are categorized by business service.
business service property key	A unique name that identifies the business service property globally in the system.
business service property utilities	A utility API used in business service development to access EnterpriseOne business service property data.
business service property value	A value for a business service property.
business service repository	A source management system, for example ClearCase, where business service artifacts and build files are stored. Or, a physical directory in network.
business services server	The physical machine where the business services are located. Business services are run on an application server instance.
business services source file or business service class	One type of business service artifact. A text file with the .java file type written to be compiled by a Java compiler.
business service value object template	The structural representation of a business service value object used in a C-business function.
Business Service Value Object Template Utility	A utility used to create a business service value object template from a business service value object.
business services server artifact	The object to be deployed to the business services server.
business view	A means for selecting specific columns from one or more JD Edwards EnterpriseOne application tables whose data is used in an application or report. A business view does not select specific rows, nor does it contain any actual data. It is strictly a view through which you can manipulate data.
central objects merge	A process that blends a customer's modifications to the objects in a current release with objects in a new release.
central server	A server that has been designated to contain the originally installed version of the software (central objects) for deployment to client computers. In a typical JD Edwards EnterpriseOne installation, the software is loaded on to one machine—the central server. Then, copies of the software are pushed out or downloaded to various workstations attached to it. That way, if the software is altered or corrupted through its use on workstations, an original set of objects (central objects) is always available on the central server.

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charts — Tables of information in JD Edwards EnterpriseOne that appear on forms in the software.

check-in repository — A repository for developers to check in and check out business service artifacts. There are multiple check-in repositories. Each can be used for a different purpose (for example, development, production, testing, and so on).

connector — Component-based interoperability model that enables third-party applications and JD Edwards EnterpriseOne to share logic and data. The JD Edwards EnterpriseOne connector architecture includes Java and COM connectors.

contra/clearing account — A general ledger account in JD Edwards EnterpriseOne Financial Management that is used by the system to offset (balance) journal entries. For example, you can use a contra/clearing account to balance the entries created by allocations in JD Edwards EnterpriseOne Financial Management.

Control Table Workbench — An application that, during the Installation Workbench processing, runs the batch applications for the planned merges that update the data dictionary, user-defined codes, menus, and user override tables.

control tables merge — A process that blends a customer's modifications to the control tables with the data that accompanies a new release.

correlation data — The data used to tie HTTP responses with requests that consist of business service name and method.

cost assignment — The process in JD Edwards EnterpriseOne Advanced Cost Accounting of tracing or allocating resources to activities or cost objects.

cost component — In JD Edwards EnterpriseOne Manufacturing, an element of an item's cost (for example, material, labor, or overhead).

credentials — A valid set of JD Edwards EnterpriseOne username/password/environment/role, EnterpriseOne session, or EnterpriseOne token.

cross-reference utility services — Utility services installed in a BPEL/ESB environment that access EnterpriseOne cross-reference data.

cross segment edit — A logic statement that establishes the relationship between configured item segments. Cross segment edits are used to prevent ordering of configurations that cannot be produced.

currency restatement — The process of converting amounts from one currency into another currency, generally for reporting purposes. You can use the currency restatement process, for example, when many currencies must be restated into a single currency for consolidated reporting.

cXML — A protocol used to facilitate communication between business documents and procurement applications, and between e-commerce hubs and suppliers.

database credentials — A valid database username/password.

database server — A server in a local area network that maintains a database and performs searches for client computers.

Data Source Workbench — An application that, during the Installation Workbench process, copies all data sources that are defined in the installation plan from the Data Source Master and Table and Data Source Sizing tables in the Planner data source to the system-release number data source. It also updates the Data Source Plan detail record to reflect completion.

date pattern — A calendar that represents the beginning date for the fiscal year and the ending date for each period in that year in standard and 52-period accounting.

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denominated-in currency	The company currency in which financial reports are based.
deployment artifacts	Artifacts that are needed for the deployment process, such as servers, ports, and such.
deployment server	A server that is used to install, maintain, and distribute software to one or more enterprise servers and client workstations.
detail information	Information that relates to individual lines in JD Edwards EnterpriseOne transactions (for example, voucher pay items and sales order detail lines).
direct connect	A transaction method in which a client application communicates interactively and directly with a server application. See also batch-of-one immediate and store-and-forward.
Do Not Translate (DNT)	A type of data source that must exist on the iSeries because of BLOB restrictions.
dual pricing	The process of providing prices for goods and services in two currencies.
duplicate published business services authorization records	Two published business services authorization records with the same user identification information and published business services identification information.
embedded application server instance	An OC4J instance started by and running wholly within JDeveloper.
edit code	A code that indicates how a specific value for a report or a form should appear or be formatted. The default edit codes that pertain to reporting require particular attention because they account for a substantial amount of information.
edit mode	A condition of a form that enables users to change data.
edit rule	A method used for formatting and validating user entries against a predefined rule or set of rules.
Electronic Data Interchange (EDI)	An interoperability model that enables paperless computer-to-computer exchange of business transactions between JD Edwards EnterpriseOne and third-party systems. Companies that use EDI must have translator software to convert data from the EDI standard format to the formats of their computer systems.
embedded event rule	An event rule that is specific to a particular table or application. Examples include form-to-form calls, hiding a field based on a processing option value, and calling a business function. Contrast with the business function event rule.
Employee Work Center	A central location for sending and receiving all JD Edwards EnterpriseOne messages (system and user generated), regardless of the originating application or user. Each user has a mailbox that contains workflow and other messages, including Active Messages.
enterprise server	A server that contains the database and the logic for JD Edwards EnterpriseOne.
Enterprise Service Bus (ESB)	Middleware infrastructure products or technologies based on web services standards that enable a service-oriented architecture using an event-driven and XML-based messaging framework (the bus).
EnterpriseOne administrator	An actor responsible for the EnterpriseOne administration system.
EnterpriseOne credentials	A user ID, password, environment, and role used to validate a user of EnterpriseOne.
EnterpriseOne object	A reusable piece of code that is used to build applications. Object types include tables, forms, business functions, data dictionary items, batch processes, business views, event rules, versions, data structures, and media objects.

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EnterpriseOne development client	Historically called “fat client,” a collection of installed EnterpriseOne components required to develop EnterpriseOne artifacts, including the Microsoft Windows client and design tools.
EnterpriseOne extension	A JDeveloper component (plug-in) specific to EnterpriseOne. A JDeveloper wizard is a specific example of an extension.
EnterpriseOne process	A software process that enables JD Edwards EnterpriseOne clients and servers to handle processing requests and run transactions. A client runs one process, and servers can have multiple instances of a process. JD Edwards EnterpriseOne processes can also be dedicated to specific tasks (for example, workflow messages and data replication) to ensure that critical processes don’t have to wait if the server is particularly busy.
EnterpriseOne resource	Any EnterpriseOne table, metadata, business function, dictionary information, or other information restricted to authorized users.
Environment Workbench	An application that, during the Installation Workbench process, copies the environment information and Object Configuration Manager tables for each environment from the Planner data source to the system-release number data source. It also updates the Environment Plan detail record to reflect completion.
escalation monitor	A batch process that monitors pending requests or activities and restarts or forwards them to the next step or user after they have been inactive for a specified amount of time.
event rule	A logic statement that instructs the system to perform one or more operations based on an activity that can occur in a specific application, such as entering a form or exiting a field.
explicit transaction	Transaction used by a business service developer to explicitly control the type (auto or manual) and the scope of transaction boundaries within a business service.
exposed method or value object	Published business service source files or parts of published business service source files that are part of the published interface. These are part of the contract with the customer.
facility	An entity within a business for which you want to track costs. For example, a facility might be a warehouse location, job, project, work center, or branch/plant. A facility is sometimes referred to as a “business unit.”
fast path	A command prompt that enables the user to move quickly among menus and applications by using specific commands.
file server	A server that stores files to be accessed by other computers on the network. Unlike a disk server, which appears to the user as a remote disk drive, a file server is a sophisticated device that not only stores files, but also manages them and maintains order as network users request files and make changes to these files.
final mode	The report processing mode of a processing mode of a program that updates or creates data records.
foundation	A framework that must be accessible for execution of business services at runtime. This includes, but is not limited to, the Java Connector and JDBj.
FTP server	A server that responds to requests for files via file transfer protocol.
header information	Information at the beginning of a table or form. Header information is used to identify or provide control information for the group of records that follows.
HTTP Adapter	A generic set of services that are used to do the basic HTTP operations, such as GET, POST, PUT, DELETE, TRACE, HEAD, and OPTIONS with the provided URL.

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instantiate	A Java term meaning "to create." When a class is instantiated, a new instance is created.
integration developer	The user of the system who develops, runs, and debugs the EnterpriseOne business services. The integration developer uses the EnterpriseOne business services to develop these components.
integration point (IP)	The business logic in previous implementations of EnterpriseOne that exposes a document level interface. This type of logic used to be called XBPs. In EnterpriseOne 8.11, IPs are implemented in Web Services Gateway powered by webMethods.
integration server	A server that facilitates interaction between diverse operating systems and applications across internal and external networked computer systems.
integrity test	A process used to supplement a company's internal balancing procedures by locating and reporting balancing problems and data inconsistencies.
interface table	See Z table.
internal method or value object	Business service source files or parts of business service source files that are not part of the published interface. These could be private or protected methods. These could be value objects not used in published methods.
interoperability model	A method for third-party systems to connect to or access JD Edwards EnterpriseOne.
in-your-face-error	In JD Edwards EnterpriseOne, a form-level property which, when enabled, causes the text of application errors to appear on the form.
IServer service	This internet server service resides on the web server and is used to speed up delivery of the Java class files from the database to the client.
jargon	An alternative data dictionary item description that JD Edwards EnterpriseOne appears based on the product code of the current object.
Java application server	A component-based server that resides in the middle-tier of a server-centric architecture. This server provides middleware services for security and state maintenance, along with data access and persistence.
JDBNET	A database driver that enables heterogeneous servers to access each other's data.
JDEBASE Database Middleware	A JD Edwards EnterpriseOne proprietary database middleware package that provides platform-independent APIs, along with client-to-server access.
JDECallObject	An API used by business functions to invoke other business functions.
jde.ini	A JD Edwards EnterpriseOne file (or member for iSeries) that provides the runtime settings required for JD Edwards EnterpriseOne initialization. Specific versions of the file or member must reside on every machine running JD Edwards EnterpriseOne. This includes workstations and servers.
JDEIPC	Communications programming tools used by server code to regulate access to the same data in multiprocess environments, communicate and coordinate between processes, and create new processes.
jde.log	The main diagnostic log file of JD Edwards EnterpriseOne. This file is always located in the root directory on the primary drive and contains status and error messages from the startup and operation of JD Edwards EnterpriseOne.
JDENET	A JD Edwards EnterpriseOne proprietary communications middleware package. This package is a peer-to-peer, message-based, socket-based, multiprocess communications middleware solution. It handles client-to-server and server-to-server communications for all JD Edwards EnterpriseOne supported platforms.
JDeveloper Project	An artifact that JDeveloper uses to categorize and compile source files.

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JDeveloper Workspace	An artifact that JDeveloper uses to organize project files. It contains one or more project files.
JMS Queue	A Java Messaging service queue used for point-to-point messaging.
listener service	A listener that listens for XML messages over HTTP.
local repository	A developer's local development environment that is used to store business service artifacts.
local standalone BPEL/ESB server	A standalone BPEL/ESB server that is not installed within an application server.
Location Workbench	An application that, during the Installation Workbench process, copies all locations that are defined in the installation plan from the Location Master table in the Planner data source to the system data source.
logic server	A server in a distributed network that provides the business logic for an application program. In a typical configuration, pristine objects are replicated on to the logic server from the central server. The logic server, in conjunction with workstations, actually performs the processing required when JD Edwards EnterpriseOne software runs.
MailMerge Workbench	An application that merges Microsoft Word 6.0 (or higher) word-processing documents with JD Edwards EnterpriseOne records to automatically print business documents. You can use MailMerge Workbench to print documents, such as form letters about verification of employment.
Manual Commit transaction	A database connection where all database operations delay writing to the database until a call to commit is made.
master business function (MBF)	An interactive master file that serves as a central location for adding, changing, and updating information in a database. Master business functions pass information between data entry forms and the appropriate tables. These master functions provide a common set of functions that contain all of the necessary default and editing rules for related programs. MBFs contain logic that ensures the integrity of adding, updating, and deleting information from databases.
master table	See published table.
matching document	A document associated with an original document to complete or change a transaction. For example, in JD Edwards EnterpriseOne Financial Management, a receipt is the matching document of an invoice, and a payment is the matching document of a voucher.
media storage object	Files that use one of the following naming conventions that are not organized into table format: Gxxx, xxxGT, or GTxxx.
message center	A central location for sending and receiving all JD Edwards EnterpriseOne messages (system and user generated), regardless of the originating application or user.
messaging adapter	An interoperability model that enables third-party systems to connect to JD Edwards EnterpriseOne to exchange information through the use of messaging queues.
messaging server	A server that handles messages that are sent for use by other programs using a messaging API. Messaging servers typically employ a middleware program to perform their functions.
Middle-Tier BPEL/ESB Server	A BPEL/ESB server that is installed within an application server.
Monitoring Application	An EnterpriseOne tool provided for an administrator to get statistical information for various EntepriseOne servers, reset statistics, and set notifications.

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named event rule (NER)
Encapsulated, reusable business logic created using event rules, rather that C programming. NERs are also called business function event rules. NERs can be reused in multiple places by multiple programs. This modularity lends itself to streamlining, reusability of code, and less work.

nota fiscal
In Brazil, a legal document that must accompany all commercial transactions for tax purposes and that must contain information required by tax regulations.

nota fiscal factura
In Brazil, a nota fiscal with invoice information.

See also *nota fiscal.*

Object Configuration Manager (OCM)
In JD Edwards EnterpriseOne, the object request broker and control center for the runtime environment. OCM keeps track of the runtime locations for business functions, data, and batch applications. When one of these objects is called, OCM directs access to it using defaults and overrides for a given environment and user.

Object Librarian
A repository of all versions, applications, and business functions reusable in building applications. Object Librarian provides check-out and check-in capabilities for developers, and it controls the creation, modification, and use of JD Edwards EnterpriseOne objects. Object Librarian supports multiple environments (such as production and development) and enables objects to be easily moved from one environment to another.

Object Librarian merge
A process that blends any modifications to the Object Librarian in a previous release into the Object Librarian in a new release.

Open Data Access (ODA)
An interoperability model that enables you to use SQL statements to extract JD Edwards EnterpriseOne data for summarization and report generation.

Output Stream Access (OSA)
An interoperability model that enables you to set up an interface for JD Edwards EnterpriseOne to pass data to another software package, such as Microsoft Excel, for processing.

package
JD Edwards EnterpriseOne objects are installed to workstations in packages from the deployment server. A package can be compared to a bill of material or kit that indicates the necessary objects for that workstation and where on the deployment server the installation program can find them. It is point-in-time snapshot of the central objects on the deployment server.

package build
A software application that facilitates the deployment of software changes and new applications to existing users. Additionally, in JD Edwards EnterpriseOne, a package build can be a compiled version of the software. When you upgrade your version of the ERP software, for example, you are said to take a package build.

Consider the following context: “Also, do not transfer business functions into the production path code until you are ready to deploy, because a global build of business functions done during a package build will automatically include the new functions.” The process of creating a package build is often referred to, as it is in this example, simply as “a package build.”

package location
The directory structure location for the package and its set of replicated objects. This is usually \\deployment server\release\path_code\package\package name. The subdirectories under this path are where the replicated objects for the package are placed. This is also referred to as where the package is built or stored.

Package Workbench
An application that, during the Installation Workbench process, transfers the package information tables from the Planner data source to the system-release number data source. It also updates the Package Plan detail record to reflect completion.

Pathcode Directory
The specific portion of the file system on the EnterpriseOne development client where EnterpriseOne development artifacts are stored.

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patterns

General repeatable solutions to a commonly occurring problem in software design. For business service development, the focus is on the object relationships and interactions. For orchestrations, the focus is on the integration patterns (for example, synchronous and asynchronous request/response, publish, notify, and receive/reply).

planning family

A means of grouping end items whose similarity of design and manufacture facilitates being planned in aggregate.

preference profile

The ability to define default values for specified fields for a user-defined hierarchy of items, item groups, customers, and customer groups.

print server

The interface between a printer and a network that enables network clients to connect to the printer and send their print jobs to it. A print server can be a computer, separate hardware device, or even hardware that resides inside of the printer itself.

pristine environment

A JD Edwards EnterpriseOne environment used to test unaltered objects with JD Edwards EnterpriseOne demonstration data or for training classes. You must have this environment so that you can compare pristine objects that you modify.

processing option

A data structure that enables users to supply parameters that regulate the running of a batch program or report. For example, you can use processing options to specify default values for certain fields, to determine how information appears or is printed, to specify date ranges, to supply runtime values that regulate program execution, and so on.

production environment

A JD Edwards EnterpriseOne environment in which users operate EnterpriseOne software.

production-grade file server

A file server that has been quality assurance tested and commercialized and that is usually provided in conjunction with user support services.

Production Published Business Services Web Service

Published business services web service deployed to a production application server.

program temporary fix (PTF)

A representation of changes to JD Edwards EnterpriseOne software that your organization receives on magnetic tapes or disks.

project

In JD Edwards EnterpriseOne, a virtual container for objects being developed in Object Management Workbench.

promotion path

The designated path for advancing objects or projects in a workflow. The following is the normal promotion cycle (path):

11>21>26>28>38>01

In this path, *11* equals new project pending review, *21* equals programming, *26* equals QA test/review, *28* equals QA test/review complete, *38* equals in production, *01* equals complete. During the normal project promotion cycle, developers check objects out of and into the development path code and then promote them to the prototype path code. The objects are then moved to the productions path code before declaring them complete.

proxy server

A server that acts as a barrier between a workstation and the internet so that the enterprise can ensure security, administrative control, and caching service.

published business service

EnterpriseOne service level logic and interface. A classification of a published business service indicating the intention to be exposed to external (non-EnterpriseOne) systems.

published business service identification information

Information about a published business service used to determine relevant authorization records. Published business services + method name, published business services, or *ALL.

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published business service web service — Published business services components packaged as J2EE Web Service (namely, a J2EE EAR file that contains business service classes, business service foundation, configuration files, and web service artifacts).

published table — Also called a master table, this is the central copy to be replicated to other machines. Residing on the publisher machine, the F98DRPUB table identifies all of the published tables and their associated publishers in the enterprise.

publisher — The server that is responsible for the published table. The F98DRPUB table identifies all of the published tables and their associated publishers in the enterprise.

pull replication — One of the JD Edwards EnterpriseOne methods for replicating data to individual workstations. Such machines are set up as pull subscribers using JD Edwards EnterpriseOne data replication tools. The only time that pull subscribers are notified of changes, updates, and deletions is when they request such information. The request is in the form of a message that is sent, usually at startup, from the pull subscriber to the server machine that stores the F98DRPCN table.

QBE — An abbreviation for *query by example*. In JD Edwards EnterpriseOne, the QBE line is the top line on a detail area that is used for filtering data.

real-time event — A message triggered from EnterpriseOne application logic that is intended for external systems to consume.

refresh — A function used to modify JD Edwards EnterpriseOne software, or subset of it, such as a table or business data, so that it functions at a new release or cumulative update level, such as B73.2 or B73.2.1.

replication server — A server that is responsible for replicating central objects to client machines.

Rt-Addressing — Unique data identifying a browser session that initiates the business services call request host/port user session.

rules — Mandatory guidelines that are not enforced by tooling, but must be followed in order to accomplish the desired results and to meet specified standards.

quote order — In JD Edwards Procurement and Subcontract Management, a request from a supplier for item and price information from which you can create a purchase order.

In JD Edwards Sales Order Management, item and price information for a customer who has not yet committed to a sales order.

secure by default — A security model that assumes that a user does not have permission to execute an object unless there is a specific record indicating such permissions.

Secure Socket Layer (SSL) — A security protocol that provides communication privacy. SSL enables client and server applications to communicate in a way that is designed to prevent eavesdropping, tampering, and message forgery.

SEI implementation — A Java class that implements the methods that declare in a Service Endpoint Interface (SEI).

selection — Found on JD Edwards EnterpriseOne menus, a selection represents functions that you can access from a menu. To make a selection, type the associated number in the Selection field and press Enter.

serialize — The process of converting an object or data into a format for storage or transmission across a network connection link with the ability to reconstruct the original data or objects when needed.

Server Workbench — An application that, during the Installation Workbench process, copies the server configuration files from the Planner data source to the system-release number

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data source. The application also updates the Server Plan detail record to reflect completion.

Service Endpoint Interface (SEI)
A Java interface that declares the methods that a client can invoke on the service.

SOA
Abbreviation for *Service Oriented Architecture*.

softcoding
A coding technique that enables an administrator to manipulate site-specific variables that affect the execution of a given process.

source repository
A repository for HTTP adapter and listener service development environment artifacts.

spot rate
An exchange rate entered at the transaction level. This rate overrides the exchange rate that is set up between two currencies.

Specification merge
A merge that comprises three merges: Object Librarian merge, Versions List merge, and Central Objects merge. The merges blend customer modifications with data that accompanies a new release.

specification
A complete description of a JD Edwards EnterpriseOne object. Each object has its own specification, or name, which is used to build applications.

Specification Table Merge Workbench
An application that, during the Installation Workbench process, runs the batch applications that update the specification tables.

SSL Certificate
A special message signed by a certificate authority that contains the name of a user and that user's public key in such a way that anyone can "verify" that the message was signed by no one other than the certification authority and thereby develop trust in the user's public key.

store-and-forward
The mode of processing that enables users who are disconnected from a server to enter transactions and then later connect to the server to upload those transactions.

subscriber table
Table F98DRSUB, which is stored on the publisher server with the F98DRPUB table and identifies all of the subscriber machines for each published table.

superclass
An inheritance concept of the Java language where a class is an instance of something, but is also more specific. "Tree" might be the superclass of "Oak" and "Elm," for example.

supplemental data
Any type of information that is not maintained in a master file. Supplemental data is usually additional information about employees, applicants, requisitions, and jobs (such as an employee's job skills, degrees, or foreign languages spoken). You can track virtually any type of information that your organization needs.

For example, in addition to the data in the standard master tables (the Address Book Master, Customer Master, and Supplier Master tables), you can maintain other kinds of data in separate, generic databases. These generic databases enable a standard approach to entering and maintaining supplemental data across JD Edwards EnterpriseOne systems.

table access management (TAM)
The JD Edwards EnterpriseOne component that handles the storage and retrieval of use-defined data. TAM stores information, such as data dictionary definitions; application and report specifications; event rules; table definitions; business function input parameters and library information; and data structure definitions for running applications, reports, and business functions.

Table Conversion Workbench
An interoperability model that enables the exchange of information between JD Edwards EnterpriseOne and third-party systems using non-JD Edwards EnterpriseOne tables.

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table conversion — An interoperability model that enables the exchange of information between JD Edwards EnterpriseOne and third-party systems using non-JD Edwards EnterpriseOne tables.

table event rules — Logic that is attached to database triggers that runs whenever the action specified by the trigger occurs against the table. Although JD Edwards EnterpriseOne enables event rules to be attached to application events, this functionality is application specific. Table event rules provide embedded logic at the table level.

terminal server — A server that enables terminals, microcomputers, and other devices to connect to a network or host computer or to devices attached to that particular computer.

three-tier processing — The task of entering, reviewing and approving, and posting batches of transactions in JD Edwards EnterpriseOne.

three-way voucher match — In JD Edwards Procurement and Subcontract Management, the process of comparing receipt information to supplier's invoices to create vouchers. In a three-way match, you use the receipt records to create vouchers.

transaction processing (TP) monitor — A monitor that controls data transfer between local and remote terminals and the applications that originated them. TP monitors also protect data integrity in the distributed environment and may include programs that validate data and format terminal screens.

transaction processing method — A method related to the management of a manual commit transaction boundary (for example, start, commit, rollback, and cancel).

transaction set — An electronic business transaction (electronic data interchange standard document) made up of segments.

trigger — One of several events specific to data dictionary items. You can attach logic to a data dictionary item that the system processes automatically when the event occurs.

triggering event — A specific workflow event that requires special action or has defined consequences or resulting actions.

two-way authentication — An authentication mechanism in which both client and server authenticate themselves by providing the SSL certificates to each other.

two-way voucher match — In JD Edwards Procurement and Subcontract Management, the process of comparing purchase order detail lines to the suppliers' invoices to create vouchers. You do not record receipt information.

user identification information — User ID, role, or *public.

User Overrides merge — Adds new user override records into a customer's user override table.

value object — A specific type of source file that holds input or output data, much like a data structure passes data. Value objects can be exposed (used in a published business service) or internal, and input or output. They are comprised of simple and complex elements and accessories to those elements.

variance — In JD Edwards Capital Asset Management, the difference between revenue generated by a piece of equipment and costs incurred by the equipment.

In JD Edwards EnterpriseOne Project Costing and JD Edwards EnterpriseOne Manufacturing, the difference between two methods of costing the same item (for example, the difference between the frozen standard cost and the current cost is an engineering variance). Frozen standard costs come from the Cost Components table, and the current costs are calculated using the current bill of material, routing, and overhead rates.

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versioning a published business service	Adding additional functionality/interfaces to the published business services without modifying the existing functionality/interfaces.
Version List merge	The Versions List merge preserves any non-XJDE and non-ZJDE version specifications for objects that are valid in the new release, as well as their processing options data.
visual assist	Forms that can be invoked from a control via a trigger to assist the user in determining what data belongs in the control.
vocabulary override	An alternate description for a data dictionary item that appears on a specific JD Edwards EnterpriseOne form or report.
wchar_t	An internal type of a wide character. It is used for writing portable programs for international markets.
web application server	A web server that enables web applications to exchange data with the back-end systems and databases used in eBusiness transactions.
web server	A server that sends information as requested by a browser, using the TCP/IP set of protocols. A web server can do more than just coordination of requests from browsers; it can do anything a normal server can do, such as house applications or data. Any computer can be turned into a web server by installing server software and connecting the machine to the internet.
Web Service Description Language (WSDL)	An XML format for describing network services.
Web Service Inspection Language (WSIL)	An XML format for assisting in the inspection of a site for available services and a set of rules for how inspection-related information should be made.
web service proxy foundation	Foundation classes for web service proxy that must be included in a business service server artifact for web service consumption on WAS.
web service softcoding record	An XML document that contains values that are used to configure a web service proxy. This document identifies the endpoint and conditionally includes security information.
web service softcoding template	An XML document that provides the structure for a soft coded record.
Where clause	The portion of a database operation that specifies which records the database operation will affect.
Windows terminal server	A multiuser server that enables terminals and minimally configured computers to display Windows applications even if they are not capable of running Windows software themselves. All client processing is performed centrally at the Windows terminal server and only display, keystroke, and mouse commands are transmitted over the network to the client terminal device.
wizard	A type of JDeveloper extension used to walk the user through a series of steps.
workbench	A program that enables users to access a group of related programs from a single entry point. Typically, the programs that you access from a workbench are used to complete a large business process. For example, you use the JD Edwards EnterpriseOne Payroll Cycle Workbench (P07210) to access all of the programs that the system uses to process payroll, print payments, create payroll reports, create journal entries, and update payroll history. Examples of JD Edwards EnterpriseOne workbenches include Service Management Workbench (P90CD020), Line Scheduling Workbench (P3153), Planning Workbench (P13700), Auditor's Workbench (P09E115), and Payroll Cycle Workbench.
work day calendar	In JD Edwards EnterpriseOne Manufacturing, a calendar that is used in planning functions that consecutively lists only working days so that component and work order scheduling can be done based on the actual number of work days available. A work

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day calendar is sometimes referred to as planning calendar, manufacturing calendar, or shop floor calendar.

workflow
The automation of a business process, in whole or in part, during which documents, information, or tasks are passed from one participant to another for action, according to a set of procedural rules.

workgroup server
A server that usually contains subsets of data replicated from a master network server. A workgroup server does not perform application or batch processing.

XAPI events
A service that uses system calls to capture JD Edwards EnterpriseOne transactions as they occur and then calls third-party software, end users, and other JD Edwards EnterpriseOne systems that have requested notification when the specified transactions occur to return a response.

XML CallObject
An interoperability capability that enables you to call business functions.

XML Dispatch
An interoperability capability that provides a single point of entry for all XML documents coming into JD Edwards EnterpriseOne for responses.

XML List
An interoperability capability that enables you to request and receive JD Edwards EnterpriseOne database information in chunks.

XML Service
An interoperability capability that enables you to request events from one JD Edwards EnterpriseOne system and receive a response from another JD Edwards EnterpriseOne system.

XML Transaction
An interoperability capability that enables you to use a predefined transaction type to send information to or request information from JD Edwards EnterpriseOne. XML transaction uses interface table functionality.

XML Transaction Service (XTS)
Transforms an XML document that is not in the JD Edwards EnterpriseOne format into an XML document that can be processed by JD Edwards EnterpriseOne. XTS then transforms the response back to the request originator XML format.

Z event
A service that uses interface table functionality to capture JD Edwards EnterpriseOne transactions and provide notification to third-party software, end users, and other JD Edwards EnterpriseOne systems that have requested to be notified when certain transactions occur.

Z table
A working table where non-JD Edwards EnterpriseOne information can be stored and then processed into JD Edwards EnterpriseOne. Z tables also can be used to retrieve JD Edwards EnterpriseOne data. Z tables are also known as interface tables.

Z transaction
Third-party data that is properly formatted in interface tables for updating to the JD Edwards EnterpriseOne database.

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