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JD Edwards EnterpriseOne Advanced Real Estate Forecasting 9.0 Implementation Guide

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JD Edwards EnterpriseOne Advanced Real Estate Forecasting 9.0 Implementation Guide
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Contents

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.

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

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.

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.

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)

- 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.

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.

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.

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Preface

This preface discusses:

- JD Edwards EnterpriseOne products.
- JD Edwards EnterpriseOne application fundamentals.

JD Edwards EnterpriseOne Products

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

- JD Edwards EnterpriseOne Real Estate Management
- JD Edwards EnterpriseOne General Accounting

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

Chapter 1, "Getting Started with JD Edwards EnterpriseOne Advanced Real Estate Forecasting," JD Edwards EnterpriseOne Advanced Real Estate Forecasting Implementation, page 3

CHAPTER 1

Getting Started with JD Edwards EnterpriseOne Advanced Real Estate Forecasting

This chapter discusses:

- JD Edwards EnterpriseOne Advanced Real Estate Forecasting overview.
- JD Edwards EnterpriseOne Advanced Real Estate Forecasting integrations.
- JD Edwards EnterpriseOne Advanced Real Estate Forecasting implementation.

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Overview

Use JD Edwards EnterpriseOne Advanced Real Estate Forecasting in conjunction with JD Edwards EnterpriseOne Real Estate Management to forecast budget amounts for specific accounts. JD Edwards EnterpriseOne Advanced Real Estate Forecasting is fully integrated with these features of JD Edwards EnterpriseOne Real Estate Management:

- Unit master
- Recurring billing
- Sales overage
- Expense participation
- Management fees

JD Edwards EnterpriseOne Advanced Real Estate Forecasting generates forecasted amounts for:

- Revenue (rent and nonrent).
- Expense participation.
- Sales overage.
- Management fees.
- Capital expenditures, expenses, and any other specified account.

With JD Edwards EnterpriseOne Advanced Real Estate Forecasting, you can generate a forecast for up to 15 years in the future. When units are leased, the system retrieves revenue amounts directly from JD Edwards EnterpriseOne Real Estate Management. When units are vacant, the system uses the assumption rules that you assign to the unit in JD Edwards EnterpriseOne Advanced Real Estate Forecasting to calculate revenue amounts. If you set up the dates to generate a forecast in JD Edwards EnterpriseOne Real Estate Management, the system uses that information as the basis for calculating the budget amounts. Otherwise, the system uses the information in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

To forecast revenue amounts, the system multiplies the area of the unit by the market rate that you specify, which is an amount per square foot, and then applies an annual growth pattern that you specify. The growth pattern can be an annual amount, percentage, or amount per square foot. To forecast capital expenditure amounts or amounts associated with other accounts, the system applies a growth pattern to beginning balances that you retrieve from the Account Balances table (F0902).

You set up the components and rules that the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system uses to generate a budget by property or building and revision number. After you set up the information for one revision number, you can easily copy the setup information to another revision number, and then revise that information as necessary. Using a revision number enables you to generate multiple budgets for the same building and units that you can use to perform what-if analyses. The system provides a building constants program, which enables you to specify default rules, so that you need only set up unit master information when the rules differ.

After you generate the budget amounts for the accounts specified, you can revise them and lock the accounts to prevent future updates. To determine how the system calculated specific budget amounts, you can run an audit report. The audit report prints the source of the information that the system used or the formulas for each calculation. When you are satisfied with the budget results, you can copy them to the F0902 table to be incorporated with budgets from other systems.

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Integrations

The JD Edwards EnterpriseOne Advanced Real Estate Forecasting integrates with these JD Edwards EnterpriseOne systems from Oracle:

- JD Edwards EnterpriseOne Real Estate Management
- JD Edwards EnterpriseOne General Accounting

The JD Edwards EnterpriseOne Advanced Real Estate Forecasting system works with other JD Edwards EnterpriseOne systems to ensure that all information is fully integrated into the general ledger. 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 Real Estate Management

JD Edwards EnterpriseOne Advanced Real Estate Forecasting uses information that is set up in JD Edwards EnterpriseOne Real Estate Management for budget processing including, leases, expense participation information, sales overage information, recurring billing and management fees.

JD Edwards EnterpriseOne General Accounting

JD Edwards EnterpriseOne Advanced Real Estate Forecasting uses the account information that is set up in JD Edwards EnterpriseOne General Accounting to define the accounts to use for budgets. The system generates budget records in the Account Balances table (F0902).

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Implementation

This section provides an overview of the steps that are required to implement JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

In the planning phase of the implementation, take advantage of all JD Edwards EnterpriseOne sources of information, including the installation guides and troubleshooting information. A complete list of these resources appears 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 Advanced Real Estate Forecasting, use the EnterpriseOne and World Change Assistant. EnterpriseOne and World Change Assistant, a Java-based tool, reduces the time required to search and download ESUs by 75 percent or more, and enables you to install multiple ESUs at one time.

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

Global Implementation Steps

This table lists the implementation steps for JD Edwards EnterpriseOne Advanced Real Estate Forecasting:

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 ledger constants.	*JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System," Setting Up Constants for General Accounting
4. Set up multicurrency processing, including currency codes and exchange rates.	*JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System"
5. Set up ledger type rules.	*JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System," Setting Up Ledger Types for General Accounting
6. Set up address book records.	*JD Edwards EnterpriseOne Address Book 9.0 Implementation Guide*, "Entering Address Book Records"

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Implementation Steps

This table lists the core implementation steps for JD Edwards EnterpriseOne Advanced Real Estate Forecasting:

Step	Reference
1. Upload the unit master information from JD Edwards EnterpriseOne Real Estate Management.	Chapter 2, "Uploading Unit Master Information from JD Edwards EnterpriseOne Real Estate Management," page 5
2. Set up Advanced Real Estate Forecasting (AREF) user-defined codes, AREF growth patterns, AREF recurring bill code rules, AREF sales overage rules (optional), AREF expense participation rules (optional), AREF security (optional), AREF building constants, and AREF building constant models.	Chapter 3, "Setting Up JD Edwards EnterpriseOne Advanced Real Estate Forecasting," page 11
3. Set up assumption header information and assumption detail information.	Chapter 4, "Setting Up Unit Assumptions," page 43
4. Set up unit master information.	Chapter 6, "Setting Up Unit Master Information," page 81
5. Set up account status records.	Chapter 7, "Setting Up Account Status Information," page 95
6. Set up account association information.	Chapter 10, "Generating Budget and Forecast Amounts," Setting Up Account Association Information, page 130

CHAPTER 2

Uploading Unit Master Information from JD Edwards EnterpriseOne Real Estate Management

This chapter provides an overview of the unit setup and discusses how to upload unit master information.

Understanding Unit Setup

To generate a budget forecast for a unit, the system must have access to unit information such as the area values and assumption rules. Use either of the following programs to set up unit information in the JD Edwards EnterpriseOne Advanced Real Estate system:

- To forecast budgets based on actual information from the JD Edwards EnterpriseOne Real Estate Management (REM) system, run the Load AREF Unit Master program (R15L1012) to upload existing units from the REM system.
- To do as if analyses or compare budget information among several units, set up units manually in the AREF Unit Maintenance program (P15L101).

See Chapter 6, "Setting Up Unit Master Information," Adding Units Manually, page 81.

Uploading Unit Master Information

This section provides an overview of the upload process and discusses how to:

- Run the Load AREF Unit Master.
- Set processing options for the Load AREF Unit Master (R15L1012).

Understanding the Upload Process

To copy the unit information from JD Edwards EnterpriseOne Real Estate Management, you must run the Load AREF Unit Master (R15L1012). The system copies unit information, such as areas, dates, report code values, and the associated leases if they exist, from these JD Edwards EnterpriseOne Real Estate Management tables:

- Unit Master (F1507)
- Floor Master (F1506)
- Area Master (F1514)
- Lease Master Header (F1501B)
- Lease Master Detail (F15017)

The system updates this information to the AREF Unit Master table (F15L101), from which you can review various budget scenarios.

When you run the R15L1012 program, you assign the revision number in the processing options to identify the group of units that you are uploading. After you set up information for one revision number, you can copy this information to another revision number, and then revise that information as necessary.

Note. The lease start date must be the same as or within the date range as specified in the Load Start Date and Load End Date processing options or the system does not update the Lease Number, Tenant, Name, or Start Date and Lease End Date fields on the unit in the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system.

For leased units, the system retrieves the following information from JD Edwards EnterpriseOne Real Estate Management:

- Revenue amounts (both rent and nonrent) from the recurring billing information.

  If you do not set up recurring billing information, the system forecasts revenue based on the unit assumption rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

- Expense participation.

  If you do not set up expense participation information, the system forecasts expense participation based on the expense participation rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

- Sales overage.

  If you do not set up sales overage information, the system forecasts sales overage based on the sales overage rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

Note. You can use processing options on the AREF Budget Calculation report (R15L1091) to indicate whether the system uses unit assumption rules for both revenue amounts and expense participation amounts if the lease does not contain amounts. These processing options enable you to prevent the system from forecasting amounts for revenue, expense participation, or both if the REM lease does not have or use these amounts.

To maintain integrity between the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system and the JD Edwards EnterpriseOne Real Estate Management system, you can rerun the Load AREF Unit Master program (R15L1012) as often as necessary. The system updates the F15L101 table with changes made in JD Edwards EnterpriseOne Real Estate Management. To bypass updating unit information in the F15L101 table, you can lock the unit record. The system does not update unit information on locked unit records.

Note. You can update unit information only from JD Edwards EnterpriseOne Real Estate Management to JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

See Also

Chapter 6, "Setting Up Unit Master Information," page 81

Running the Load AREF Unit Master

Select AREF Setup (G15L412), AREF Load Unit Master.

Setting Processing Options for the Load AREF Unit Master (R15L1012)

These processing options are used to specify default values and process parameters for uploading units from JD Edwards EnterpriseOne Real Estate Management to JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

Defaults

1. Useable Area Type Designation

Specify a code from user-defined code (UDC) table 15/AR that the system uses to retrieve the billable useable area from the F1514 table.

The system assigns the area value to the Useable Area field in the F15L101 table. If the area type that you specify does not exist in the F1514 table, the system does not update the Useable Area field in the F15L101 table.

If you leave this processing option blank, the system uses the area type specified in the Rentable Area Type field of the Real Estate Management Constants table (F1510B) to retrieve the area value.

2. Sales Area Type Designation

Specify a code from UDC table 15/AR that the system uses to retrieve the sales useable area from the F1514 table.

Specify the area type to use to retrieve the area value from the F1514 table. The system assigns the area value to the Sales Area field in the F15L101 table. If the area type that you specify does not exist in the F1514 table, the system does not update the Sales Area field in the F15L101 table.

If you leave this processing option blank, the system uses the area type specified in the Rentable Area Type field of the Real Estate Management Constants table (F1510B) to retrieve the area value.

3. Revision Number

Specify a revision number to assign to the units that you add to the F15L101 table.

If you leave this processing option blank, the system assigns *0* as the revision number.

4. Load Start Date

Specify the start date that the system uses to determine whether an active lease is attached to a unit.

If you leave this processing option blank, the system uses the system date.

Warning! Because the system retains assumption information when you reload the unit master for building and revision, running the unit load for different dates for the same building and revision may result in incorrect assumption assignment for a unit.

---

5. Load End Date

Specify the end date that the system uses to determine whether an active lease is attached to a unit.

If you leave this processing option blank, the system uses the system date.

Process

1. Reabsorbed Units

Specify whether to delete unlocked reabsorbed units when the original unit is reloaded into the AREF Unit Master table and the report is run in final mode.

If the lock flag on the original unit or the reabsorbed unit is set to *Y,* the reabsorbed unit is not deleted regardless of the setting. Values are:

Blank: Delete unlocked reabsorbed units if the original unit is unlocked. (default)

1: Do not delete reabsorbed units.

2. AREF Assumption Information

Specify whether to delete AREF assumption information on an unlocked record when the unit is reloaded.

If the lock flag is set to *Y,* the record is not updated regardless of the setting. Values are:

Blank: Retain the unit assumption information and update the lease information only. (default)

1: Delete the AREF assumption information.

3. Proof Or Final Mode

Specify whether to run the R15L1012 program in proof or final mode. The report lists the units that were added and updated for each building as well as provides totals for all buildings. Values are:

Blank: Run the report in proof mode. The system generates a report, but does not update units in the F15L101 table.

1: Run the report in final mode. The system generates a report and updates the units in the F15L101 table.

4. AREF Speculative Lease Type

Specify whether the system includes Real Estate Management leases with an AREF speculative lease type. Values are:

Blank: Do not include AREF speculative lease type.

1: Include AREF speculative lease type.

5. Real Estate Lease Term Renewal

Specify whether the system retains the real estate lease renewal information that has been assigned to the unit when the unit is uploaded more than once to the F15L101 table. Values are:

Blank: Retain renewal specifications.

1: Delete renewal specifications.

6. Time Prior to REM Lease

Specify whether the Time Prior to REM Lease is Downtime check box is selected in the AREF Unit Maintenance program (P15L101). Values are:

Blank: The check box is not selected. Time prior to a REM lease is not considered downtime.

1: The check box is selected. Time prior to a REM lease is considered downtime.

Note. This default value applies only for units that have a REM lease attached.

Print

1. Summary or Detail Specify whether the system prints the R15L1012 report in summary or detail mode. Values are:

Blank: Summary

1: Detail

CHAPTER 3

Setting Up JD Edwards EnterpriseOne Advanced Real Estate Forecasting

This chapter provides an overview of the setup requirements for JD Edwards EnterpriseOne Advanced Real Estate Forecasting (AREF), lists a prerequisite, and discusses how to:

- Set up AREF user-defined codes.
- Set up AREF growth patterns.
- Set up AREF recurring bill code rules.
- Set up AREF sales overage rules (optional).
- Set up AREF expense participation rules (optional).
- Set up AREF security.

Understanding the Setup Requirements for JD Edwards EnterpriseOne Advanced Real Estate Forecasting

After you upload or add units from to generate a revision number, you must perform the setup tasks. Except for user-defined codes, JD Edwards EnterpriseOne Advanced Real Estate Forecasting setup tasks are entered by revision number and either building or property number.

For each new revision that you generate, you must also generate the setup information for that revision, which includes growth patterns, recurring bill code rules, building constants, and unit assumptions. You can use the revision feature to compare different budget and forecasting methods using different setup information. The revision number serves as the audit trail for reviewing budgets and forecasts.

Prerequisite

Before you complete the tasks in this chapter, you must upload or add the units for the revision number.

See Chapter 2, "Uploading Unit Master Information from JD Edwards EnterpriseOne Real Estate Management," Uploading Unit Master Information, page 5.

See Chapter 6, "Setting Up Unit Master Information," Adding Units Manually, page 81.

Setting Up AREF User-Defined Codes

In JD Edwards EnterpriseOne programs, many fields accept only user-defined codes (UDCs) that are defined in a user-defined code (UDC) table. Some UDCs are hard-coded and should not be changed. Some UDCs contain a special handling code that directs the system to perform a specific function.

This table lists and describes the UDC tables for JD Edwards EnterpriseOne Advanced Real Estate Forecasting:

UDC Table	Description
AREF Expense Participation Unit Type (15/EU)	Use these codes to classify units for the different levels in which tenants participate in expenses. For example, you can set up a rule to omit the area of specific units from the expense participation calculation based on the unit type. If you forecast budgets for expense participation, you might need to assign the unit an expense participation unit type.
Allowed Budget Ledger Type (15L/TL)	Use these codes to represent the budget ledger types that you assign to the system-generated budget records. The system validates the budget ledger type that you assign to the budget records against the values in this UDC table. You must set up the budget ledger type in this table and also in UDC table 09/LT to enable the system to generate the forecasted budget records in the F0902 table.
AREF Report Codes 1-5 (15L/01-05)	Use these codes to organize information such as buildings, units, and leases for reporting purposes. For example, you might want to report on leases in a specific geographical area or units that have common features.
No Growth Posting Edit Codes (15L/PC)	Use these codes to designate the accounts to which a growth pattern code should *not* be assigned when the accounts are retrieved during the account status process. The system does not assign a growth pattern code to accounts that are assigned a posting edit code that matches a value that is set up in this UDC table. The code *N* is hard-coded to prevent the system from calculating budget amounts for non-posting accounts. Any code that you set up must exist as a posting edit code in UDC table H00/PE or it is not valid.

Setting Up AREF Growth Patterns

This section provides an overview of growth pattern information and discusses how to:

- Set processing options for AREF Growth Patterns (P15L105).
- Set up growth patterns.

Understanding Growth Pattern Information

Use the AREF Growth Patterns program (P15L105) to set up growth patterns to anticipate increasing amounts for lease revenue and expenses based on several market factors, including flat amount, square feet, percentage amount, and specified number of years. Use growth patterns to set up increases that apply to:

- Recurring billing amounts, if they exist.
- Other account balances that you specify during the account status process when the system calculates the budget amounts.

Specify a hard-coded growth pattern type to determine whether the growth amounts represent a fixed amount, a percentage, or an amount per square foot. This table describes the action the system performs, depending on the growth pattern type, if you enter *1.00* in the Year 01 field of the growth pattern:

Growth Pattern Type	Action
FX (fixed amount)	Adds 1 to the account balance.
PC (percentage)	Multiplies the account balance by 1.01 percent, which is equivalent to multiplying the account balance by 1 percent, and adds that result to the account balance.
SF (square foot)	Multiplies the area of the unit (represented in square feet) by 1 and adds that result to the account balance.

You can specify different annual growth amounts, percentages, or amounts per square foot for each growth pattern for as many as 15 years. The system compounds the growth amounts that you enter for each year. For example, if you enter a percentage growth pattern type and specify 1.0 in Year 01 and 2.0 in Year 02, the system multiplies the account balance by 1.01 percent the first year, and then multiplies that resulting amount by 1.02 percent the following year, for a total of 3.02 percent.

Set up growth patterns by building and revision number and then use them as part of the assumption rule, which is also set up by building and revision number, that you assign to each unit for which you want to calculate a budget amount. You also assign growth patterns to detail assumptions, recurring bill code rules, sales overage rules, and expense participation rules.

See Chapter 6, "Setting Up Unit Master Information," Adding Units Manually, page 81.

Note. You cannot set up growth patterns for revision numbers that do not have units. For example, you cannot enter a growth pattern for revision number 7 if you do not have any units for revision number 7. If you do not upload units, you must create a unit manually before you can set up the system.

The system stores growth pattern information in the AREF Growth Pattern File table (F15L105).

Forms Used to Set Up AREF Growth Patterns

Form Name	FormID	Navigation	Usage
Work with Growth Patterns	W15L105A	AREF Setup (G15L412), AREF Growth Patterns	Review and select growth patterns.
AREF Growth Pattern Revisions	W15L105B	On the Work with Growth Patterns form, click Add.	Set up growth patterns.

Setting Processing Options for the AREF Growth Patterns Program (P15L105)

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

Defaults

1. Default Growth Pattern Type

Specify a growth pattern type from UDC table 15L/GT that the system uses when you add new growth patterns. Values are:

Blank: The system does not assign a default growth pattern type.

FX: Fixed amount.

PC: Percentage.

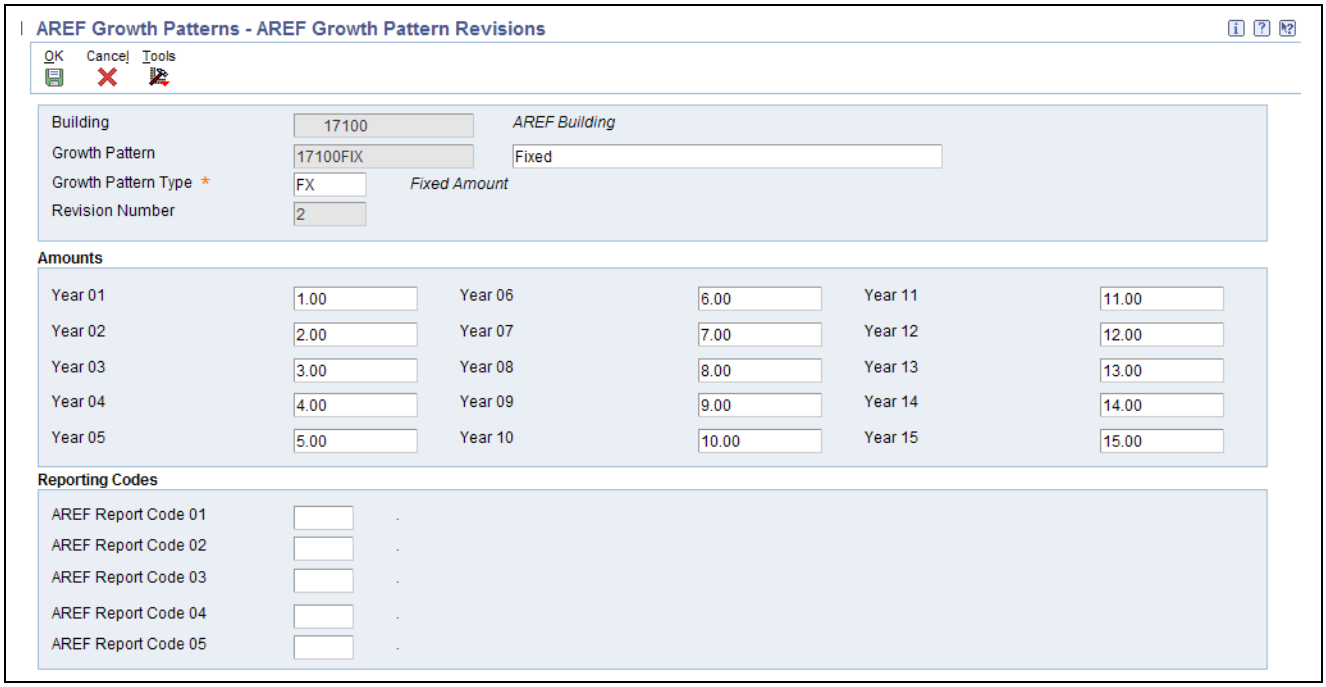
SF: Amount per square foot.

2. Default Growth Rates Value Year 01 through **Value Year 15**

Specify a value that represents the anticipated growth rate for the year. You can define this value as a currency, percentage, or per square foot amount.

Setting Up Growth Patterns

Access the AREF Growth Pattern Revisions form.



AREF Growth Pattern Revisions form

Building

Enter an alphanumeric code that identifies a separate entity within a business for which you want to apply a growth pattern. A business unit might be a warehouse location, job, project, work center, branch, or plant.

Growth Pattern

Enter a code that indicates a defined growth pattern.

The JD Edwards EnterpriseOne Advanced Real Estate Forecasting account definition provides starting values that increase by the growth pattern assigned to the building.

In the unlabeled field, you can add a descriptive statement up to 50 characters in length.

Growth Pattern Type Enter a value from UDC table 15L/GT that identifies the amount type for the associated growth pattern in the Year 01 through Year 15 fields. Values are:

FX: Fixed amount

PC: Percentage amount

SF: Amount per square foot

Revision Number Enter a unique budget revision number.

You store multiple revisions of information and calculated budget information within the system. The system stores each what-if scenario according to the budget revision number you assign.

Year 01 through **Year 15** Enter the growth rate that you anticipate for the given year. The value in the Growth Pattern Type field determines whether this value is a currency, a percentage, or an amount per square foot.

AREF Report Code 01 through **AREF Report Code 05** Enter a value from UDC table 15L/01 to use for reporting purposes.

For example, you might use this field to set up reporting codes for specific regions of the country.

Setting Up AREF Recurring Bill Code Rules

This section provides an overview of recurring bill code rules and discusses how to:

- Set processing options for AREF Recurring Bill Code Rules (P15L106).
- Set up recurring bill code rules.

Understanding Recurring Bill Code Rules

Use the AREF Recurring Bill Code Rules program (P15L106) to set up recurring bill code rules, which you use to specify the bill codes that the system uses to retrieve the corresponding revenue amounts from the recurring billing information for leased units. After you set up the recurring bill code rules, assign them to each unit in the AREF Unit Maintenance program (P15L101) or to the building constant record in the AREF Building Constants program (P15L100). When you run the AREF Budget Calculation program (R15L1091), the system updates the amount to the account that is set up in the automatic accounting instruction (AAI) to correspond to the bill code.

You also use recurring bill code rules to designate which bill codes you use for nonrent. The system calculates the forecasted revenue amounts differently for rent and nonrent bill codes:

- For rent bill codes, the system uses only the amounts from the recurring billing information to forecast revenue amounts for the term of the lease.
- For nonrent bill codes, the system retrieves the amounts from recurring billing and applies the corresponding growth pattern from the recurring bill code rule.

Note. The system uses the result from the first year as the base amount to which to apply the growth pattern for the second year. The system continues compounding the amounts for each subsequent year for which the budget is forecast.

The system stores recurring bill code rules in the AREF Recurring Bill Code Rules Header (F15L106) and AREF Recurring Bill Code Rules Detail (F15L116) tables.

Example of Budget Calculation for Nonrent Bill Codes

This example shows how the system uses the recurring bill code rule to calculate the forecasted budget for the nonrent revenue accounts specified.

This table lists the recurring bill code setup:

Bill Code	Growth Pattern	Account	Recurring Billing Amount
TXIN	Fixed	5320	1,700
UTIL	Percent	5330	2,300

This table lists the growth pattern setup:

Growth Pattern Name	Year	Amount or Percent
Fixed	01	1,000
Fixed	02	2,000
Fixed	03	3,000
Percent	01	1.00
Percent	02	2.00
Percent	03	3.00

Term of Lease: 36 months (3 years)

- Calculation for TXIN:

  1,700 × 12 = 20,400 (annual amount)

  20,400 + 1,000 = 21,400 ÷ 12 = 1,783.33 (forecasted amount for each period in year 1)

  21,400 + 2,000 = 23,400 ÷ 12 = 1,950 (forecasted amount for each period in year 2)

  23,400 + 3,000 = 26,400 ÷ 12 = 2,200 (forecasted amount for each period in year 3)

  The system updates account 5320 in the AREF Budget Results table (F15L109) with the forecasted amount for each period of each year for which the budget is forecast while the lease is effective.

- Calculation for UTIL:

  2,300 × 12 = 27,600 (annual amount)

  27,600 × 1.01 = 27,876 ÷/ 12 = 2,323 (forecasted amount for each period in year 1)

27,876 × 1.02 = 28,433.52 ÷ 12 = 2,369.46 (forecasted amount for each period in year 2)

28,433.52 × 1.03 = 29,286.53 ÷ 12 = 2,440.54 (forecasted amount for each period in year 3)

The system updates account 5330 in the F15L109 table with the forecasted amount for each period of each year for which the budget is forecast while the lease is effective.

See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Up the JD Edwards EnterpriseOne Real Estate Management System," Setting Up Bill Codes and Adjustment Reason Codes.

Forms Used to Set Up Recurring Bill Code Rules

Form Name	FormID	Navigation	Usage
Work with Recurring Billing Rules	W15L106A	AREF Setup (G15L412), AREF Recurring Bill Code Rules	Review and select recurring billing rules.
AREF Recurring Bill Code Rule Revisions	W15L106B	On the Work with Recurring Billing Rules form, click Add.	Set up recurring bill code rules.

Setting Processing Options for the AREF Recurring Bill Code Rules Program (P15L106)

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

Defaults

1. Retain Values After Add Specify whether the system retains values in the Report Code fields from the previously added record. Values are:

Blank: Do not retain previous values.

1: Retain previous values.

Versions

Use the following processing options to specify the version of the program that the system uses when you access it from the Form menu.

1. AAI (P0012) Specify the version of the P0012 program to use. If you leave this processing option blank, the system uses the ZJDE0015 version.

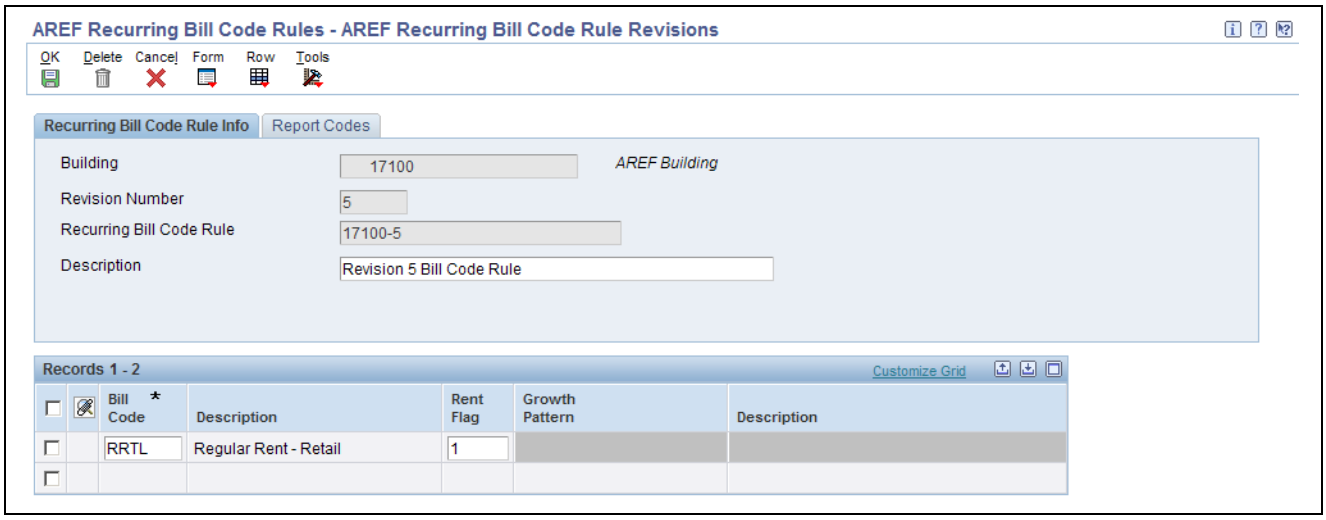
2. Bill Code (P1512) Specify the version of the P1512 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

3. Unit Assumptions (P15L102) Specify the version of the P15L102 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

4. Recurring Billing Information (P1502) Specify the version of the P1502 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Setting Up Recurring Bill Code Rules

Access the AREF Recurring Bill Code Rule Revisions form.



AREF Recurring Bill Code Rule Revisions form

Recurring Bill Code Rule Enter a user-defined, 10-character value that defines the bill code rule.

Bill Code Enter a code that determines the trade account that the system uses as the offset when you post invoices or vouchers.

The system concatenates the value that you enter to the AAI item RC (for Accounts Receivable) or PC (for Accounts Payable) to locate the trade account. For example, if you enter TRAD, the system searches for the AAI item RCTRAD (for receivables) or PCTRAD (for payables).

You can assign up to four alphanumeric characters to represent the G/L offset or you can assign the three-character currency code (if you enter transactions in a multicurrency environment). You must, however, set up the corresponding AAI item for the system to use; otherwise, the system ignores the G/L offset and uses the account that is set up for PC or RC for the company specified.

If you set up a default value in the G/L Offset field of the customer or supplier record, the system uses the value during transaction entry unless you override it.

Note. Do not use code 9999. It is reserved for the post program and indicates that offsets should not be created.

Rent Flag Enter a value from UDC table 15L/RF that specifies whether the bill code is rent or nonrent. Values are:

0: Nonrent bill code.

1: Rent bill code.

Setting Up AREF Sales Overage Rules (optional)

This section provides overviews of sales overage processing, sales overage rules, sales overage computation methods, and natural breakpoint calculation, and discusses how to:

- Set processing options for AREF Sales Overage Rules (P15L103).

- Set up sales overage rules.

Understanding Sales Overage Processing

A common industry practice for retail leases is for landlords to calculate rent as a percentage of the tenant's reported sales. In return for a lower fixed rent amount or no fixed rent amount, tenants pay a percentage of their sales after they exceed a specific amount or *breakpoint.* Because the tenant pays on the amount over the breakpoint, this billing process is referred to as sales overage.

Like expense participation, you can set up sales overage processing in JD Edwards EnterpriseOne Real Estate Management and in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

For leased units that contain sales overage information, the system retrieves sales overage information from the JD Edwards EnterpriseOne Real Estate Management system when you run the AREF Budget Calculation program (R15L1091). The system retrieves the actual sales amounts from the Sales History Work File table (F1541BW). If the system cannot locate actual sales amounts, the system retrieves projected sales amounts from the Projected Sales table (F1542) and copies it to the AREF Project Sales table (F15L301).

If you set up the sales overage information in JD Edwards EnterpriseOne Real Estate Management for computation method 0, you can set a processing option in the AREF Budget Calculation program (R15L1091) to process sales overage using the rules from JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

Note. Because current releases of JD Edwards EnterpriseOne Advanced Real Estate Forecasting retrieve sales information and amounts from JD Edwards EnterpriseOne Real Estate Management, the R15L3011 and P15L301 programs are no longer necessary. However, you can use these programs for informational purposes.

If you do not set up sales overage information in the JD Edwards EnterpriseOne Real Estate Management system or if the unit is not leased, the system uses period sales amounts from the AREF Unit Master table (F15L101) in JD Edwards EnterpriseOne Advanced Real Estate Forecasting to calculate sales overage. The system does not process sales overage if it cannot locate any sales amounts.

See Chapter 8, "Forecasting for Sales Overage," page 109.

This table provides a description of the steps you must complete to process sales overage amounts:

Step	Description
Set up sales overage rules.	You use the sales overage rule to specify the calculation method, the breakpoint amount, and the percentage by which the system multiplies the sales amounts to determine the sales overage amount.
Assign the sales overage rule to units or to the building constants.	You can assign up to three sales overage rules to a unit. If you want to use the same sales overage rule for all units, you can set it up as a default value in the building constants, instead of assigning it to each unit.
Assign period sales amounts to each unit.	You must enter period sales amounts for each unit for which you want to process sales overage using the AREF Unit Maintenance program (P15L101).

Step	Description
Assign annual recapture amounts to each unit (optional)	The system does not calculate sales overage for a recapture amount. The system uses the recapture amount in the same manner that it uses the minimum rent amount in JD Edwards EnterpriseOne Real Estate Management: it divides the amount by 12 and subtracts it from the period amount for which sales overage is calculated. For example, if you assume that the tenant pays a minimum rent amount of 12,000 annually, the system subtracts 1,000 from the sales overage amount for each period.
Run the AREF Budget Calculation program (R15L1091).	If you set the Sales Overage Calculationprocessing option to calculate sales overage, the system runs the AREF Sales Overage Budget Calculation program (R15L1097) and updates the AREF Budget Results table (F15L109) and the AREF Prior Gross Billings table (F15L302). **Note.** The system does not perform calculations for accruals or year-end override records.

Understanding Sales Overage Rules

If you do not have sales overage rules set up in JD Edwards EnterpriseOne Real Estate Management, or if the sales overage rules no longer apply because the lease has expired, you must set up sales overage rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

The AREF Sales Overage Rules program (P15L103) enables you to add, revise, or copy sales overage rules. You set up sales overage rules by building and revision number. When you set up a sales overage rule, you must specify the growth pattern, the calculation method, the breakpoint type, and the percentage of sales. You can assign as many breakpoint amounts and corresponding breakpoint sales percentages as necessary. For example, you might want to encourage sales by lowering the breakpoint sales percentage as sales amounts increase.

The system derives the sales overage amounts based on the calculation method that you assign and based on whether you specify a natural breakpoint or a breakpoint amount:

- If you specify a natural breakpoint, then the breakpoint amount is determined by a percentage of the annual rent.

  The rent amount billed is a percentage of the reported sales.

- If you specify a breakpoint amount, then the system does not calculate sales overage until the amount of sales exceeds the breakpoint amount.

  The system subtracts the breakpoint amount from the sales amount and then multiplies the corresponding breakpoint sales percent by the result to derive the sales overage amount.

The system stores sales overage rules in the AREF Sales Overage Rule Header (F15L103) and AREF Sales Overage Detail (F15L113) tables.

Understanding Sales Overage Computation Methods

Computation methods differ between the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system and the JD Edwards EnterpriseOne Real Estate Management system. The JD Edwards EnterpriseOne Advanced Real Estate Forecasting system uses only four computation methods, while the JD Edwards EnterpriseOne Real Estate Management system uses seven (including 0).

Therefore, the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system performs the following actions for JD Edwards EnterpriseOne Real Estate Management computation methods 0, 5, and 6:

- For computation method 0, the system uses the setting of the REM Computation Method 0 Default processing option in the AREF Budget Calculation program (R15L1091) to determine whether to bypass the calculation or use the JD Edwards EnterpriseOne Advanced Real Estate Forecasting sales overage rule.
- For computation method 5, the system bypasses the calculation.
- For computation method 6, the system automatically uses computation method 3 in conjunction with the sales overage rules in JD Edwards EnterpriseOne Real Estate Management.

The following examples illustrate how the system calculates sales overage (gross billing) amounts for each calculation method using single and multiple breakpoints.

Setup Information - Single Breakpoint and Multiple Breakpoints

The setup information for a single breakpoint is:

Growth Pattern: FIXED

Growth Pattern Amount Year 01: 1,000

Breakpoint Amount: 500

Sales Breakpoint Percentage: 5

Period 01 Sales Amount: 15,000

Period 02 Sales Amount: 20,000

Period 03 Sales Amount: 25,000

Recapture Amount for Year 1 = 1,200

For multiple breakpoints, the system uses the same growth pattern, periods, sales amounts, and recapture amounts as described in the setup information for a single breakpoint:

1st Breakpoint Amount: 500

1st Sales Breakpoint Percentage: 5

2nd Breakpoint Amount: 20,000

2nd Sales Breakpoint Percentage: 4

3rd Breakpoint Amount: 40,000

3rd Sales Breakpoint Percentage: 3

Note. The setup information uses a growth pattern that is a fixed amount. In the calculations that follow, the system adds the growth pattern amount to the period sales amount. If the growth pattern is a percentage, instead of a fixed amount, the system multiplies the period sales by the percentage and adds the result to the period sales amount. Stated differently, the system multiplies the period sales by 1+ the growth pattern percentage. For example, if the growth pattern is set up for five percent, the system multiplies the period sales by 1.05.

Computation Method 1 (Each Period) - Single Breakpoint

The system calculates sales overage amounts for each period separately using this formula:

{[(period sales × 12) + (growth pattern) − (breakpoint amount)] × (sales breakpoint percentage)} ÷ (12) − (recapture amount ÷ 12)

Using the setup information for a single breakpoint, the system derives the sales overage (gross billing) amounts for each period:

- Period 01: {[(15,000 x 12) + 1,000 − 500] × .05} ÷ 12 − 100 = 652.08
- Period 02: {[(20,000 x 12) + 1,000 − 500] × .05} ÷ 12 − 100 = 902.08
- Period 03: {[(25,000 x 12) + 1,000 − 500] × .05} ÷ 12 – 100 = 1,152.08

Computation Method 1 (Each Period) - Multiple Breakpoints

The system uses multiple calculations for each breakpoint amount and corresponding percentage using the steps:

1. The system multiplies the period sales amount by 12.
2. The system applies the growth pattern and compares the result with the breakpoint amounts to determine which breakpoint to use.
3. The system subtracts the appropriate breakpoint amount from the calculation.
4. The system multiplies the result of step 3 by the corresponding breakpoint percentage.
5. The system divides the result by 12.

After the system calculates the amount for the highest breakpoint amount, it uses the formula to process the remaining amounts for each breakpoint:

[(difference between breakpoint amounts) × (corresponding breakpoint percentage)] ÷ 12

Then, the system adds the sum of the sales overage amounts for each breakpoint and subtracts the recapture amount (if specified) to derive the gross billing amount.

Using the setup information for multiple breakpoints, the system derives the gross billing amount for period 01:

{[(15,000 × 12) + 1,000 – 40,000] × .03} ÷ 12 = 352.50

Because 180,000 (15,000 × 12) is greater than 40,000 (the third breakpoint), the system uses the corresponding breakpoint percentage for amounts over 40,000.

[(40,000 − 20,000) × .04] ÷ 12 = 66.67

[(20,000 – 500) × .05] ÷ 12 = 81.25

352.50 + 66.67 + 81.25 − 100 (recapture) = 400.42 (gross billing amount)

Using the same methodology for periods 02 and 03, the system derives the sales overage (gross billing) amounts:

- Period 01: 400.42
- Period 02: 550.42
- Period 03: 700.42

Computation Method 2 (Cumulative) - Single Breakpoint

The system calculates the sales overage amount for each period using the formula:

[(cumulative period sales) + (growth pattern) – (breakpoint amount)] x (sales breakpoint percentage) – (prior gross billings) – (recapture amount / 12)

Using the setup information for a single breakpoint, the system derives the sales overage amounts for each period:

- Period 01: (15,000 + 1,000 − 500) × .05 − 100 = 675
- Period 02: (35,000 + 1,000 − 500) × .05 − 675 − 100 = 1,000
- Period 03: (60,000 + 1,000 – 500) × .05 − 675 − 1,000 − 100 = 1,250

Computation Method 2 (Cumulative) - Multiple Breakpoints

When you set up multiple breakpoints, the system uses a separate calculation for each breakpoint amount and corresponding percentage using these steps:

1. The system applies the growth pattern to the cumulative sales amount for the period and compares the result to the breakpoint amounts to determine which breakpoint to use.
2. The system subtracts the appropriate breakpoint amount from the calculation.
3. The system multiplies the result of step 2 by the corresponding breakpoint percentage.
4. The system calculates the sales overage amounts for the remaining breakpoints using the formula:

   difference between breakpoint amounts x corresponding breakpoint percentage
5. The system adds the sales overage amounts for each breakpoint, subtracts the prior gross billings, and subtracts the recapture amount (divided by 12).

Using the setup information for multiple breakpoints, the system calculates the sales overage (gross billing) amount for each period:

Period 01: 675

(15,000 + 1,000 − 500) × .05 − 100 = 675

The system uses the first breakpoint only (500) because 15,000 is less than 20,000.

Period 02: 840

The system calculates the sales overage amount for the highest breakpoint first, which in this example is the second breakpoint (20,000) because the cumulative sales amount is not greater than 40,000.

(35,000 + 1,000 − 20,000) × .04 = 640

The system calculates the sales overage amount for the remaining breakpoint:

(20,000 − 500) × .05 = 975

The system sums the sales overage amounts for each breakpoint, subtracts the prior gross billings, and then subtracts the recapture amount to derive the sales overage amount for the period:

640 + 975 − 675 − 100 = 840

Period 03: 790

(60,000 + 1000 − 40,000) × .03 = 630

The system uses the third breakpoint (40,000) because 60,000 is greater than 40,000.

The system calculates the sales overage amounts for the other breakpoints as follows:

(40,000 − 20,000) × .04 = 800

(20,000 − 500) = .05 = 975

The system sums the sales overage amounts for each breakpoint, subtracts the prior gross billings, and then subtracts the recapture amount to derive the sales overage amount for the period:

630 + 800 + 975 − 675 − 840 − 100 = 790

Computation Method 3 (Cumulative Pro-Rata) - Single Breakpoint

Using a combination of computation methods 1 and 2, the system uses the steps to calculate sales overage for a single breakpoint:

1. The system multiplies the cumulative period sales amount by 12.
2. The system divides the result by the period number.
3. The system applies the growth pattern.
4. The system compares the result from step 3 with the breakpoint, and if it exceeds it, the system subtracts the appropriate breakpoint amount from the calculation.
5. The system multiplies the result of step 4 by the corresponding breakpoint percentage.
6. The system divides the result by 12.
7. The system multiplies the result of step 6 by the period number.
8. The system subtracts the prior gross billing amounts.
9. The system subtracts the recapture amount (divided by 12).

Using the setup information for a single breakpoint, the system derives the sales overage (gross billing) amounts for each period as follows:

Period 01: {[(15,000 × 12) ÷ 1 + 1,000 ÷ 500] × .05} ÷ 12 × 1 − 100 = 652.08

Period 02: {[(35,000 × 12) / 2 + 1,000 – 500] × .05} ÷ 12 × 2 − 652.08 − 100 = 1,002.08

Period 03: {[(60,000 × 12) / 3 + 1,000 – 500] × .05} ÷ 12 × 3 − 652.08 − 1,002.08 − 100 = 1,252.08

Computation Method 3 (Cumulative Pro-Rata) - Multiple Breakpoints

The system uses the same steps as those described for the calculation using a single breakpoint, but also calculates the amounts for the each subsequent breakpoint amount using the formula:

{[(difference between breakpoint amounts) × (corresponding breakpoint percentage)] / 12} × (period number)

Period 01: 400.42

The system calculates the sales overage amount using the highest breakpoint first, which in this example is the third breakpoint (40,000) because the cumulative annualized sales amount (15,000 × 12) is greater than 40,000.

{[(15,000 × 12) / (1 + 1000 − 40,000)] × .03} ÷ 12 × 1 = 352.50

The system calculates the sales overage amounts for each subsequent breakpoint:

{[(40,000 − 20,000) × .04] ÷ 12} × 1 = 66.67

{[(20,000 − 500) × .05] ÷ 12} × 1 = 81.25

The system sums the sales overage amounts for each breakpoint, subtracts the gross prior billings, and then subtracts the recapture amount.

352.50 + 66.67 + 81.25 − 100 = 400.42

Period 02: 650.41

The system calculates the sales overage amount using the highest breakpoint first:

{[(35,000 × 12) / 2 + 1000 − 40,000] x .03} / 12 × 2 = 855.00

The system calculates the sales overage amounts for each subsequent breakpoint:

{[(40,000 – 20,000) × .04] ÷ 12} × 2 = 133.33

{[(20,000 – 500) × .05] ÷ 12} × 2 = 162.50

The system sums the sales overage amounts for each breakpoint, subtracts the gross prior billings, and then subtracts the recapture amount.

855.00 + 133.33 + 162.50 − 400.42 − 100 = 650.41

Period 03: 800.42

The system calculates the sales overage amount using the highest breakpoint first:

{[(60,000 × 12) ÷ 3 + 1,000 − 40,000] × .03} / 12 × 3 = 1,507.50

The system calculates the sales overage amounts for each subsequent breakpoint:

{[(40,000 – 20,000) × .04] ÷ 12} × 3 = 200.00

{[(20,000 – 500) × .05] ÷ 12} × 3 = 243.75

The system sums the sales overage amounts for each breakpoint, subtracts the gross prior billings, and then subtracts the recapture amount.

1507.50 + 200.00 + 243.75 − 400.42 − 650.41− 100 = 800.42

Computation Method 4 (Modified Cumulative) - Single Breakpoint

When used with a single breakpoint, this computation method functions identically to computation method 2.

Computation Method 4 (Modified Cumulative) - Multiple Breakpoints

The difference between this method and computation method 2 occurs only when multiple breakpoints exist. Rather than calculate the sales overage amount using the appropriate breakpoint percentage according to the breakpoint amount, the system always applies the percentage of the highest breakpoint amount that it uses. For example, if three percent is the breakpoint percentage associated with the highest breakpoint amount, after the system calculates the sales overage amount for the highest breakpoint, it continues to multiply the difference between the subsequent breakpoints by three percent.

Using the setup information for multiple breakpoints, the system calculates the sales overage (gross billing) amounts:

Period 01: 675.00

(15,000 + 1,000 – 500) × .05 − 100 = 675.00

Period 02: 645.00

(35,000 + 1,000 − 20,000) × .04 = 640.00

The system uses four percent in the subsequent breakpoint calculations, because it is associated with the highest breakpoint amount used in the calculation.

(20,000 − 500) × .04 = 780.00

To derive the gross billing amount for the period, the system adds the sales overage amounts for both breakpoints, subtracts the prior gross billings, and then subtracts the recapture amount.

640.00 + 780.00 − 675.00 − 100.00 = 645.00

Period 03: 395.00

(60,000 + 1,000 − 40,000) × .03 = 630.00

The system uses three percent in the subsequent breakpoint calculations, because it is associated with the highest breakpoint amount used in the calculation.

(40,000 − 20,000) × .03 = 600.00

(20,000 − 500) × .03 = 585.00

To derive the gross billing amount for the period, the system adds the sales overage amounts for both breakpoints, subtracts the prior gross billings, and then subtracts the recapture amount.

630.00 + 600.00 + 585.00 − 675.00 − 645.00 − 100.00 = 395.00

Understanding the Natural Breakpoint Calculation

As an alternative to specifying the breakpoint amounts and corresponding percentages, you can have the system derive the breakpoint amount. To do this, you set up the sales overage rule to use a natural breakpoint. When you specify to use a natural breakpoint, the system does not display the fields for the computation method or the breakpoint amount, because it determines the breakpoint based on the annual revenue amounts that it locates and the breakpoint percentage that is specified on the sales overage rule. Because the system calculates one breakpoint amount, you can specify only one breakpoint percentage. The system retrieves the revenue amounts that it uses from different sources depending on whether or not the unit is leased:

- If the unit is leased, the system retrieves the revenue amounts from the recurring billing information.

  The system uses the recurring bill code rule that is assigned to the unit or the building constants to identify the rent (revenue bill codes). The system sums the recurring billing amounts for all bill codes identified as rent. If the system cannot locate a recurring bill code rule or recurring billing information, it uses the market rate assigned to the assumption rule to calculate the revenue amount (based on the unit's area and the growth pattern).

- If the unit is vacant, the system uses the market rate from the assumption rule to calculate the revenue amount by multiplying it by the area of the unit and adding the growth pattern.

Note. If the sales overage information exists in JD Edwards EnterpriseOne Real Estate Management, the system uses it and does not use the sales overage rule from JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

To determine the natural breakpoint, the system uses this formula:

annual revenue amount ÷ breakpoint percentage

For example, if the annual rent amount is 96,000 and the breakpoint percentage is 25, the system calculates the natural breakpoint as 384,000 (96,000 ÷ .25). After the system calculates the natural breakpoint, it compares it against the accumulated sales for the period, to which it applies the growth pattern assigned to the sales overage rule to determine whether to compute a sales overage amount:

- If the natural breakpoint amount is greater than the accumulated period sales plus the growth pattern, the system does not calculate a sales overage amount.

- If the natural breakpoint is less than the accumulated period sales plus the growth pattern, the system calculates the sales overage (gross billing) amount:

  [(accumulated period sales) + (growth pattern) – (natural breakpoint) × (breakpoint percent)] – (prior gross billings) – (

Setup Information

The setup information for the natural breakpoint example is:

Growth Pattern: PERCENT

Growth Pattern Percentage for Year 01: 10 percent

Sales Breakpoint Percentage: 40 percent

Period 01 Sales Amount: 50,000

Period 02 Sales Amount: 60,000

Period 03 Sales Amount: 70,000

Period 04 Sales Amount: 80,000

Annual Revenue Amount: 72,000

Recapture Amount for Year 1 = 1,200

Calculation for Natural Breakpoint

Based on the setup information, the system calculates the natural breakpoint:

72,000 ÷/ .40 = 180,000

Using the natural breakpoint, the system calculates the sales overage amounts for each period:

Period 01: 0

The equation is:

(accumulated period sales) × (growth pattern)

For example:

50,000 × 1.10 = 55,000

Because 55,000 is less than the natural breakpoint (180,000), the system does not calculate a sales overage amount. The system uses a growth pattern of 1.10 to represent 10 percent because the period sales should include the calculated growth pattern amount.

Period 02: 0

The equation is:

(accumulated period sales) × (growth pattern)

For example:

110,000 × 1.10 = 121,000

Because 121,000 is less than the natural breakpoint (180,000), the system does not calculate a sales overage amount.

Period 03: 7,100

The equation is:

(accumulated period sales) x (growth pattern)

For example:

180,000 × 1.10 = 198,000

Because 198,000 is greater than the natural breakpoint (180,000), the system calculates the sales overage amount:

[(198,000 – 180,000) × .40 (breakpoint)] − 100 (recapture ÷ 12) = 7,100

Period 04: 35,200

The equation is:

(accumulated period sales) x (growth pattern)

For example:

260,000 × 1.10 = 286,000

[(286,000 − 180,000) × .40 (breakpoint)] − 7,100 (prior gross billings) − 100 (recapture) = 35,200

Forms Used to Set Up Sales Overage Rules

Form Name	FormID	Navigation	Usage
Work with Sales Overage Rules	W15L103A	AREF Setup (G15L412), AREF Sales Overage Rules	Review and locate sales overage rules.
AREF Sales Overage Revisions	W15L103C	On the Work with Sales Overage Rules form, click Add.	Set up sales overage rules.

Setting Processing Options for the AREF Sales Overage Rules Program (P15L103)

Processing options enable you to specify default values and versions.

Defaults

1. Retain Values After Add Specify whether the system retains values in the following fields from the previously added record: Budget Revision, Assumption Rule, E.P. Rule, Sales Overage Rule, and Growth Pattern. Values are:

Blank: Do not retain previous values

1: Retain previous values.

Versions

Use these processing options to specify the version of the programs the system uses when you access them from the Form menu on the Work with Sales Overage Rules form.

1. AAI (P0012) Specify the version of the P0012 program to use. If you leave this processing option blank, the system uses the ZJDE0015 version.

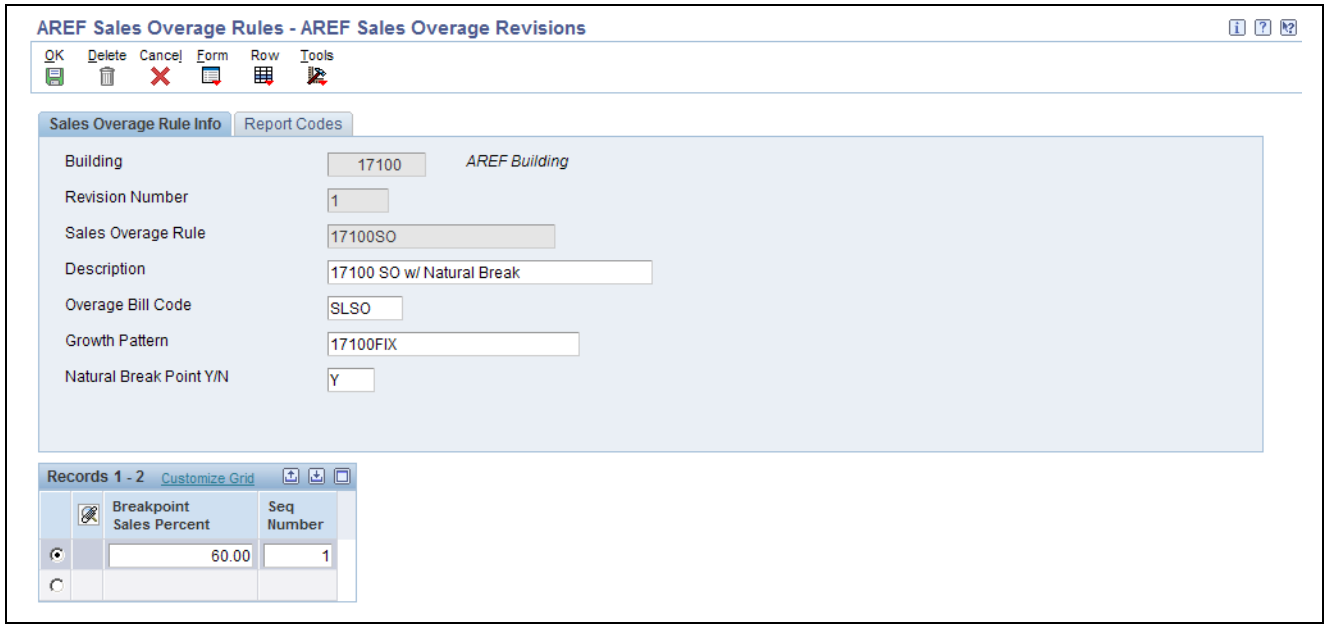
2. Bill Code (P1512) Specify the version of the P1512 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

3. Unit Assumptions (P15L102) Specify the version of the P15L102 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

4. Sales History (P1541B) Specify the version of the P1541B program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Setting Up Sales Overage Rules

Access the AREF Sales Overage Revisions form.



AREF Sales Overage Revisions form

Sales Overage Rule Enter a user-defined, 10-character (maximum) value that specifies the sales overage rule.

This code is a unique key in the F15L103 and the F15L113 tables.

Growth Pattern Enter a code that specifies the growth pattern to apply to sales amounts that the system forecasts.

Natural Break Point Y/N Enter a code that specifies whether the sales overage rule uses a breakpoint sales percent and breakpoint amount or a fixed breakpoint percentage (natural breakpoint) of sales to determine the amount of rent due.

You set up rent billing by determining sales breakpoints and percentages associated with those breakpoints. If you specify a natural breakpoint, the system multiplies sales by the breakpoint percentage to calculate the rent to be billed. If you do not specify a natural breakpoint, then the rent is calculated based on a breakpoint amount and a breakpoint percentage.

An example of how the breakpoint works is as follows:

Sales for Month = 27,000

Breakpoint Amount = 25,000 with a breakpoint percentage of 6 percent

Breakpoint Amount = 30,000 with a breakpoint percentage of 5 percent

In this case, 27,000 is greater than 25,000 but less than 30,000. Because sales have not reached 30,000, the system uses 25,000 as the natural breakpoint.

Values are:

Y: Use a natural breakpoint.

The system calculates the natural breakpoint by dividing the annual rent revenue by the breakpoint sales percentage.

N: Do not use a natural breakpoint.

You must specify the computation method and breakpoint amounts that the system uses to calculate sales overage.

Computation Method Enter the value that specifies the method to use to calculate sales overage (percent rent).

The system does not display this field when you enter *Y* in the Natural Break Point (Y/N) field. Values are:

1: Each Period

The system separately calculates the sales overage amount for each period. The system annualizes (multiplies by 12) the sales amount for the period, processes the sales overage amount (adds the growth pattern, subtracts the breakpoint amount, and multiplies the result by the sales breakpoint percentage), and divides the result by 12.

2: Cumulative

The system calculates the sales overage amount using cumulative period balances. To determine the sales overage amount, the system adds the growth pattern to the cumulative period balance, subtracts the breakpoint amount, multiplies the result by the sales breakpoint percentage, and subtracts the sales overage amounts that the system calculated for the previous periods.

3: Cumulative Pro Rata

The system calculates the sales overage amount using annualized cumulative period balances. To determine the sales overage amount, the system divides the annualized amount by the period number to provide a prorated amount. Then, the system adds the growth pattern, subtracts the breakpoint amount, multiplies the result by the sales breakpoint percentage, divides the result by 12, and subtracts the sales overage amounts that the system calculated for the previous periods.

4: Modified Cumulative

This method is similar to Method 2 (Cumulative) except that, when the system reaches a higher breakpoint, it applies the rate that is associated with the higher breakpoint to all sales that exceed the first breakpoint.

Note. If you have recapture amounts, the system divides the annual amount by 12 and subtracts the result at the end of the calculation, as described in all of the calculation methods listed previously.

Break Point Sales Percent Enter the percentage to apply to the sales amount when it exceeds the breakpoint amount that you specified.

For example, if the breakpoint sales percentage is 5.0, and the breakpoint amount is 10,000, the system multiplies the sales amount by 5 only when the sales equal or exceed 10,000.

Enter the percentage as a whole number. For example, enter 3.0 to specify three percent.

Note. If you specify to use a natural breakpoint, the system calculates it by dividing the annual rent revenue by the breakpoint sales percentage that you specify.

Breakpoint Amount Enter the amount that tenant sales must exceed before the system applies the sales breakpoint percentage.

Depending on the computation method, the system compares the period, cumulative period, cumulative period annualized, or annual sales amounts to the breakpoint. If you set up multiple breakpoint amounts, the system applies the sales breakpoint percentage to the difference between the breakpoint amounts.

The system does not display this field when you enter *Y* in the Natural Break Point (Y/N) field.

Report Code 01 through **Report Code 05** Enter codes from UDC table 15/U1 to use for reporting purposes.

Setting Up AREF Expense Participation Rules (optional)

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

- Set processing options for AREF E.P. Rules (P15L104).
- Set up expense participation rules.

Understanding Expense Participation Rules

Expense participation is a method of allocating expenses among tenants. In JD Edwards EnterpriseOne Advanced Real Estate Forecasting, expense participation is based on an amount per square foot. As a property owner or landlord, you can use expense participation to calculate the expenses for which the tenant would be responsible if the unit were leased, or the amount of potential revenue that is lost, as well as the associated management fees. You forecast expense participation revenue based on the area of the tenant's unit in relation to the total area of the building or property for the expense class. The system retrieves the area from the building logs based on the E.P. code that it locates from the expense participation rule. If the system cannot locate the area from the building logs, it uses the sum of the areas of the units that are set up for the building or property in the F15L101 table.

The system uses expense participation rules from the AREF E.P. Rules program (P15L104) when a unit is vacant or when expense participation rules are not set up in JD Edwards EnterpriseOne Real Estate Management. The system always uses the expense participation rules from JD Edwards EnterpriseOne Real Estate Management before it uses the rules from JD Edwards EnterpriseOne Advanced Real Estate Forecasting. For example, if you set up expense participation information in JD Edwards EnterpriseOne Real Estate Management for a lease that ends January 31, 2007, the system uses that information to forecast expense participation amounts through the end of the lease. When the lease expires, the system uses the expense participation rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting for the subsequent years.

The system stores expense participation rules in the AREF E.P. Rules Header (F15L104) and AREF E.P. Rules Detail (F15L114) tables.

Expense Participation Rule Types

When you set up expense participation rules in JD Edwards EnterpriseOne Advanced Real Estate Forecasting, you must specify whether the rule pertains to retail or commercial property. If the rule applies to retail properties, the system calculates a pro-rata share of expenses for the units. If the rule applies to commercial properties, you must additionally specify an E.P. recovery type of gross, net, or mixed:

- If the recovery type is gross, the landlord pays all expenses.

  The rule that you set up is for informational purposes only.

- If the recovery type is net, the tenant pays all expenses, and the system calculates the tenant's expense amount as if the unit were leased.

  The information that you set up determines only the expense amount and the account to update.

- If the recovery type is mixed, the tenant pays a share of the expenses, and the system calculates the tenant's share of expenses as if the unit were leased.

  The information that you set up determines how much the tenant pays.

Depending on the type of property and the recovery type, the system enables or disables fields in the detail portion of the AREF E.P. Rules Revisions form. This table shows the fields that the system disables based the E.P. rule type an E.P. recovery type for the expense participation rule:

E.P. Rule Type	E.P. Recovery Type	Disabled Fields
Retail	Not displayed	Base Year Offset and Exp Stop per Sq. Ft. (expense stop per square foot)
Commercial	Net	Base Year Offset, Exp Stop per Sq. Ft. (expense stop per square foot), Denominator Rule, Exclusion Rule, Amount Per Sq. Ft., (amount per square foot) Amount Growth Pattern
Commercial	Gross	All
Commercial	Mixed	Amount Per Sq. Ft. (amount per square foot) andAmount Growth Pattern

Tenant's Pro-Rata Share

If you select a method whereby the system calculates expense participation based on the tenant's pro-rata share, the AREF E.P. Budget Calculations program (R15L1096) derives this amount by dividing the area of the unit by the total area of all of the units in the building or for the property, and then multiplying it by the class exposure. You can manipulate the tenant's pro-rata share by:

- Setting up a value in the Exp Stop per Sq. Ft. (expense stop per square foot) field.

  The system multiplies the amount per square foot that you specify by the area and then subtracts it from the expense class.

- Setting up a value in the Amount Per Sq. Ft. (amount per square foot) field.

  The system applies the growth pattern to the amount per square foot that you specify, divides that result by 12, and then subtracts that result from the final expense participation billable amount.

- Setting up a tenant exclusion rule, which reduces the class exposure by subtracting expenses based on bill codes, expense participation unit type, or both.

  Because the unit is not leased, the system excludes the account amounts that correspond to the bill codes specified. For example, if the exclusion rule is set up to exclude amounts associated with bill codes *RO* and *RRTL,* then the system retrieves the account from the corresponding AAI (in this example, 5320 and 5330, respectively) and subtracts the account balances from the class exposure.

- Setting up a share factor denominator, which reduces the area by excluding the area of specific units based on the expense participation unit type, area, or a combination or both.

When you run AREF Expense Participation Budget Calculation, you can choose to use occupancy refresh results from Gross Lease Occupancy Refresh program (R15141) or from AREF Occupancy Refresh (R15L1092). If the expense participation information in JD Edwards EnterpriseOne Real Estate Management includes a share factor denominator or tenant exclusion rule, you must run the appropriate refresh program prior to generating the budget calculations

See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Working with Gross Lease Occupancy Information," Running the Gross Lease Occupancy Refresh Program.

If the expense participation rule in JD Edwards EnterpriseOne Advanced Real Estate Forecasting includes a share factor denominator or tenant exclusion rule, you must run the AREF Occupancy Refresh program (R15L1092) prior to generating the budget calculations. You can set a processing option to run the R15L1092 program from the AREF Budget Calculation program (R15L1091). When you run the R15L1091 program and you set the processing option to calculate expense participation, the system runs the AREF E.P. Budget Calculations program (R15L1096) to calculate the expense participation amounts and updates the F15L109 table.

See Chapter 9, "Forecasting Expense Participation," page 115.

Exposure Amount per Square Foot and Expense Participation Class

The P15L104 program provides two options for setting up an expense participation rule:

- Enter an expense participation class.
- Enter an exposure amount per square foot.

  You can forecast for accounts related to E.P. budgets even if you have not established E.P. classes in the JD Edwards EnterpriseOne Real Estate Management system.

Note. Exposure amount per square foot and E.P. class are mutually exclusive. If you enter one value, the other is disabled. If you do not enter a value for either option, the system issues an error when you exit the row.

When you enter a value in the Exposure Amount Per Sq Ft field, all fields except Bill Code and Growth Pattern are disabled because it will determine the recovery amount. If you enter a growth pattern when the E.P. Class field is blank, the value is applied to the exposure amount per square foot. If you enter a growth pattern when the E.P. Class field is not blank, the value is applied the amount per square foot that determines the amount that is deducted from the billable amount.

Prerequisites

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

- Review expense participation processing in JD Edwards EnterpriseOne Real Estate Management.

  See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Processing Expense Participation".

- Set up the E.P. code and corresponding area for each property and building on the associated building log in JD Edwards EnterpriseOne Real Estate Management.

  See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Up Expense Participation" and *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Up Expense Participation".

- Set up expense participation classes.

  See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Up Expense Participation," Setting Up Expense Participation Classes.

- Set up tenant exclusion rules, if necessary.

  See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Expense Participation Adjustments," Setting Up Tenant Exclusion Rules.

- Set up share factor denominators, if necessary.

  See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Setting Expense Participation Adjustments," Setting Up Share Factor Denominators.

Forms Used to Set Up Expense Participation Rules

Form Name	FormID	Navigation	Usage
Work with AREF E.P. Rules	W15L104A	AREF Setup (G15L412), AREF E.P. Rules	Review and select expense participation rules.
AREF E.P. Rules Revisions	W15L104B	On the Work with AREF E.P. Rules form, click Add.	Add expense participation rules.

Setting Processing Options for the AREF E.P. Rules Program (P15L104)

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

Defaults

1. Retain Values After Add Specify whether the system retains values for specified header fields from a previously added record after you add a record to the E.P. Rules tables. In addition to all category code fields, the system retains values for the following

header fields: Building, Budget Revision, E.P. Rule Type, and E.P. Recovery Type. Values are:

Blank: Do not retain data.

1: Retain data.

Versions

These processing options allow you to specify which version to use when the programs are accessed from the Form menu on the Work with AREF E.P. Rules form.

1. Bill Code (P1512) Specify the version of the P1512 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

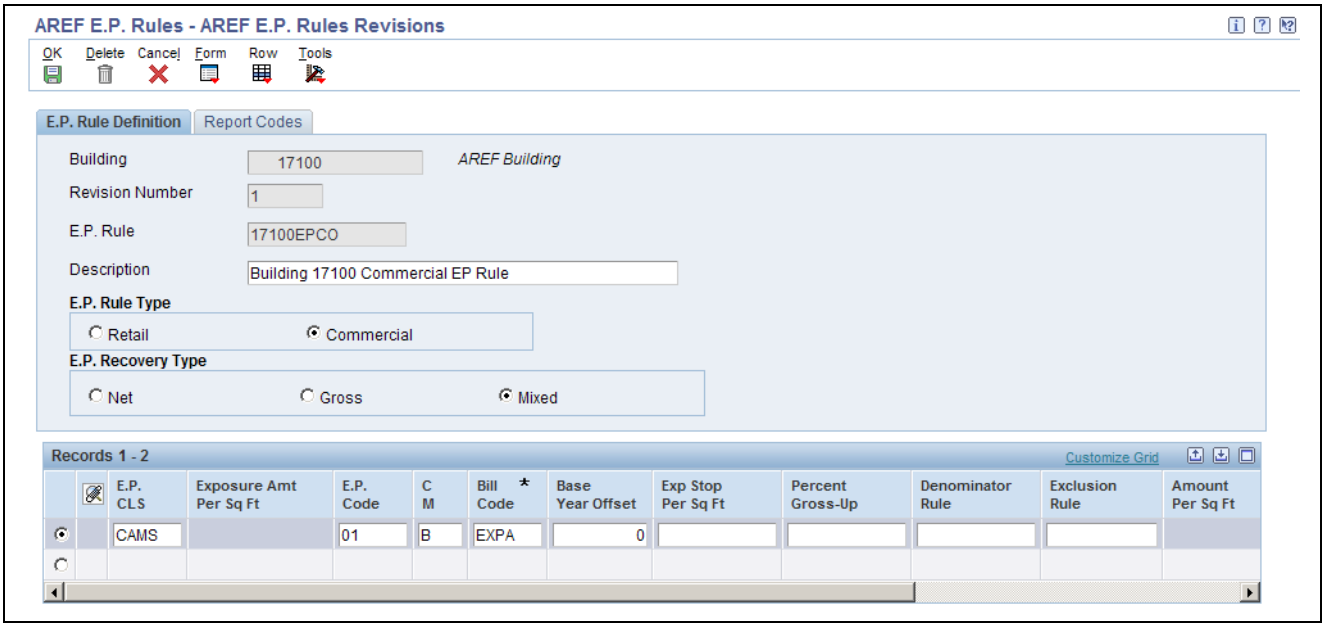
2. AAI (P0012) Specify the version of the P0012 program to use. If you leave this processing option blank, the system uses the ZJDE0015 version.

3. Unit Assumptions (P15L102) Specify the version of the P15L102 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

4. E.P. Information (P15012) Specify the version of the P15012 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Setting Up Expense Participation Rules

Access the AREF E.P. Rules Revisions form.



AREF E.P. Rules Revisions form

E.P. Rule (expense participation rule) Enter a user-defined 10-character value that identifies the expense participation rule.

This value is a unique key in the F15L104 and the F15L114 tables.

Retail and **Commercial** Select the expense participation rule type. This option also controls the expense participation recovery type that you can select.

If you select the Retail button, the recovery type is not available.

If you select the Commercial button, the recovery type can be defined as net, gross, or mixed.

Net, Gross, and **Mixed** — Select the option that specifies who pays for property expenses and maintenance on commercial properties. Each option corresponds to a hard-coded value in the UDC table 15L/RV (E.P. Recovery Type). Values are:

Net: The tenant (lessee) agrees to pay all expenses.

Gross: The property owner (lessor) agrees to pay all expenses. If you select this option, the expense participation rule is informational only. The system disables all of the fields in the detail area and does not perform a calculation.

Mixed: The tenant agrees to pay a pro-rata share of expenses.

E.P. CLS (expense participation class) — Enter a user-defined code from the E.P. Class Header table (F1530H) that identifies a expense participation class.

You can only enter a value if the Exposure Amount Per Sq Ft field is blank.

Exposure Amount Per Sq Ft (exposure amount per square foot) — Enter a value that indicates that annual amount per square foot.

You can enter a value only if the E.P. CLS field is blank.

E.P. Code (expense participation code) — Enter a code from UDC table 15/EP that identifies a log line used for the control square footage of a property or building. The system uses this control square footage to calculate expense participation.

The system uses this code only when you do *not* use a share factor denominator. If you use a share factor denominator, the system ignores this field.

C M (computation method) — Enter a code from UDC table 15L/EM that specifies the method for calculating the denominator value in the expense participation calculation. Values are:

B: Building

N: Building SF/Occupied SF. This computation method compares the gross up percentage to the percentage of occupied space. The system calculates a gross up factor for the occupied space by dividing the area of the unit by the total area of the building.

O: Property SF/Occupied SF. This computation method compares the gross up percentage to the percentage of occupied space. The system calculates a gross up factor for the occupied space by dividing the area of the unit by the total area of the property.

P: Property

U: Building SF/Occupied SF. This computation method compares the gross up percentage to the percentage of occupied space. The system calculates a gross up factor for the occupied space by dividing the area of the unit by the total area of the building.

V: Property SF/Occupied SF. This computation method compares the gross up percentage to the percentage of occupied space. The system calculates a gross up factor for the occupied space by dividing the area of the unit by the total area of the property.

X: Average Occupied SF/Building. This computation method multiplies the gross up percentage by the exposure to determine the adjusted exposure.

Y: Average Occupied SF/Property. This computation method multiplies the gross up percentage by the exposure to determine the adjusted exposure

If the gross up percentage on the rule is greater than the calculated gross up factor, the system divides the gross up percentage by the gross up factor to determine a new gross up percentage. If the gross up percentage on the rule is less than the calculated gross up factor and the method is *N* or *O,* the system divides 1 by the gross up factor to determine a new gross up percentage. If the gross up percentage on the rule is less than the calculated gross up factor and the method is *U* or *V,* the system does not use a gross up percentage.

Bill Code

Enter a code that determines the trade account that the system uses as the offset when you post invoices or vouchers.

The system concatenates the value that you enter to the AAI item RC (for Accounts Receivable) or PC (for Accounts Payable) to locate the trade account. For example, if you enter TRAD, the system searches for the AAI item RCTRAD (for receivables) or PCTRAD (for payables).

You can assign up to four alphanumeric characters to represent the G/L offset or you can assign the three-character currency code (if you enter transactions in a multicurrency environment). You must, however, set up the corresponding AAI item for the system to use; otherwise, the system ignores the G/L offset and uses the account that is set up for PC or RC for the company specified.

If you set up a default value in the G/L Offset field of the customer or supplier record, the system uses the value during transaction entry unless you override it.

Note. Do not use code 9999. It is reserved for the post program and indicates that offsets should not be created.

Base Year Offset

Enter a code that specifies an offset value that the system uses to determine the base year.

This value defines a unit's base year offset for the base year amount values. The base year amount is defined by the offset value in the expense participation rules. Values are:

0: Use the current year. If these values do not exist, or if you select *0*, then the system uses the base account definition values to calculate that month's base year amount. This amount is used to determine the class exposure of a unit.

1: Use the previous year. The system uses the values from the previous year from the F15L109 table. If the system cannot locate the account balances for the previous year, it retrieves the account balances for the current year.

If you specified *Retail* as the E.P. Rule Type or *Commercial* as the E.P. Rule Type and *Net* as the E.P. Recovery type, this field is disabled.

Exp Stop Per Sq Ft (expense stop per square foot)

Enter a value that specifies the expense base amount for the class. This is a per square foot amount that is used to reduce the class exposure before the exposure is multiplied by the share factor.

The system uses this amount to calculate the compounded base exclusion, which it then subtracts from the adjusted exposure before calculating a tenant's share.

If you specified *Retail* as the E.P. Rule Type or *Commercial* as the E.P. Rule Type and Net as the E.P. Recovery Type, this field is disabled.

Percent Gross Up

Enter a value that specifies a percentage the system uses to gross up the class exposure. Typically, the gross up factor is used when the building or properties occupancy rate is not at a specified level. Usage of the gross up factor allows for expenses to be grossed up to reflect a higher occupancy level.

If you enter a value in this field in conjunction with a computation method of *N, O, U,* or *V,* then the system calculates the percentage of the building or property which is occupied. If the occupancy percentage is less than the gross up percentage, the system divides the gross up percentage by the occupancy percentage to derive the gross up factor. If the computation method is *N* or *O* and the occupancy percentage is greater than the gross up percentage, the gross up factor is calculated by dividing 100 percent by the occupancy percentage. The tenant's class exposure is multiplied by the gross up factor before subtracting account or transaction exclusions.

If you enter a value in conjunction with any other computation method, the system multiplies the class exposure by the gross up percentage prior to transaction and account exclusions.

Denominator Rule

Enter a value that specifies a share denominator rule that you set up in the Share Factor Denominator Revisions program (P150122).

For example, a share factor denominator rule might specify: *For any anchor tenants over 16,000 square feet, deduct the over square footage from the denominator calculations in the R15110 program.*

If you specified *Commercial* as the E.P. Rule Type and either *Net* or *Gross* as the E.P. Recovery Type, this field is disabled.

You can enter a share denominator rule with any computation method.

Exclusion Rule

Enter a value that specifies a tenant exclusion rule that you set up in the Tenant Exclusion Revisions program (P150120).

For example, a tenant exclusion rule might specify: *Deduct amounts associated with bill code EXPA from all tenants who lease any unit that is defined as an anchor and that has an area of more than 5,000 square feet.*

The system does not include amounts specified by the tenant exclusion rule when it calculates the tenant's share factor.

If you specified *Commercial* as the E.P. Rule Type and either *Net* or *Gross* as the E.P. Recovery Type, this field is disabled.

You can enter a tenant exclusion rule with any computation method.

Amount Per Sq Ft (amount per square foot)

Enter a number that specifies the currency amount per square foot that is deducted from the total E.P. billable amount.

The system applies the growth pattern to the amount, divides the result by 12, and then deducts that result from each period amount that the system calculates as the expense participation billing amount.

If you specified *Commercial* as the E.P. Rule Type, this field is disabled.

Growth Pattern

Enter a value that specifies a defined growth pattern. The system uses growth patterns to anticipate increasing amounts for lease revenue and expenses based

on several market factors, including square feet, flat amount, percentage amount, and specified number of years.

You must leave this field blank if the Amount/Sq Ft field is blank and E.P. CLS is not blank, or the E.P. CLS and Exposure Amount Per Sq Ft fields are blank.

Adm B/R (admin fee-billing receipt code) — Enter a billing or receipt code that specifies the accounts that the system uses to calculate administration fees based on a tenant's net share. If you leave this field blank, the system automatically posts the fee to the same accounts as the tenant's billable amount.

% Fee (percentage fee) — Enter a value to allocate for the administration fee.

Enter the percentage in a decimal format. For example, enter *.01* to specify a 1 percent fee.

F B (fee basis) — Enter a code from UDC table 15L/FB that specifies how the system calculates the administration fee. Values are:

Blank: The system calculates the fee based on the tenant's net share (billable) amount.

1: The system calculates the fee based on the total class exposure after exclusions.

2: The system calculates the fee based on the class exposure prior to exclusions.

Setting Up AREF Security (optional)

This section provides an overview of AREF security and discusses how to:

- Set processing options for AREF Permissions List (P15L200).
- Set up permission lists.
- Set processing options for AREF Security Setup (P15L202)
- Add permission lists by building and revision number.
- Add permission lists to multiple buildings.

Understanding AREF Security

After you complete certain system processes, such reviewing and approving a budget, you may want to protect these records. To prevent inappropriate budget changes, you can specify which users have permission to lock and unlock budgets. To prevent inappropriate changes to unit records, you can also specify which users have permission to lock and unlock units. The AREF Permissions List program (P15L200) enables you to set up and maintain permissions lists that specify the allowed actions of each user. Only an allowed user can lock and unlock a budget.

After defining permission lists, you then use the AREF Security Setup program (P15L202) to attach a permission list to a specific building and revision number. You can specify three levels of security:

1. All security, which applies to all JD Edwards EnterpriseOne Advanced Real Estate programs.

2. Accounting security, which is only used in the AREF Account Status program (P15L110), the AREF Edit Budget Results program (P15L109), and AREF Copy Results to Ledger program (R15L1093).
3. Unit security, which is only used in the AREF Unit Maintenance program (P15L101).

To determine a user's allowed actions, the system searches for a permission list using the following hierarchy (ALL is represented in the software by **):*

1. Building, Revision Number and Permission Type (either Unit or Accounting, depending on the application).
2. Building and "ALL" Revisions. The P15L202 program displays *0* in the Revision Number field and *1* in the All Revision Numbers field.
3. "ALL" Buildings and Revision.
4. "ALL" Buildings and "ALL" Revisions. The P15L202 program displays *1* in the All Revision Numbers field.
5. The search sequence above (steps 1 through 4) repeats for Permission Type 1 (All Security).

If you do not set up security records for Permission Type 3 (Unit Security) or Permission Type 1 (All Security) in the P15L101 program, then the system determines that AREF security is not set up. If you do not set up security records for Permission Type 2 (Accounting Security) or Permission Type 1 (All Security) in the P15L110, P15L109, and R15L1093 programs, then the system determines that AREF security is not set up.

The system stores budget security information in these tables:

- AREF Permission Lists table (F15L200) stores permission list names and permission list descriptions.
- AREF Permission List Details table (F15L201) stores address book numbers that belong to a particular permissions list and what allowed actions they can perform. (lock, unlock, or both).
- AREF Security table (F15L202) stores the permission list for a building/revision and permissions type.

Forms Used to Set Up AREF Security

Form Name	FormID	Navigation	Usage
Work with Permission Lists	W15L200A	AREF Security Setup (G15L415), AREF Permissions List	Review and select permission lists.
Permission List Revisions	W15L200C	On the Work with Permission Lists form, click Add .	Set up permission lists.
Work with AREF Security Setup	W15L202A	AREF Security Setup (G15L415), AREF Security Setup	Locate and select building and revision number combinations with assigned permission lists.
AREF Security Revisions	W15L202B	On the Work with AREF Security Setup form, click Add.	Add permission lists by building and revision number.
AREF Security Setup Mass Assignment	W15L202C	On the Work with AREF Security Setup form, select Mass Assign from the Row menu.	Add permission lists to multiple buildings.

Setting Processing Options for the AREF Permissions List Program (P15L200)

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

Defaults

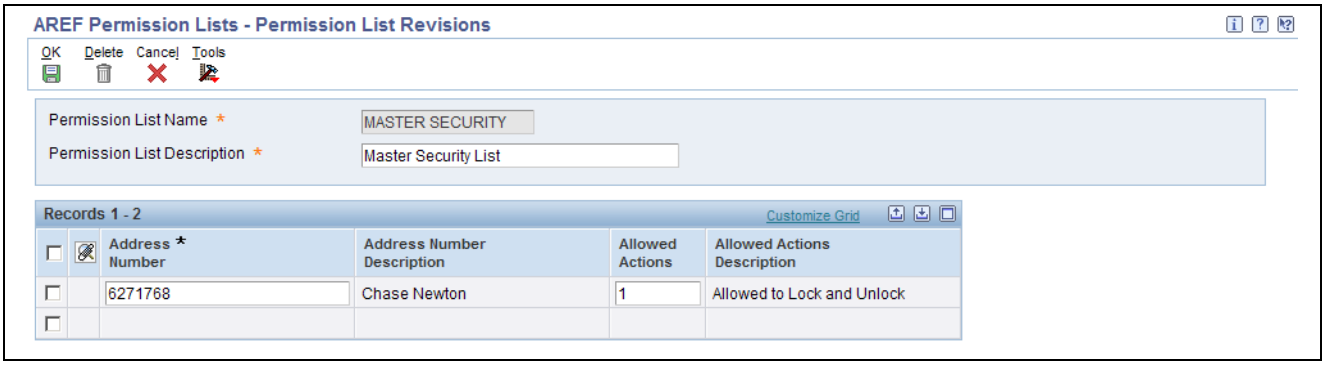
1. Permission List Name Specify the name of the permission list.

Versions

1. AREF Security Setup (P15L202) Version Specify the version of the P15L202 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Setting Up Permission Lists

Access the Permission List Revisions form.



Permission List Revisions form

Permission List Name Enter the name of a set of individual permissions that defines what privileges a user has to access data.

Permission List Description Enter a phrase to further describe a permission list.

Address Number Enter a user-defined number that identifies an address book record.

Allowed Actions Enter a code from UDC table 15L/AA that specifies the lock and unlock actions that a user is authorized to perform. Values are:

1: Allowed to lock and unlock.

2: Allowed to lock only.

3: Allowed to unlock only.

Setting Processing Options for the AREF Security Setup Program (P15L202)

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

Defaults

1. Building Specify the default building.

2. Permission Type Specify the default permission type.

3. Permission List Name Specify the default permission list name.

Versions

1. Work with Permission Lists (P15L200) Version Specify the version of the P15L200 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Adding Permission Lists by Building and Revision Number

Access the AREF Security Revisions form.

All Revision Numbers If you select this check box, security functionality for the AREF system applies to all revision numbers and the Revision Number field is disabled.

If you do not select this check box, security applies only to the revision number entered and the Revision Number field is enabled.

Permission Type Enter a code from UDC table 15L/PT that defines a permission type, which further identify different levels of security. Values include:

1: All security

2: Accounting security

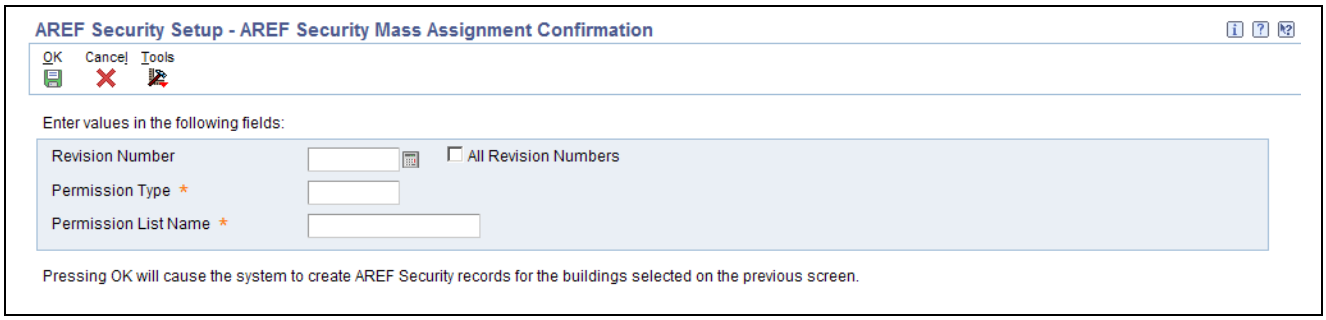
3: Unit security

Adding Permission Lists to Multiple Buildings

Access the AREF Security Setup Mass Assignment form.

Complete these steps to assign security records to multiple buildings:

1. Use filter fields to search for buildings.
2. Use the multi-select capability to assign security records.
3. Select Assign Security from the Row menu.
4. Complete the fields on the AREF Security Mass Assignment Confirmation form, and click OK to create AREF security records for the selected buildings.



AREF Security Mass Assignment Confirmation form

CHAPTER 4

Setting Up Unit Assumptions

This chapter provides an overview of unit assumptions, lists prerequisites, and discusses how to:

- Set up assumption header information.
- Set up assumption detail information.
- Set up a recycle assumption rule.

Understanding Unit Assumption Information

Set up unit assumptions in the AREF Unit Assumptions program (P15L102) to provide the rules to forecast rent revenue amounts and revenue-based expense amounts under these circumstances:

- When the unit is not set up in JD Edwards EnterpriseOne Real Estate Management.
- When the unit is not leased.
- When the unit is leased, but the system cannot locate any recurring billing information to retrieve from the JD Edwards EnterpriseOne Real Estate Management system.

Note. When the unit is leased, the system uses the recurring bill code rules, in conjunction with the recurring billing amounts from JD Edwards EnterpriseOne Real Estate Management, to forecast revenue amounts.

You use the P15L102 program to set up and maintain assumption information. You can specify new, renewal, or market blend unit assumption information, as well as the number of years or months that the unit assumption is effective.

As the term of one assumption expires, the system uses a different assumption. You can also set up default assumptions in the AREF Recycle Rules program (P15L107). You can assign up to three different unit assumptions and a recycle rule to each unit using either the AREF Unit Maintenance program (P15L101) or the AREF Unit Assumption Assignment program (P15L1011).

Prerequisites

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

- Load unit master information into JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

  See Chapter 2, "Uploading Unit Master Information from JD Edwards EnterpriseOne Real Estate Management," page 5.

- Set up growth patterns.

See Chapter 3, "Setting Up JD Edwards EnterpriseOne Advanced Real Estate Forecasting," Setting Up AREF Growth Patterns, page 12.

Setting Up Assumption Header Information

This section provides an overview of assumption header information and discusses how to:

- Set the processing options for AREF Unit Assumptions (P15L102).
- Set up assumption unit header information.

Understanding Assumption Header Information

You set up assumption header information such as new and renewal market rates, new and renewal consumer price index (CPI) rates, rent step rates, growth pattern codes, and bill codes in the AREF Unit Assumptions program (P15L102). You can also set up miscellaneous information that includes the months of free rent and the associated bill code to use to post the amount, the renewal probability, and the downtime, or expected duration of vacancy, of the unit.

Note. Free rent calculations net out with base rent calculations. That is, if the assumption header has three months of free rent, then the account for the free rent bill code is debited for three months, but base rent calculations is credited for those three months so that the net result for that time period is zero.

Although you can specify the term of the both new and renewal assumptions, you enter the effective dates for the assumption in the Budget Start Period and Budget Start Fiscal Year processing options of the AREF Budget Calculation program (R15L1091). For example, if you enter the budget start period as *01,* the budget start fiscal year as *07,* and you set up the assumption for a new or renewal term of four years, then the effective dates for the assumption are 01/01/07 through 12/31/11. If you do not specify a new or renewal term on the assumption, the assumption is effective throughout the years in which the budget is forecast.

When the assumption is in effect, the system calculates the forecasted rent amount for the unit by multiplying the unit area by either the market or CPI rate, which represents an amount per square foot, and then applying the growth pattern. The system updates the result to the account represented by the associated bill code.

Note. If you enter a market rate, you can enter a bill code in the Market Rate Bill Code field. If you enter a CPI rate, you can enter a bill code in the CPI Bill Code field. If you specify a rent step rate, the system uses the market rate bill code. The system uses the bill code to retrieve the corresponding account from the automatic accounting instructions (AAIs) to post the forecasted amount.

The system stores assumption header information in the AREF Unit Assumptions Master Header table (F15L102).

Forms Used to Set Up Assumption Header Information

Form Name	FormID	Navigation	Usage
Work With Unit Assumptions	W15L102A	AREF Setup (G15L412), AREF Unit Assumptions	Review and select unit assumptions.
AREF Assumption Header Revisions	W15L102B	On the Work With Unit Assumptions form, click Add.	Set up the unit assumption header information.

Setting Processing Options for AREF Unit Assumptions (P15L102)

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

Defaults

1. Retrieval Bill Code 01 through **3. Retrieval Bill Code 03**

Specify the default bill code to assign to the Retrieval Bill Code 01, Retrieval Bill Code 02, and Retrieval Bill Code 03 fields on the AREF Assumption Detail Revisions form.

When forecasting rent-based expenses, such as commissions and tenant improvements, the system uses the bill codes specified to retrieve the rent revenue amounts from the recurring billing records.

4. Step Rent Year Option

Specify whether the Step Rent by Lease Year check box is selected. You can override the default value on the AREF Assumption Header Revisions form, depending on the setting of the Disable Step Rent Year Option processing option. Values are:

Blank: The system steps rent following the fiscal year. The check box is not selected.

1: The system steps rent following the lease year. The check box is selected.

Process

1. Retain Data After Add

Specify whether the system retains data on the Assumptions Header Revision form after you add a record. Values are:

Blank: Do not retain the data. Close the Assumptions Header Revisions form after you add a record.

1: Retain the data. All values except those in the Assumption ID and Description fields are retained.

2. Disable Growth Patterns

Specify whether to disable the Growth Pattern, Rent Step Growth, and CPI Pattern fields after you add the unit assumption record. Values are:

Blank: Do not disable the growth pattern fields.

1: Disable the growth pattern fields.

3. Disable Step Rent Year Option

Specify whether the Step Rent by Lease Year check box on the AREF Assumption Header Revisions form is disabled. Values are:

Blank: Do not disable.

1: Disable.

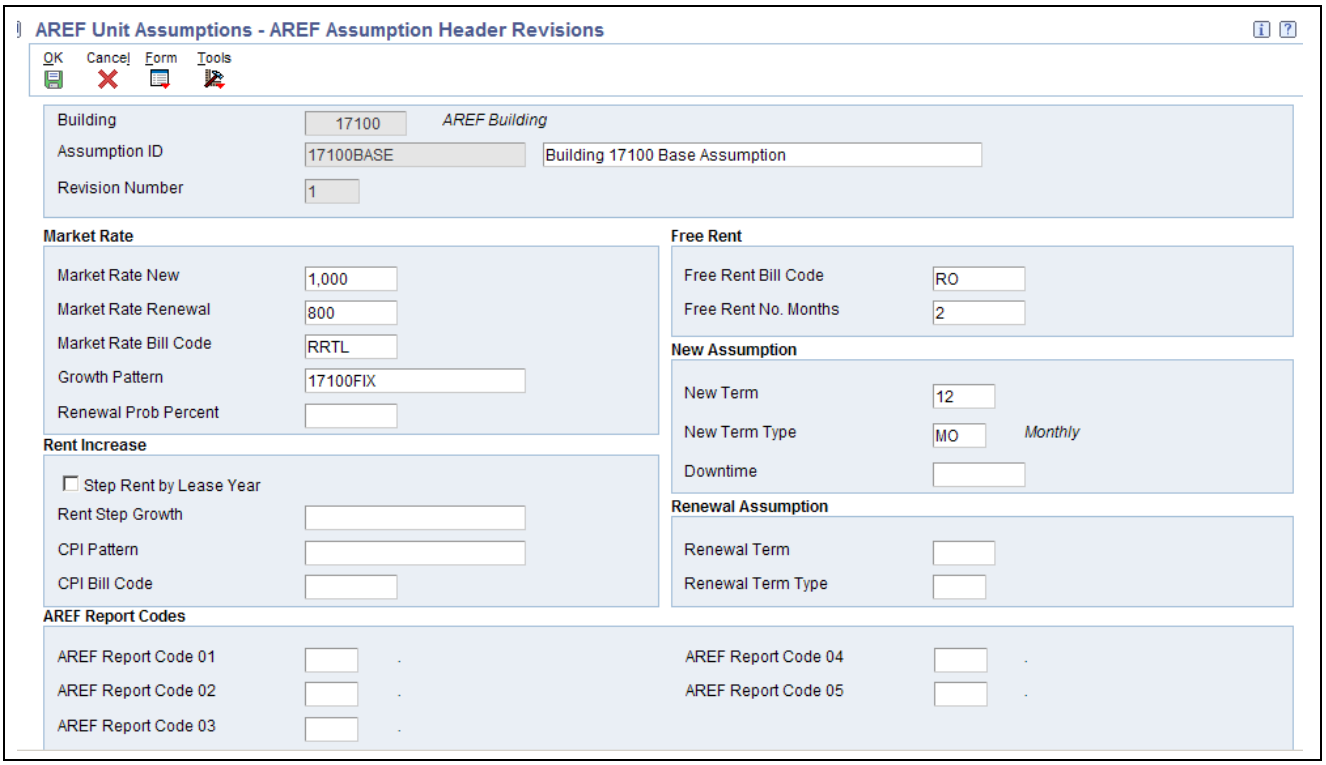
Versions

Specify the versions of the following programs the system uses when you access the program from the Form menu on the Work With Unit Assumptions form.

1. Bill Codes/Adjustment Reason (P1512)	Specify the version of the P1512 program to use. If you leave this processing option blank, the system uses ZJDE0001.
2. AAI (P0012)	Specify the version of the P0012 program to use. If you leave this processing option blank, the system uses ZJDE0015.
3. Assumption Assignment (P15L1011)	Specify the version of the P15L1011 program to use. If you leave this processing option blank, the system uses ZJDE0001.
4. E.P. Rules Revisions (P15L104) (expense participation rules revisions)	Specify the version of the P15L104 program to use. If you leave this processing option blank, the system uses ZJDE0001.
5. Sales Overage Rules Revisions (P15L103)	Specify the version of the P15L103 program to use. If you leave this processing option blank, the system uses ZJDE0001.
6. Growth Pattern Revisions (P15L105)	Specify the version of the P15L105 program to use. If you leave this processing option blank, the system uses ZJDE0001.
7. Lease Information (P1501)	Specify the version of the P1501 program to use. If you leave this processing option blank, the system uses ZJDE0001.
8. Legal Clauses (P1570)	Specify the version of the P1570 program to use. If you leave this processing option blank, the system uses ZJDE0001.
9. Recurring Bill Code Rules Revisions (P15L106)	Specify the version of the P15L106 program to use. If you leave this processing option blank, the system uses ZJDE0001.
10. Recycle Assumptions (P15L107)	Specify the version of the P15L107 program to use. If you leave this processing option blank, the system uses ZJDE0001.

Setting Up Unit Assumption Header Information

Access the AREF Assumption Header Revisions form.



AREF Assumption Header Revisions form

Assumption ID (assumption identification)

Enter an alphanumeric code that specifies the name of the base assumption rule. The maximum code length is 10 characters.

In the field to the right of the Assumption ID field, you can enter a description of the assumption. The maximum code length is 50 characters.

Market Rate New and **Market Rate Renewal**

Enter the amount per square foot to use in conjunction with the area of the unit to forecast revenue amounts.

The system multiplies the amount by the area of the unit to forecast the rent amounts for leased units when the lease expires or for vacant units. The assumption action that you assign, either on the unit or in the AREF Building Constants program (P15L100), determines whether the system uses the new, renewal, or blend rate.

Market Rate Bill Code

Enter a bill code that the system uses to retrieve the account from the corresponding AAI to which the system updates forecasted revenue amounts after applying the market rate or rent-step growth pattern.

Growth Pattern

Enter a code that specifies the growth pattern to use to forecast revenue amounts.

Renewal Prob Percent (renewal probability percent)

Enter a value that represents the likelihood that a tenant renews the lease. Enter the percentage as a whole number.

The system uses this value to calculate forecasted revenue amounts when the assumption action for the unit is *B* (market blend) in the AREF Building Constants program (P15L100). When the assumption action is market blend, the system uses the percentage in this formula:

[(100 unit assumptions − probability percent ÷ 100) × market rate new] + [(probability percent ÷ 100] × market rate renewal)

Step Rent by Lease Year If you select this check box, the system steps rent following the anniversary of the AREF lease year. The anniversary does not include downtime.

If you do not select this check box, the system steps rent following the fiscal year.

Rent Step Growth Enter a code that specifies the growth pattern to apply to forecasted revenue amounts. Enter a code only when the CPI Pattern field is blank.

CPI Pattern (consumer price index pattern) Enter a code that specifies the percentage growth pattern, based on the CPI, to apply to forecasted revenue amounts. Enter a code only when the Rent Step Growth field is blank.

CPI Bill Code (consumer price index bill code) Enter the bill code that the system uses to retrieve the account from the corresponding AAI to which the system updates forecasted revenue amounts after applying the CPI growth.

Free Rent Bill Code Enter the bill code that the system uses to retrieve the account from the corresponding AAI to which the system updates the amount of free rent.

Free Rent No. Months (free rent number of months) Enter the number of months that the landlord (lessor) does not collect rent for the unit.

New Term Enter a number that specifies the length of the new assumption. The system uses this value with the value in the New Term Type field. For example, if you enter *36* and the new term type value is *MO,* the term is valid for 36 months.

New Term Type Enter a user-defined code from UDC table 15L/LT that specifies whether the number in the New Term field represents months or years.

The system uses this field only when the value in the Assumption Action field in the AREF Building Constants program (P15L100) is *N* (new) or *B* (market blend). Values are:

MO: Months

AN: Years

Downtime Enter the duration, in months, of the anticipated vacancy of a unit. The system defers forecasting revenue for the amount of time specified.

Note. The system uses the 15th of the month to determine the duration of the downtime. For example, if you enter *2* in this field, specify a budget start period of *01,* and indicate that the effective date of the assumption is on or before the 15th of January, the system does not forecast rent revenue until March. However, if the effective date of the assumption were the 20th of January, the system would not forecast rent revenue until April.

Renewal Term Enter a number that specifies the length of the renewal assumption. The system uses this value with the value in the Renewal Term Type field. For example, if the term of renewal assumption is *36* and the renewal term type is *MO,* the term is valid for 36 months. If the renewal term type is *AN*, the term is valid for 36 years.

If you leave this field blank, the system performs calculations for each year of the Budget Calculation (R15L1091).

Renewal Term Type Enter a user-defined code from UDC table 15L/LT that specifies whether the number in the Renewal Term field represents months or years.

The system uses this field only when the value in the Assumption Action field in the AREF Building Constants program (P15L100) is *R* (renewal). Values are:

MO: Months

AN: Years

AREF Report Code 01 through **AREF Report Code 05**

Enter user-defined codes from UDC table 15L/01 for reporting purposes.

Setting Up Assumption Detail Information

This section provides overviews of assumption detail information, the calculation methods for detailed assumptions, and calculation method examples and discusses how to set up unit assumption detail information.

Understanding Assumption Detail Information

Set up assumption detail information in the AREF Unit Assumptions program (P15L102) to define the rules when forecasting amounts for rent-based or revenue-based expenses, such as commissions and tenant improvements. The system uses the assumption detail information for leased and vacant units. Assumption detail information includes assumption type, calculation method, retrieval bill codes, posting accounts, new and renewal rates, and growth patterns.

Detailed assumptions enable you to specify a different growth pattern and market rate values than you set up for the assumption header. For example, you might want to forecast revenue amounts based on a market rate value of .50 USD per square foot, except for tenant improvements, for which you want to use a rate of .30 USD per square foot. Similarly, you might want to apply a growth pattern to increase amounts incrementally by a specific percent for each year for all revenue accounts except those on which you pay commissions.

When the real estate lease is effective, and depending on the calculation method, the system uses the recurring billing amounts in JD Edwards EnterpriseOne Real Estate Management, based on the retrieval bill codes, to calculate the commission or tenant improvement amounts. When the assumption is effective, the system multiplies the rate from the assumption header by the unit area to derive the base amount to apply to the calculation.

The system stores assumption detail information in the AREF Unit Assumptions Master Detail table (F15L112).

Understanding Calculation Methods for Detailed Assumptions

You can select from eight different calculation methods when you set up detailed assumptions. The calculation method specifies whether the system uses a growth pattern, a rate, or both to forecast the amounts. The calculation method also determines when the system updates the forecasted amounts to the specified account:

- For calculation methods 1, 2, 3, 4, 7, and 8, the system updates the forecasted amounts to the first period of the first year for which the assumption or real estate lease is effective.

  For example, if the assumption is in effect at January 1, 2007, for a term of three years (through December 31, 2010), the system updates the forecasted amounts for all four years to the first period of year 07.

- For calculation method 5, the system updates the forecasted amounts for each period for which the assumption or real estate lease is effective.

- For calculation method 6 and other assumptions (assumption type OT), the system updates the forecasted amount to the first period of each year for which the assumption or real estate lease is effective.

Note. The system uses the company's fiscal date pattern that is assigned to the building to determine the period to update. For example, if the company that is assigned to the building is set up with a fiscal date pattern that begins June 1 and ends May 31, and the assumption or real estate lease begins in period 01, the system updates the forecasted amount to June.

You can set up multiple detailed assumptions for a single header assumption. You must enter an assumption type and calculation method for each detailed assumption, besides assumption type OT (Other Assumptions) which does not require a calculation method. The system applies the growth pattern to the calculated result, multiplying the market rate by the unit area to derive the base forecasted amount.

The system requires that you complete specific fields based on the assumption type and the calculation method. This table lists the fields that you must complete with the corresponding values, if applicable, when you use the calculation method specified:

Calculation Method	Post Bill Code or Object Account	Retrieval Bill Codes*	New Rate	Renewal Rate	Amount Type	Growth Pattern
1 Percentage of Base Rent	Required	Optional	Required	Required	PC (Percent)	Not Available
2 Percentage of Base Rent Compounded	Required	Optional	Required	Required	PC (Percent)	Percentage
3 Square Foot Market Rate	Required	Not Available	Required	Required	SF (Square Foot)	Not Available
4 Fixed Base Rent Compounded	Required	Optional	Required	Required	FX (Fixed)	Fixed
5 Monthly Sq. Foot Market Rate	Required	Not Available	Required	Required	SF (Square Foot)	Not Available
6 Fixed Market Rate	Required	Not Available	Required	Required	FX (Fixed)	Not Available

Calculation Method	Post Bill Code or Object Account	Retrieval Bill Codes*	New Rate	Renewal Rate	Amount Type	Growth Pattern
7 Custom Schedule	Required	Optional	Not Available	Not Available	Not Available	Any Type
8 Square Foot Amount	Required	Not Available	Required	Required	SF (Square Foot)	Any Type

*If you do not specify a retrieval bill code, the system uses only the rate specified in the assumption header.

Budgeted amounts based on the assumption details can be posted to either the account represented by the bill code entered in the Posting Bill Code field or the account entered in the Object Account field.

If you enter an object account, the system uses this hierarchy, from most specific to least specific, to validate that the account is set up in the Account Master table (F0901):

- The system concatenates the object account number with the building number. For example, if you enter object account 5360 and the building number is 17101, the system searches for account 17101.5360.
- If the system cannot locate the account, it concatenates the object account number with the property number.
- If the system cannot locate the account, it concatenates the object account number with the building company number. For example, if building 17101 is set up for company 150, the system searches for account 150.5360.
- If the system cannot locate the account, it displays an error.

When the JD Edwards EnterpriseOne Real Estate Management (REM) lease is effective, the system uses the recurring billing information, which is actual amounts, to determine the base rent (revenue) amount to which the rate (from the assumption detail) is applied to forecast the expense amount of the commission or tenant improvements. If the system cannot locate recurring billing information to use, either because it is not set up or has expired prior to the lease end date, the system uses the rate from the assumption header to calculate rent revenue for the duration of the lease.

When the unit assumption is effective, the system multiplies the area of the unit by the market rate from the assumption header. It then applies the growth pattern (from the assumption header) to derive the base rent (revenue) amount to which the rate, or growth pattern, or both (from the assumption detail) are applied to forecast the expense amount of the commission or tenant improvements.

Understanding Calculation Method Examples

The examples in this section illustrate how the system forecasts amounts using different calculation methods during the years that the unit is leased and after the lease expires.

Setup Information for Calculation Examples

Although the setup requirements vary by calculation method, these examples have been designed to use the same information so that you can easily compare the different results. Only information that is relevant to the examples is included in the setup.

AREF Unit Maintenance (P15L101)

The unit information is:

- Unit of Measure: SQ (square feet)
- Useable Area: 10,000
- Assumption Rule 01: BASE
- Action: N (new)

  The action determines whether the system uses the new or renewal market rates from the assumption header and assumption detail. Because the action specified is new, the renewal rates are not listed.

AREF Unit Assumptions (P15L102)

The assumption header information is:

- Assumption ID: Base
- Market Rate New: 10.00
- Growth Pattern: Fixed
- New Term: 10
- New Term Type: AN (annual)

This table provides the assumption detail information:

Assumption Type	Calculation Method	Retrieval Bill Code 01	Retrieval Bill Code 02	New Rate	Amount Type	Growth Pattern
TI	1	RRTL	RPKG	3.0	PC	Not Used
IT	2	RRTL	RPKG	3.0	PC	PCT01
TI	3	Not Used	Not Used	3.0	SF	Not Used
TI	4	RRTL	RPKG	3.0	FX	FIXED01
TI	5	Not Used	Not Used	3.0	SF	Not Used
TI	6	Not Used	Not Used	3.0	FX	Not Used
TI	7	RRTL	RPKG	Not Used	Not Used	PCT02 FIX01 SF
TI	8	Not Used	Not Used	3.0	SF	PCT01
OT	Not Used	Not Used	Not Used	3.0	Not Used	PCT01 FIX01 SF

With the exception of OT (Other Assumption), the assumption type that you use does not affect the calculation. Not every calculation method requires all of the setup information.

Recurring Billing Revisions (P1502)

The recurring billing information is:

RRTL Gross Amount: 20,000 monthly.

RPKG Gross Amount: 5,000 monthly.

Term of Real Estate Lease: 72 months (6 years).

Real Estate Lease Start and End Dates: January 1, 2007 through December 31, 2012.

AREF Growth Patterns (P15L105)

This table shows different growth patterns and the amounts or rates for each year:

Year	FIXED	PCT01	FIXED01	PCT02	SF
1	1,000.00	1.00	50.00	5.00	10.00
2	2,000.00	2.00	100.00	7.00	12.00
3	3,000.00	3.00	125.00	10.00	15.00
4	4,000.00	4.00	150.00	12.00	18.00
5	5,000.00	5.00	200.00	15.00	20.00
6	6,000.00	6.00	250.00	17.00	25.00
7	7,000.00	7.00	300.00	18.00	30.00
8	8,000.00	8.00	400.00	20.00	40.00
9	9,000.00	9.00	500.00	22.00	50.00
10	10,000.00	10.00	700.00	25.00	60.00

AREF Budget Calculation (R15L1091)

The processing option settings on the Defaults tab are:

3. Budget Start Fiscal Year: 2007

4. Years To Forecast: 10 (from 2007 through 2016)

The processing option setting on the Process tab is:

2. Unit Area for Budget Calculation: 1 (Rentable area, which is the usable area for the unit.)

Note. Because the unit is leased for the first six years of the 10-year forecast, the system might perform a different calculation to forecast amounts for the years in which the unit is leased from the years in which the unit is vacant.

Abbreviations Used in Formulas

The examples that follow provide the formulas that the system uses for each calculation method. The formulas that are entered in tables use these abbreviations:

- AU: Area of unit.
- CR: Compounded rate.
- FA: Forecasted amount
- GPH: Growth pattern from assumption header.

- GPF: Growth pattern from assumption detail (fixed).
- GPP: Growth pattern from assumption detail (percentage).
- GPS: Growth pattern from assumption detail (square foot).
- TRB: Total recurring billing amounts for the term of the lease.
- RTH: Rate from assumption header.
- RTD: Rate from assumption detail.
- YR: Year.

Calculation Method 1 for Years Leased (Forecasted Amount for Years 1 through 6)

The system uses this setup information for this calculation:

- Retrieval Bill Codes: RRTL and RPKG.
- Recurring Billing Amounts: 20,000 (RRTL) and 5,000 (RPKG).
- Real Estate Lease Start and End Dates: January 1, 2007 through December 31, 2012.
- Term of Real Estate Lease: 72 months (6 years.)
- New Rate (from assumption detail): 3.00.

The system calculates the revenue amounts for the term of the real estate lease based on the recurring billing amounts that are set up for the retrieval bill codes that you specify. The system does use the effective dates of the recurring billing information that is set up to determine which recurring billing amounts to sum. The system adds the recurring billing amounts for the term of the lease and multiplies that result by the new rate that is set up in the assumption detail using this formula:

(Total Recurring Billing Amounts for Lease Term) × (New Rate) = (Total Forecasted Amount for Years Leased)

Note. The system converts the percentage specified for the new rate to the decimal equivalent when it performs the calculation.

Using the setup information, the system calculates the forecasted revenue amount for the term of the lease as follows:

20,000 + 5,000 = 25,000 (monthly rent amount from recurring billing)

25,000 × 72 = 1,800,000 (rent for lease term)

1,800,000 × .03 (rate) = 54,000 (forecasted amount years 1 through 6)

The system updates the total forecasted amount to the first period of the first year that the real estate lease is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2007.

Calculation Method 1 for Years Vacant (Forecasted Amount for Years 7 through 10)=

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- Market Rate New (from assumption header): 10.00.
- Growth Pattern (from assumption header): FIXED.
- New Rate (from assumption detail): 3.00.

- Term of Assumption: 4 years.

After the real estate lease expires, the system uses the assumption that is assigned to the unit to forecast the rent, which is in effect for 4 years (2008 through 2011). The system multiplies the area of the unit by the new market rate from the assumption header, which is an amount per square foot, to determine the base amount to which to apply the growth pattern.

The equation is:

(Area of Unit) × (New Market Rate) = (Base Amount)

For example:

10,000 × 10.00 = 100,000

Next, the system compounds (accumulates) the amounts from the growth pattern entered in the assumption header for the first seven years before adding the result to the base amount. The system uses the resulting new base amounts in place of the recurring billing amounts that the system uses when the unit is leased.

This table shows how the system compounds the amounts that it uses in the calculation:

Year	Growth Pattern FIXED Compounded	Calculation for New Base Amount
7	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 = 28,000	100,000 + 28,000 = 128,000
8	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 = 36,000	100,000 + 36,000 + 136,000
9	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 = 45,000	100,000 + 45,000 + 145,000
10	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 + 10,000 = 55,000	100,000 + 55,000 + 155,000

After the system calculates the new base amount for each year, it sums the amounts and multiplies the result by the new rate from the assumption detail to derive the total forecasted amount for years 7 through 10:

128,000 + 136,000 + 145,000 + 155,000 = 564,000

564,000 × .03 = 16,920 (forecasted rent amount for years 7 through 10)

The system updates the total forecasted amount to the first period of the first year that the assumption is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2008.

Calculation Method 2 for Years Leased (Forecasted Amount for Years 1 through 6)

The system uses this setup information for this calculation:

- Retrieval Bill Codes: RRTL and RPKG.
- Monthly Recurring Billing Amounts: 20,000 (RRTL) and 5,000 (RPKG).
- Term of Real Estate Lease: 72 months (6 years).
- New Rate (from assumption detail): 3.00.

- Growth Pattern (from assumption detail): PCT01.

The system calculates the revenue amounts for the term of the real estate lease (72 months) based on the recurring billing amounts that are set up for the retrieval bill codes that you specify. Because this calculation method multiplies a compounded rate by the recurring bill code amounts, the new rate that it uses changes for each year. The system uses the new rate from the assumption detail to calculate the compounded new rate that the system uses in the subsequent year. The system continues compounding the rate for each year for which the unit is leased.

This table provides the compounding formula and the calculation formula that the system uses to derive the forecasted amount for each year:

Year	Formula for Compounding	Formula for Calculation
1	(RTD × GPP) + (RTD) = (CR YR 1)	(TRB) × (CR YR 1) = (FA YR 1)
2	[(CR YR 1) × (GPP)] + (CR YR 1) = (CR YR 2)	(TRB) × (CR YR 2) = (FA YR 2)
3	[(CR YR 2) × (GPP)] + (CR YR 2) = (CR YR 3)	(TRB) × (CR YR 3) = (FA YR 3)
4	[(CR YR 3) × (GPP)] + (CR YR 3) = (CR YR 4)	(TRB) × (CR YR 4) = (FA YR 4)
5	[(CR YR 4) × (GPP)] + (CR YR 4) = (CR YR 5)	(TRB) × (CR YR 5) = (FA YR 5)
6	[(CR YR 5) × (GPP)] + (CR YR 5) = (CR YR 6)	(TRB) × (CR YR 6) = (FA YR 6)

Note. The system converts percentages to the decimal equivalent when it performs the calculation.

This table shows the calculations using the setup information to forecast revenue amount for each year that the unit is leased:

Year	Compounded Rate for Calculation	Forecasted Amount
1	(.03 × .01) + .03 = .0303	1,800,000 × .0303 = 54,540.00
2	(.0303 × .02) + .0303 = .030906	1,800,000 × .030906 = 55,630.80
3	(.030906 × .03) + .030906 = .03183318	1,800,000 × .03183318 = 57,299.72
4	(.03183318) × .04 + .03183318 = .03310651	1,800,000 × .03310651 = 59,591.72
5	(.03310651 × .05) + .03310651 = .03476184	1,800,000 × .03476184 = 62,571.31
6	(.03476184 × .06) + .03476184 = .03684755	1,800,000 × .03684755 = 66,325.59

Total forecasted amounts for years 1 through 6:

54,540.00 + 55,630.80 + 57,299.72 + 59,591.72 + 62,571.31 + 66,325.59 = 355,959.14

The system updates the total forecasted amounts for the years that the unit is leased to the first period of the first year of the real estate lease in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2007.

Calculation Method 2 for Years Vacant (Forecasted Amount for Years 7 through 10)

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- Market Rate New (from assumption header): 10.00.
- Growth Pattern (from assumption header): FIXED.
- Term of Assumption: 4 years.

After the term of the real estate lease expires, the system uses the area of the unit and the new market rate from the assumption header, which is an amount per square foot, to determine the base amount to which to apply the growth pattern.

The equation is:

(Area of Unit) × (Market Rate) = (Base Amount)

For example:

10,000 × 10.00 = 100,000

Next, the system compounds (accumulates) the amounts from the growth pattern entered in the assumption header for the first seven years before adding the result to the base amount. The system uses the resulting base amount in place of the recurring billing amounts that the system uses when the unit is leased.

This table shows how the system compounds the amounts that it uses in the calculation:

Year	Growth Pattern FIXED Compounded	Calculation
7	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 = 28,000	100,000 + 28,000 = 128,000
8	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 = 36,000	100,000 + 36,000 = 136,000
9	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 = 45,000	100,000 + 45,000 = 145,000
10	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 + 10,000 = 55,000	100,000 + 55,000 = 155,000

Total Amount Used Instead of Recurring Billing Amounts:

128,000 + 136,000 + 145,000 + 155,000 = 564,000

After the system calculates the compounded base amount for each year, it sums the amounts and multiplies the result by the compounded rate to derive the forecasted amount for each year. The system starts compounding based on the first year of the growth pattern (not the seventh). In other words, the growth rates start over when an assumption becomes effective.

This table shows how the system derives the forecasted amount for years 7 through 10:

Year	Compounded Rate for Calculation	Forecasted Amount
7	(.03 × .01) + .03 = .0303	564,000 × .0303 = 17,089.20
8	(.0303 × .02) + .0303 = .030906	564,000 × .030906 = 17,430.98
9	(.030906 × .03) + .030906 = .03183318	564,000 × .03183318 = 17,953.91
10	(.03183318) × .04 + .03183318 = 03310651	564,000 × .03310651 = 18,672.07

The total forecasting amounts for years 7 through 10:

17,089.20 + 17,430.98 + 17,953.91 + 18,672.07 = 71,146.16

The system updates the total forecasted amount to the first period of the first year that the assumption is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2008.

Calculation Method 3 for Years Leased (Forecasted Amount for Years 1 through 6)

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- Term of Real Estate Lease: 72 months (6 years).
- New Rate (from assumption detail) 3.00.

The system multiplies the area of the unit by the new rate from the detail assumption, and then multiplies that result by the number of years in the lease term. Using the setup information, the system calculates the forecasted amount for the term of the real estate lease as follows:

[(Area of Unit) × (New Rate)] × (Lease Term) = (Forecasted Amount)

For example:

(10,000 × 3.00) × 6 = 180,000

The system updates the total forecasted amounts for the years that the unit is leased to the first period of the first year of the real estate lease in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2007.

Calculation Method 3 for Years Vacant (Forecasted Amount for Years 7 through 10)

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- Term of Forecast: 48 months (4 years).

- New Rate (from assumption detail) 3.00.
- Term of Assumption: 4 years.

When the term of the real estate lease expires, the system uses the same formula to forecast the term of the assumption (four years):

[(Area of Unit) × (New Rate)] × (Lease Term) = (Forecasted Amount)

For example:

(10,000 × 3.00) × 4 = 120,000

The system updates the total forecasted amount to the first period of the first year that the assumption is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2008.

Calculation Method 4 for Years Leased (Forecasted Amount for Years 1 through 6)

This calculation method differs from the others because it forecasts amounts for three years only, regardless of the lease term or the number of years to forecast specified in the processing option of the AREF Budget Calculation program (R15L1091).

The system uses this setup information for this calculation:

- Retrieval Bill Codes: RRTL and RPKG.
- Monthly Recurring Billing Amounts: 20,000 (RRTL) and 5,000 (RPKG).
- Term of Real Estate Lease: 72 months (6 years).
- New Rate (from assumption detail): 3.00.
- Growth Pattern (from assumption detail): FIXED01.

The system calculates the revenue amounts for the term of the real estate lease based on the recurring billing amounts that are set up for the retrieval bill codes that you specify. Then, the system multiplies the result by the sum of the new rate and the amount from the fixed growth pattern for the corresponding year from the assumption detail. The system compounds the fixed growth pattern as illustrated in this table to derive the forecasted amount:

Year	Calculation: TRB x (RTD + GPF) = FA
1	25,000 × 72 × (3.00 + 50.00) = 95,400,000
2	25,000 × 72 × (3.00 + 50.00 + 100.00) = 275,400,000
3	25,000 × 72 × (3.00 + 50.00 + 100.00 + 125.00) = 500,400,000

Total forecasted amount for three years:

95,400,000 + 275,400,000 + 500,400,000 = 871,200,000

The system updates the total forecasted amount to the first period of the first year that the real estate lease is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2007.

Calculation Method 4 for Years Vacant (Forecasted Amount for Years 7 through 10)

The system uses this setup information for this calculation:

- Growth Pattern (from assumption header): FIXED.
- New Rate (from assumption detail): 3.00.
- Growth Pattern (from assumption detail): FIXED01.
- Term of Assumption: 4 years.

After the term of the real estate lease expires, the system uses the same formula to forecast the term of the assumption (four years), but derives the base amount by adding the first seven years of the growth pattern from the assumption header in place of the recurring billing amounts.

This table shows how the system compounds the amounts that it uses in the calculation:

Year	Growth Pattern FIXED Compounded	Calculation for Base Amount
7	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 = 28,000	100,000 + 28,000 = 128,000
8	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 = 36,000	100,000 + 36,000 + 136,000
9	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 = 45,000	100,000 + 45,000 + 145,000
10	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 + 10,000 = 55,000	100,000 + 55,000 + 155,000

Total base amount:

128,000 + 136,000 + 145,000 + 155,000 = 564,000

The system multiplies the total base amount by the sum of the rate from the assumption detail and the growth pattern amount (compounded) from the assumption detail to derive the forecasted amount:

Year	Calculation: Total Base Amount x (RTD + GPF) = FA
1	564,000 × (3.00 + 50.00) = 29,892,000
2	564,000 × (3.00 + 50.00 + 100.00) = 86,292,000
3	564,000 × (3.00 + 50.00 + 100.00 + 125.00) = 156,972,000

Total forecasted amount for three years:

29,892,000 + 86,292,000 + 156,972,00 = 272,976,000

The system updates the total forecasted amount to the first period of the first year that the real estate lease is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2008.

Calculation Method 5 - Monthly Fixed Market Rate

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- New Rate (from assumption detail): 3.00.

The system uses the same calculation, which is an amount per square foot, for all of the years forecasted, regardless of whether the unit is leased. The system multiplies the area of the unit by the new rate from the detail assumption, and then divides that result by 12. Using the setup information, the system calculates the forecast amounts as follows:

(New Rate × Area of Unit) ÷ 12

3 × 10,000 = 30,000 (forecasted yearly amount)

30,000 ÷ 12 = 2,500 (forecasted monthly amount)

Unlike the other calculation methods, the system updates the forecasted amount to each period in the F15L109 table.

Calculation Method 6 - Fixed Market Rate

The system uses this setup information for this calculation:

New Rate (from assumption detail): 3.00.

The system uses the new rate from the detail assumption as the annual forecasted amount for all of the years for which the budget is forecast regardless of whether the unit is leased. Using the setup information, the system calculates the forecasted amount as follows:

New Rate = 3.00

The system updates the forecasted amount to the first period of each year for which the lease or assumption is effective in the F15L109 table.

Calculation Method 7 for Years Leased (Forecasted Amount for Years 1 through 6)

The system uses this setup information for this calculation:

- Retrieval Bill Codes: RRTL and RPKG.
- Monthly Recurring Billing Amounts: 20,000 (RRTL) and 5,000 (RPKG).
- Area of Unit: 10,000.
- Growth Patterns (from assumption detail): PCT02, FIXED01, SF.

Unlike the other calculation methods, the system does not use the new rate from the detail assumption to calculate the forecasted amounts. The system uses only the growth pattern that you assign. Also, the system does not compound the growth pattern. Another difference between this calculation method and the other calculation methods is that it uses a rolling 12-period span to calculate recurring billing amounts and to apply the appropriate growth pattern. For example, if the real estate lease were from June 2007 through May 2010, the system would apply the growth pattern that is set up for the first year to only those periods between June 2007 and May 2008. Beginning with period 01 for 2008, the system would apply the growth pattern from the second year. Typically, you use calculation method 7 to forecast commissions based on a specific schedule that might not be used for other calculation methods.

Depending on the growth pattern type, the system calculates the forecasted amount differently. These tables illustrate the formula that the system uses for each growth pattern type and the forecasted amounts that the system calculates based on the setup information:

Growth Pattern Type	Formula
Percentage	(Recurring Billing Amount for 12-period Span) × (Growth Pattern Percentage)
Fixed	Amount from Growth Pattern
Square Foot	(Area of Unit) × (Growth Pattern Square Foot Rate)

Year	PCT02 (percentage)	FIXED01 (fixed)	SF (square foot)
1	300,000 × .05 = 15,000	50.00	10,000 × 10.00 = 100,000
2	300,000 × .07 = 21,000	100.00	10,000 × 12.00 = 120,000
3	300,000 × .10 = 30,000	125.00	10,000 × 15.00 = 150,000
4	300,000 × .12 = 36,000	150.00	10,000 × 18.00 = 180,000
5	300,000 × .15 = 45,000	200.00	10,000 × 20.00 = 200,000
6	300,000 × .17 = 51,000	250.00	10,000 × 25.00 = 250,000
Total	198,000	875.00	1,000,000

Note. The system converts the percentages to the decimal equivalent when it performs the calculation.

The system updates the total forecasted amount to the first period of the first year that the real estate lease is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2007.

Calculation Method 7 for Years Vacant (Forecasted Amount for Years 7 through 10)

The system uses this setup information for this calculation:

- Area of Unit: 10,000.
- New Market Rate (from assumption header): 10.00.
- Growth Pattern (from assumption header): FIXED.
- Growth Patterns (from assumption detail): PCT02, FIXED01, SF.
- Term of Assumption: 4 years.

Depending on the growth pattern type, the system calculates the forecasted amount differently. This table shows the formula that the system uses for each growth pattern type:

Growth Pattern Type	Formula
Percentage	(Recurring Billing Amount for 12-period Span) × (Growth Pattern Percentage)
Fixed	Amount from Growth Pattern
Square Foot	(Area of Unit) × (Growth Pattern Square Foot Rate)

For the percentage growth pattern type, the system uses the area of the unit and the new market rate from the assumption header, which is an amount per square foot, to determine the base amount to which to apply the growth pattern:

(Area of Unit) × (Market Rate) = (Base Amount)

For example:

10,000 × 10.00 = 100,000

Note. The system applies the appropriate growth pattern (amount, percentage, or amount per square foot) to the base amount, based on the budget year, not the calendar year. For example, if the assumption were effective February 1, 2008 instead of January 1, 2008, the system would apply the growth pattern that is set up for year 1 to only 11 of the 12 months in year 08. The system would apply the growth pattern set up for year 2 to the remaining period (January 1, 2009 – January 31, 2009).

Next, the system compounds (accumulates) the amounts from the growth pattern entered in the assumption header for the first seven years before adding the result to the base amount. The system uses the resulting base amount in place of the recurring billing amounts that the system uses when the unit is leased.

This table shows how the system compounds the amounts that it uses in the calculation when the growth pattern is a percentage:

Year	Growth Pattern FIXED Compounded	Calculation
7	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 = 28,000	100,000 + 28,000 = 128,000
8	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 = 36,000	100,000 + 36,000 = 136,000
9	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 = 45,000	100,000 + 45,000 = 145,000
10	1,000 + 2,000 + 3,000 + 4,000 + 5,000 + 6,000 + 7,000 + 8,000 + 9,000 + 10,000 = 55,000	100,000 + 55,000 = 155,000

Amount Used Instead of Recurring Billing Amounts:

128,000 + 136,000 + 145,000 + 155,000 = 564,000

After the system calculates the total base amount for the years for which the assumption is effective, it multiplies the result by the growth pattern percentage from the detail assumption.

Although the calculations apply to the term of the assumption, the system does not use the corresponding values from the growth pattern assigned to the assumption detail. Instead, it starts over and uses the value from first year of the growth pattern and continues through the last year for which the forecast is generated.

This table shows how the system calculates the forecasted amount for years 7 through 10 for each growth pattern type based on the formulas:

Year	PCT02 (percentage)	FIXED01 (fixed)	SF (square foot)
7	128,000 × .05 = 6,400	50	10,000 × .10 = 100,000
7	136,000 × .07 = 9,520	100	10,000 × .12 = 120,000
9	145,000 × .10 = 14,500	125	10,000 × .15 = 150,000
10	155,000 × .12 = 18,600	150	10,000 × .18 = 180,000
Total	49,020	425	550,000

Note. The system converts percentages to the decimal equivalent when it performs the calculation.

The system updates the total forecasted amount to the first period of the first year that the assumption is effective in the F15L109 table. In this example, the system updates the total forecasted amount to period 01 of 2008.

Calculation Method 8 – Square Foot Amount

The system uses this setup information for this calculation:

- Area of Unit: 10,000
- New Rate (from assumption detail): 3.00
- Growth Pattern (from assumption detail): PCT01

The system calculates and applies this detail assumption in the first month of the assumption. Because the first six years of the budget are occupied by a REM lease, the assumption and associated detailed assumption do not kick in until year 2007. Because this assumption uses a growth pattern, the system grows the rate from the assumption detail for seven years and then multiply that grown rate by the square footage of the unit.

This table shows how the system calculates the grown detail rate:

Year	Calculation for Growth Pattern: PCT01 (percentage)	Grown Detail Rate
1	(3.0 × .01) + 3.0 = 3.03	3.03
2	(3.03 × .02) + 3.03 = 3.0906	3.0906
3	(3.0906 ×.03) + 3.0906 = 3.183318	3.183318
4	(3.183318 × .04) + 3.183318 = 3.31065072	3.31065072
5	(3.31065072 × .05) + 3.31065072 = 3.476183256	3.476183256

Year	Calculation for Growth Pattern: PCT01 (percentage)	Grown Detail Rate
6	(3.476183256 × .06) + 3.476183256 = 3.68475425136	3.68475425136
7	(3.68475425136 × .07) + 3.68475425136 = 3.9426870489552	3.9426870489552

The resulting calculation for this detailed assumption is:

39426.87 USD = 3.946787 USD (grown detail rate) × 10,000 (square footage of unit)

Amount = Grown Detail Rate × Unit Sq. Footage

Calculation for Other Assumptions for Years Leased (Forecasted Amount for Years 1 through 6)

The system uses this setup information for this calculation:

- New Rate (from assumption detail): 3.00.
- Growth Pattern (from assumption detail): PCT01, FIXED01, SF.

When you use the assumption type of OT (Other Assumptions), the system does not require a calculation method, nor does it retrieve amounts based on bill codes. Instead, the system uses the rate and growth pattern from the assumption detail. You can assign any type of growth pattern to use. The system calculates the forecasted amounts differently according to the growth pattern type.

These tables illustrate the formula that the system uses to calculate forecasted amounts for each growth type, as well as provide an example using the setup information. The system uses the growth pattern percentage that corresponds to each year:

Growth Pattern Type	Year	Formula
Percentage	01	[(RTD) × (GPP)] + (RTD) = (FA YR 1)
Percentage	02	[(FA YR 1) × (GPP)] + (FA YR 1) = (FA YR 2)
Percentage	03	[(FA YR 2) × (GPP)] + (FA YR 2) = (FA YR 3)
Percentage	04	[(FA YR 3) × (GPP)] + (FA YR 3) = (FA YR 4)
Percentage	05	[(FA YR 4) × (GPP)] + (FA YR 4) = (FA YR 5)
Percentage	06	[(FA YR 5) × (GPP)] + (FA YR 5) = (FA YR 6)
Fixed*	1–6	[(GPF) + (RTD)] = (FA)
Square Foot*	1–6	[(AU) × (GPS)] + (RTD) = (FA)

*The system accumulates the fixed amounts and amounts per square foot for each year from the growth pattern, as illustrated in this table:

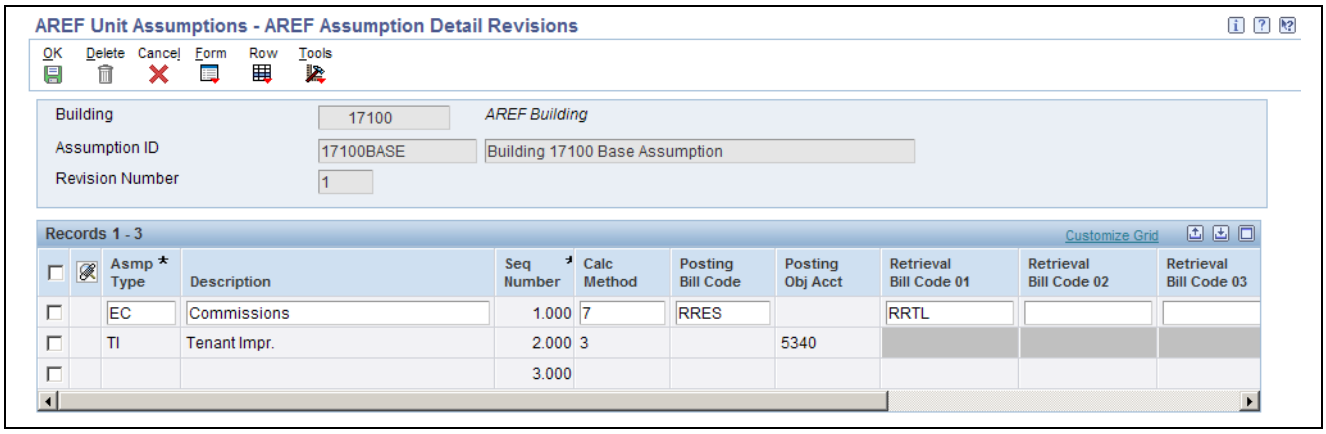
Year	Calculation for Growth Pattern: PCT01 (percentage)	Forecasted Amount
1	(3.0 × .01) + 3.0 = 3.03	3.03
2	(3.03 × .02) + 3.03 = 3.0906	3.09

Form Used to Set Up Assumption Detail Information

Form Name	FormID	Navigation	Usage
AREF Assumption Detail Revisions	W15L102C	AREF Setup (G15L412), AREF Unit Assumptions On Work With Unit Assumptions, select a record and then select Assump Detail from the Row menu.	Set up unit assumption detail information.

Setting Up Unit Assumption Detail Information

Access the AREF Assumption Detail Revisions form.



AREF Assumption Detail Revisions form

Asmp Type (assumption type) Enter a hard-coded value from UDC table 15L/AT that specifies a type of expense incurred on a lease. The assumption type is associated with a posting bill code. Values are:

EC: External commissions

IC: Internal commissions

OC: Other commissions

OT: Other assumptions

TI: Tenant improvements

Calc Method (calculation method) — Enter a hard-coded value from UDC table 15L/CM that specifies how the system forecasts an amount for the assumption type. The system automatically enters a value in the Amount Type field based on the calculation method.

Note. You must enter a calculation method for all assumption types except OT (other assumptions).

New Rate — Enter a number that specifies the expected growth rate for a new assumption in the base year. The new assumption value can be defined as a currency, a percentage, or an amount per square foot.

Renewal Rate — Enter a number that specifies the expected growth rate for a renewed assumption in the base year. The renewal assumption value can be defined as a currency, a percentage, or an amount per square foot.

You must enter a value in either the Posting Bill Code field or the Posting Obj Acct field.

Setting Up Recycle Assumption Rules

This section provides an overview of recycle rules and discusses how to:

- Set processing options for AREF Recycle Rules (P15L107).
- Set up recycle rules.

Understanding Recycle Rules

When you forecast budgets, the budget forecasting period as defined in the AREF Budget Calculation program (R15L1091) can extend past the end of the last assumption term assigned to the unit. To avoid a gap in the forecasting results, you can use the AREF Recycle Rules program (P15L107) to set up a recycle assumption rule that the system uses after the terms of the unit assumptions expire. Optionally, you can use a recycle assumption rule only on the unit. In this case, the system processes the assumption defined on the recycle rule for the term defined, and it continues to use this assumption until the end of the budget or until a new REM lease is found. You can add the recycle rule to individual units by using AREF Unit Maintenance (P15L101) or to a selected group of units by using AREF Unit Assumption Assignment (P15L1011).

During budget calculation, the system uses the following hierarchy to retrieve assumptions:

1. Unit assumption 1.
2. Unit assumption 2.
3. Unit assumption 3.
4. Unit recycle assumption rule.
5. Building constants.

Note. Even if you assign terms to the unit assumption, the system allows you to apply the recycle rules through the end of the budget cycle.

During the AREF budget calculation, the system searches for a default recycling rule assigned to the unit:

- If a default recycling rule exists, the system uses the terms of the default assumptions defined for that rule until the end of the budget or until a new REM lease is found.
- If no default recycling rule exists, the system uses the building constants. If the system uses the building constants to retrieve the next assumption, you can specify whether the system uses the recycle rule defined in the building constant or the default assumption in the building constant by selecting either the Use Building Constant Rules or Use Recycle Rule option.

The system stores information for recycle rules in the AREF Recycle Assumption Rules table (F15L107).

Forms Used to Set Up Recycle Rules

Form Name	FormID	Navigation	Usage
Work with Recycle Assumption Rules	W15L107A	AREF Setup (G15L412), AREF Recycle Rules	Review and select recycle rules.
AREF Recycle Assumption Rules	W15L107B	On the Work with Recycle Assumption Rules form, click Add.	Set up recycle rules.

Setting Processing Options for AREF Recycle Rules (P15L107)

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

Versions

Use these processing option to specify the version that the system uses when the program is accessed from the Form menu on the Work with Recycle Assumption Rules form.

1. Automatic Accounting Instructions (P0012) Specify the version of the P0012 program to use. If you leave this processing option blank, the system uses the ZJDE0015 version.

2. Assumption Revisions (P15L102) Specify the version of the P15L102 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

3. Sales Overage (P15L103) Specify the version of the P15L103 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

4. Bill Codes / Adjustment Reason (P1512) Specify the version of the P1512 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

5. E. P. Rules Revisions (P15L104) Specify the version of the P15L104 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

6. Recurring Bill Code Rules (P15L106) Specify the version of the P15L106 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

7. Growth Pattern (P15L105) Specify the version of the P15L105 program to use. If you leave this processing option blank, the system uses the ZJDE0001 version.

Setting Up Recycle Rules

Access the AREF Recycle Assumption Rules form.

Set up recycle assumption rules by building and revision number.

Recycle Rule Enter a value that specifies the recycle rule. This value can be up to 10 digits in length.

You can enter a recycle rule description in the unlabeled field to the right of the Recycle Rule field.

Assumption Rule Enter a value that specifies the assumption value for a unit. The system uses the assumption value to forecast market rate, Consumer Price Index (CPI), lease information, and commissions that are associated with a growth pattern. Almost any type of revenue or expense can be associated with the assumption that you assign.

Assumption Action Enter a user-defined code from UDC table 15L/UA that specifies the type of action that applies to the assumption rule. Values are:

N: New

R: Renew

B: Market blend

E.P. Rule Enter a user defined, 10-character value that specifies the expense participation rule.

Sales Overage Enter a user defined, 10-character value that specifies the sales overage rule.

Recurring Bill Code Rule Enter a user-defined, 10-character value that specifies the bill code rule.

CHAPTER 5

Setting Up Constants

This chapter discusses how to:

- Set up AREF building constants.
- Set up AREF building constants using models.

Setting Up AREF Building Constants

This section provides an overview of building constants and discusses how to:

- Set processing options for AREF Building Constants (P15L100).
- Set up building constants information.

Understanding Building Constants Information

Use the AREF Building Constants program (P15L100) to set up building constant records if you apply the same set of rules to the majority of the units in a building. You can set up a building constant record for each building or for the property. If the business unit has an associated property, the system first uses the building constants record for the building and then for the property.

You set up building constants by building (business unit) and revision number to establish the default rules when calculating budgets for units that are not assigned assumptions rules. If the unit has assumptions assigned to it, the system uses the assumptions and ignores the building constant. If the terms of an assumption expire before the end of the budget calculation period, you can specify whether the system uses the default assumptions before the recycle rule on the building constants.

In addition to the default assumptions, you can also set up parameters to calculate management fees, such as the rate, amount limits, and bill codes. The system uses the revenue bill code to retrieve the amount to which it applies the rate, and then updates the result to the account specified by the resulting bill code. If you have revenue fee information set up in JD Edwards EnterpriseOne Real Estate Management, you can use those rules, if desired. You can also use an account association code to report bad debt.

Use the P15L100 program to enter information about the building, such as the purchase price, discount percentage, and selling cost percentage. The system uses this information to calculate NPV (net present value) and IRR (internal rate of return) when you run the AREF Valuation Report (R15L111).

If you have more than one building for which you want to use building constants, you can copy an existing record. You can add, modify, and delete building constant records, as necessary. After you set up building constant records, you can update them globally by setting up and using a building constant model.

See Chapter 5, "Setting Up Constants," Setting Up AREF Building Constants Using Models, page 77.

Note. You cannot set up a default building constant to use for all buildings and revisions.

The system stores building constants in the AREF Building Constants table (F15L100).

See Also

Chapter 5, "Setting Up Constants," Updating Building Constant Records Using a Model, page 79

Chapter 10, "Generating Budget and Forecast Amounts," Setting Up Account Association Information, page 130

Forms Used to Set Up AREF Building Constants

Form Name	FormID	Navigation	Usage
Work With AREF Building Constants	W15L100A	AREF Setup (G15L412), AREF Building Constants	Review and select building constants.
AREF Building Constants Revisions	W15L100B	On the Work With AREF Building Constants form, click Add.	Set up building constant information. **Note.** The system uses this information as the default information.

Setting Processing Options for the AREF Building Constants Program (P15L100)

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

Defaults

1. Retain Values After Add Specify whether the system retains values from the previously added record in the following fields:

Budget Revision

Assumption Rule

E.P. Rule

Sales Overage Rule

Growth Pattern

Values are:

Blank: Do not retain previous values.

1: Retain previous values.

2. Assumption Action Specify a value from UDC table 15/UA that specifies the default assumption action to use when the building constants defaults are used in the AREF Budget Calculation (R15L1091). Values are:

B: Market Blend

N: New

R: Renewal

If you leave this processing option blank, you must assign the assumption action manually.

3. Replace Data When Copying Models

Specify whether to override the existing data for records in the AREF Building Constants table (F15L100) when copying data from the AREF Building Constants Models table (F15L1001). Values are:

Blank: Do not override existing data. If you enter this value, data from the model record is only copied to unpopulated fields in the AREF Building Constants table and populated fields in the F15L100 table are retained.

1: Override existing data. If you enter this value, data from the model record is copied from the F15L1001 table to the selected records in the F15L100 table.

Versions

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

1. Assumption Revisions (P15L102)

Specify the version of the P15L102 program that the system uses when you select Assumption Revisions from the Form menu on the AREF Building Constants Revisions form.

2. EP Rules Revisions (P15L104)

Specify the version of the P15L104 program that the system uses when you select EP Rules Revisions from the Form menu on the AREF Building Constants Revisions form.

3. Sales Overage Revisions (P15L103)

Specify the version of the P15L103 program that the system uses when you select Sales Overage from the Form menu on the AREF Building Constants Revisions form.

4. Growth Pattern Revisions (P15L105)

Specify the version of the P15L105 program that the system uses when you select Growth Patterns from the Form menu on the AREF Building Constants Revisions form.

5. Building Constants Models (P15L1001)

Specify the version of the P15L1001 program that the system uses when you select Add Models from the Form menu of the Work With AREF Building Constants form.

6. Recurring Bill Code Rules Revisions (P15L106)

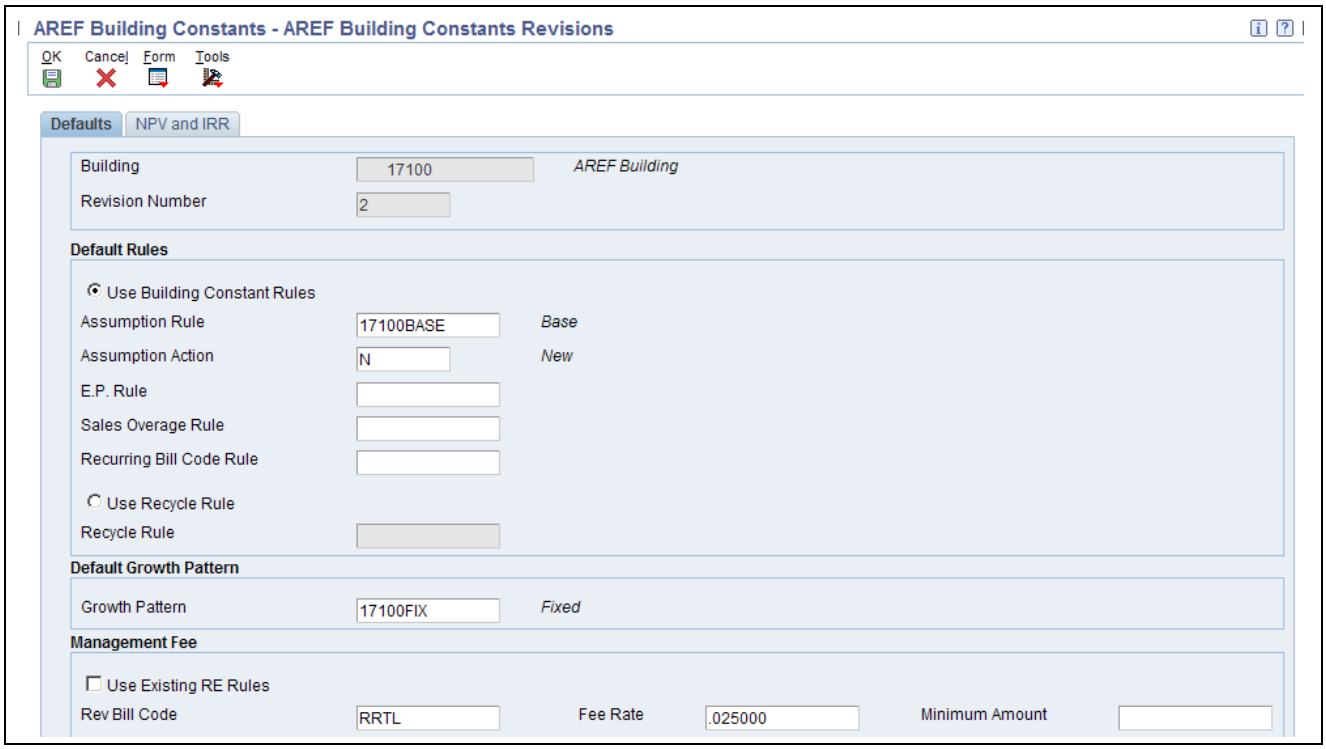
Specify the version of the P15L106 program that the system uses when you select Recurring Bill Code Rules from the Form menu on the AREF Building Constants Revisions form.

7. Recycle Rules Revisions (P15L107)

Specify the version of the P15L107 program that the system uses when you select Recycle Rules from the Form menu on the AREF Building Constants Revisions form.

Setting Up Building Constants Information

Access the AREF Building Constants Revisions form.



AREF Building Constants Revisions form

Defaults

Use Building Constant Rule If you select this option, the system uses the building constant rule when forecasting budgets.

Assumption Rule Enter a code that specifies the assumption rule. The assumption rule contains forecast information such as market rate, Consumer Price Index (CPI), lease information, and commissions that are associated with a growth pattern.

Assumption Action Enter a hard-coded value from UDC table 15L/UA that specifies whether the assumption rule applies to the new or renewal market rate, or a blend of the two, when used to forecast the budget amounts. Values are:

N: New

R: Renewal

B: Market blend

The system uses the values from the Market Rate New, Market Rate Renewal, and Renewal Probability Percent fields on the unit assumption in this formula to determine the value for the market blend:

{[(100) – (prob percent) / 100] * new} + {[(prob percent) ÷ (100)]* renew)}

For example, if the new market rate is 10, the renewal market rate is 8, and the renewal probability percent is 60, then the system calculates the blend rate as 8.8 as follows:

{[(100 – 60) ÷ 100] × new} + (60 ÷ 100) × 8 = 8.8

Use Recycle Rule If you select this option, the system uses the recycle rule when forecasting budgets.

Recycle Rule Enter a code that specifies the recycle rule that the system uses through the end of the budget cycle when the other unit assumptions have expired.

Use Existing RE Rules If you select this check box, the system disables the fields in the Management Fee section. Select this check box if you want the system to use the information in the Management Fee Master table (F1505B) for the business unit only, not the lease, in JD Edwards EnterpriseOne Real Estate Management.

If you do not select this check box, the system uses the information in the Management Fee section.

Rev Bill Code (revenue bill code) Enter a code that determines the trade account to use as the offset when you post invoices or vouchers.

The system concatenates the value that you enter to the AAI item RC (for Accounts Receivable) or PC (for Accounts Payable) to locate the trade account.

For example, if you enter TRAD, the system searches for the AAI item RCTRAD (for receivables) or PCTRAD (for payables). You can assign up to four alphanumeric characters to represent the general ledger offset or you can assign the three-character currency code (if you enter transactions in a multicurrency environment). You must, however, set up the corresponding AAI item for the system to use; otherwise, the system ignores the general ledger offset and uses the account that is set up for PC or RC for the company specified.

If you set up a default value in the G/L Offset field of the customer or supplier record, the system uses the value during transaction entry unless you override it.

Note. Do not use code 9999. This code is reserved for the post program and indicates that offsets should not be created.

Fee Rate Enter a rate for an administration fee.

Enter the rate as a decimal. For example, you would enter *.05* for a 5 percent rate.

Minimum Enter the minimum amount for revenue fees.

If the calculated fees are less than the minimum amount, the minimum amount is invoiced or vouchered. If the calculated fees are greater than the minimum amount, the calculated fees are invoiced or vouchered.

Results Bill Code Enter the general ledger offset, or billing/receipt code, for invoices that the system automatically generates for revenue fees.

Maximum Enter the maximum amount for revenue fees.

If the fees calculated are greater than the maximum amount, the maximum amount is invoiced or vouchered. If the fees calculated are less than the maximum amount, the calculated amount is invoiced or vouchered.

Account Association Code Enter the code used to specify a group of account numbers that the system uses when you run the AREF Account Association program (P15L120).

Use this code to group certain types of income or expenses that you cannot group with AAIs. The system refers to the code that is assigned to a group of accounts for calculation and reporting purposes.

Percentage

Enter the percentage of the account balances represented by the account association code that you entered for bad debt.

To derive a value of bad debt for the building, the system multiplies the sum of the account balances by the percentage that you specify. The system uses this information only when you generate the AREF Input Assumptions report (R15L005).

Enter the percentage in a decimal format. For example, enter .01 to specify 1 percent.

NPV and IRR

Initial Purchase Price

Enter a number that specifies the initial purchase amount of the associated building.

The initial purchase price is one of several building constants that the system uses to calculate the building budget.

Cap Rate Percent

Enter a number that specifies the cap rate percent.

The system uses the cap rate percent to calculate the building's sales price and the net proceeds from the sale of the building. The system calculates stabilized Net Operating Income (NOI) based on revenue and expenses (except capital expenditures) for a year that you determine to be stable. The system uses the NOI and the Cap Rate Percent to calculate the selling price. You can define the cap rate percent to meet the needs.

Note. The system uses the cap rate percent only when you generate the Valuation Report (R15L111).

Enter the percentage as a whole number. For example, enter *15* to specify 15 percent.

Discount Rate Percent

Enter a number that specifies the discount rate percent.

The discount rate percent is one of several building constants that the system uses to calculate a budget. This value might represent the rate of inflation or the interest rate of a competing investment. The discount rate percent is used to calculate the Net Present Value (NPV) of an investment. The NPV uses a discount rate and a series of future payments and income.

Note. The system uses the discount rate percent only when you generate the Valuation Report (R15L111).

Enter the percentage as a whole number. For example, enter *15* to specify 15 percent.

Selling Cost Percent

Enter an amount that specifies the selling cost percent, which is the cost of selling the property.

Note. The system uses the selling cost percent only when you generate the Valuation Report (R15L111).

Enter the percentage as a whole number. For example, enter *15* to specify 15 percent.

Year for Stabilized NOI (year for stabilized net operating income)

Enter a number that specifies the year that the system uses to determine the stabilized net operating income.

Note. The system uses this value only when you generate the Valuation Report (R15L111).

Setting Up AREF Building Constants Using Models

This section provides an overview of building constants models, lists prerequisites, and discusses how to:

- Set processing options for AREF Building Constants Models (P15L1001).
- Set up a model building constant record.
- Update building constant records using a model.

Understanding Building Constants Models

After you create the building constant records to use for the budget revisions, you might need to revise them. For example, you might need to change the fee percentage or the growth pattern. Instead of modifying each building constant record manually, you can set up a model building constant record and then copy the changes to selected building constant records. You use the AREF Building Constants Models program (P15L1001) to set up model building constant records, and then you use the AREF Building Constants program (P15L100) to locate the model and the building constant records that you want to update, and to copy the changes from the model to the selected records.

When you copy the model to the selected building constant records, you can set the Replace Data When Copying Models processing option in P15L100 program to specify whether the system:

- Copies information only from the model to blank fields on the building constant records.
- Replaces information on the building constant record with information from the model.

  If you choose to replace information, the system copies the values from all of the fields on the model, including blank, to the corresponding fields on the building constant record.

See Chapter 5, "Setting Up Constants," Setting Up AREF Building Constants, page 71.

Prerequisite

Before you complete the tasks in this section, you must set the Replace Data When Copying Modelsprocessing option in the AREF Building Constants program (P15L100).

See Chapter 5, "Setting Up Constants," Setting Processing Options for the AREF Building Constants Program (P15L100), page 72.

Forms Used to Revise Building Constant Records

Form Name	FormID	Navigation	Usage
Work With AREF Building Constants Models	W15L1001A	AREF Setup (G15L412), AREF Building Constants Models	Review and select building constants models.
AREF Building Constants Model Revisions	W15L1001B	On the Work With AREF Building Constants Models form, click Add.	Set up building constants model records.

Setting Processing Options for the AREF Building Constants Models Program (P15L1001)

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

Defaults

1. Retain Values After Add Specify whether the system retains the values in these fields when you add more than one building constant record:

Assumption Rule

E.P. Rule

Sales Overage Rule

Recurring Bill Code Rule

Growth Pattern

Assumption Action

Values are:

Blank: Do not retain values.

1: Retain values.

2. Assumption Action Specify the default value to assign to the Assumption Action field when you add a model record for building constants.

Versions

1. AREF Building Constants (P15L100) Specify the version of the P15L100 program the system uses when you select Copy Model from the Form menu. If you leave this processing option blank, the system uses version ZJDE0001.

Setting Up Model Building Constant Records

Access the AREF Building Constants Model Revisions form.

You follow the same steps to add a model building constant that you do to enter an standard building constant record, with the exception of the Revision Number,Initial Purchase Price,and Year for Stabilized NOI fields, which are specific to a building.

Updating Building Constant Records Using a Model

Access the Work With AREF Building Constants form.

To update a building constant record using a model:

1. Select a record or multiple records in the grid.
2. Enter a value in the Building Constants Model field.

   Building Constants Model Enter the alphanumeric code that specifies the name or identifies the building constants model.
3. Click the Copy Model to Row button.

CHAPTER 6

Setting Up Unit Master Information

This chapter discusses how to:

- Add units manually.
- Assign assumption rules.
- Reabsorb units.

Adding Units Manually

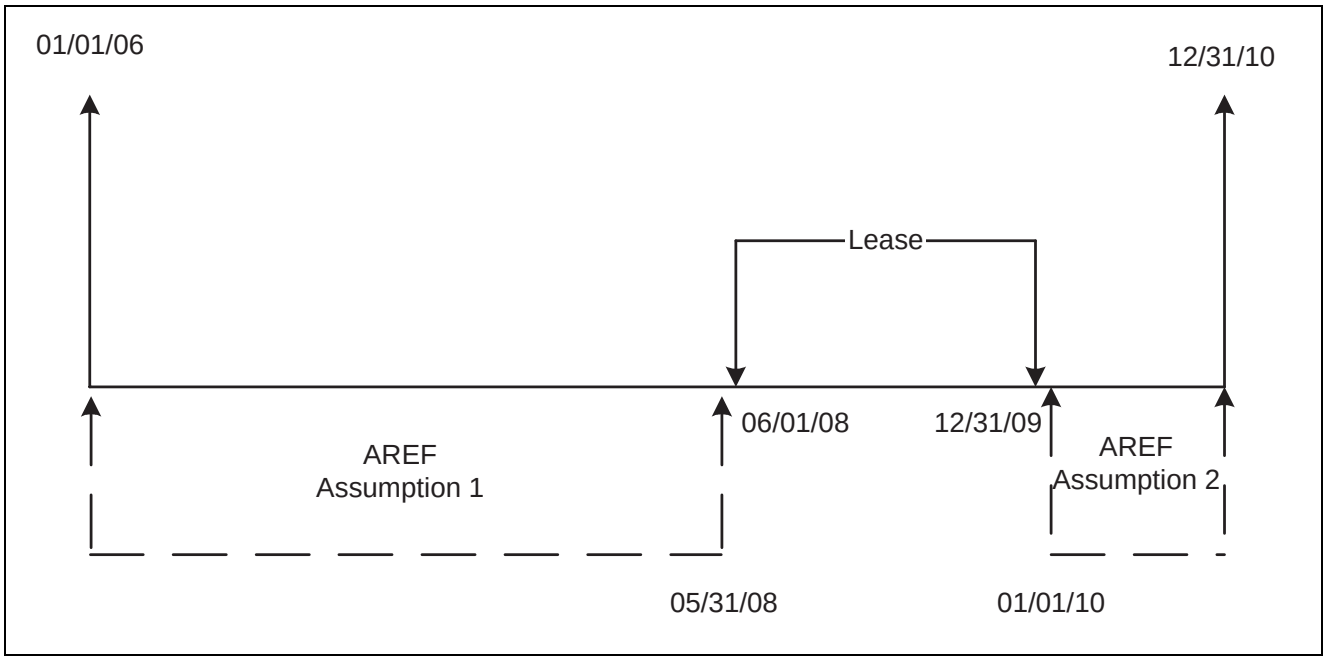
This section provides an overview of unit information and discusses how to:

- Set processing options for AREF Unit Maintenance (P15L101).
- Add units.

Understanding Unit Information

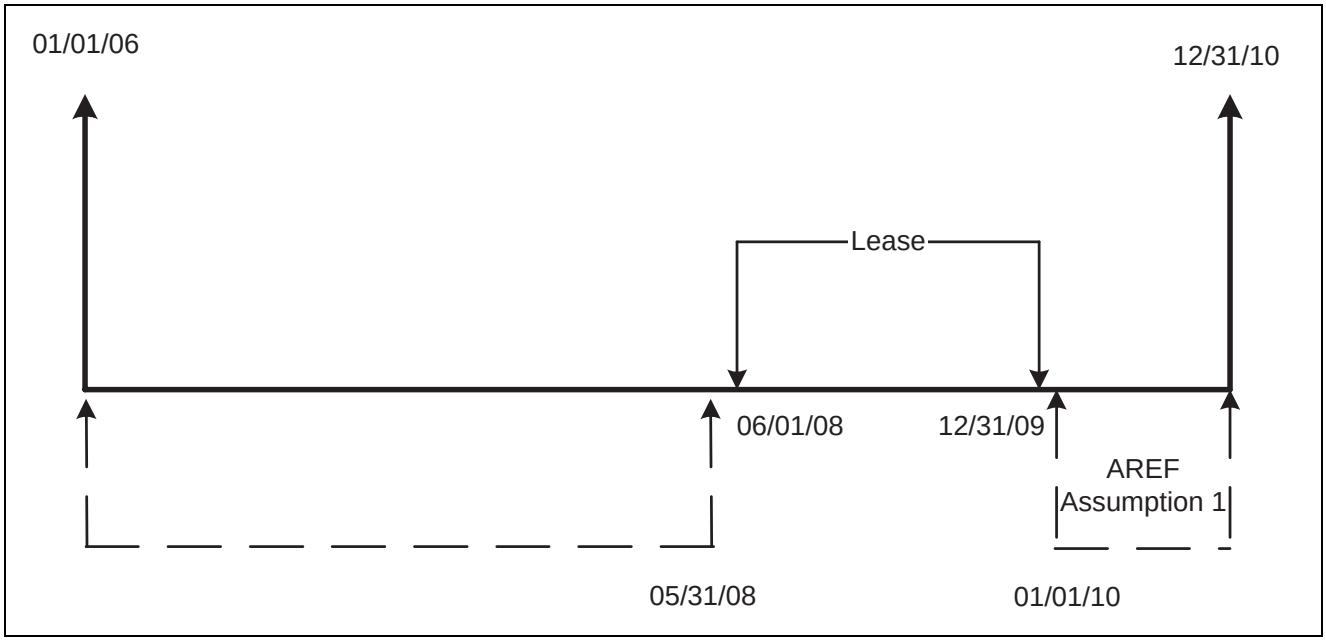
When you add a new unit in the AREF Unit Maintenance program (P15L101), you must assign it to an existing building and floor and specify the budget revision number, unit type, and rentable and usable area of the unit. You can also assign unit-effective dates, if desired. If you want to forecast budgets based on estimated sales, you can specify annual recapture amounts and sales amounts for each period. The system uses the sales information only if you enter a sales overage rule.

In the AREF Unit Maintenance program (P15L101), you have the option to specify how the time is managed before and after JD Edwards EnterpriseOne Real Estate Management (REM) leases. This diagram illustrates a unit in which an AREF assumption is assigned to the time before the lease:



Assumption Before a Lease

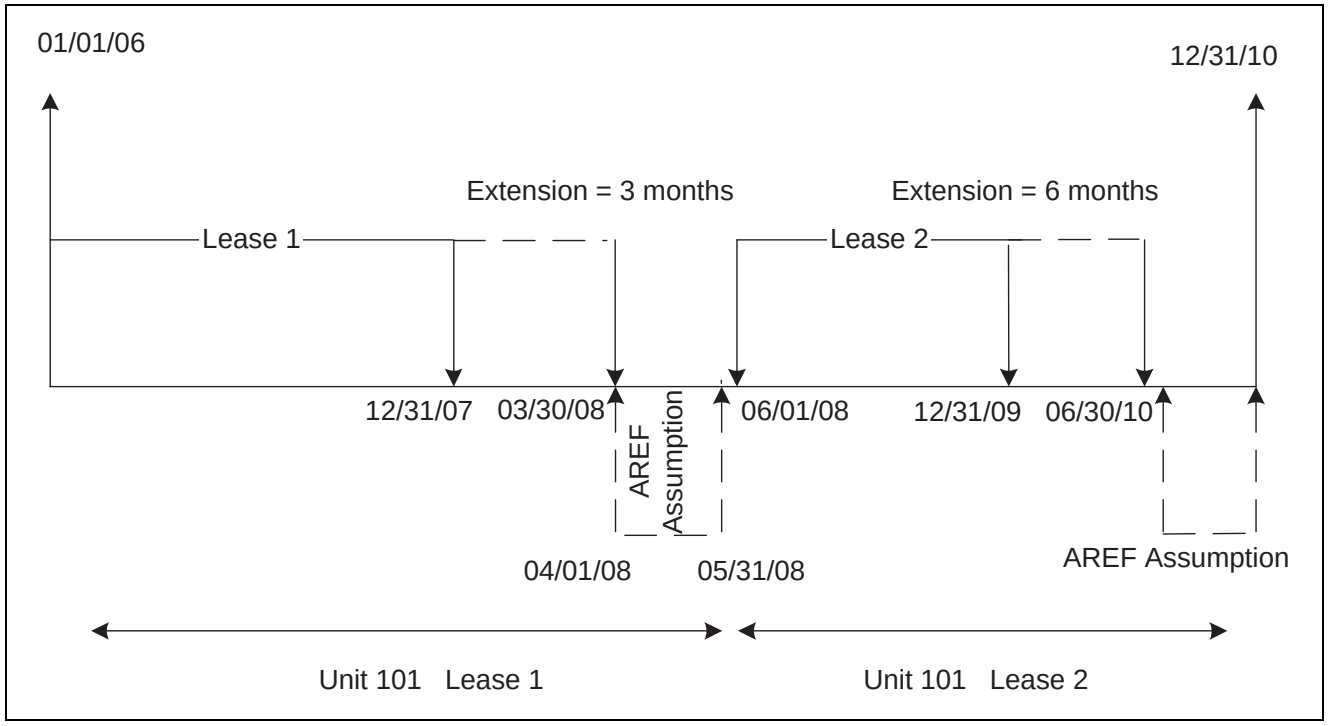
If you want to specify the time prior to a REM lease as downtime, you must select the Time Prior to Lease is Downtime check box. You can also set a processing option in the AREF Load Unit Master program (R15L1012) to enter a default value in the Time Prior to REM Lease field. This diagram illustrates a unit for which the time before the lease is considered downtime:



Downtime Before a Lease

If you want to renew a REM lease using REM terms when a lease expires, as opposed to using the AREF assumptions, you must complete the fields on the REM Lease Renewal tab on the Unit Revisions form. You can also set a processing option in the AREF Load Unit Master program (R15L1012) to enter a default value in the Renew from Existing REM Lease check box.

You can also specify different extensions when a single unit has multiple REM leases. For example, you can assign an extension of three months to the first lease associated with Unit 101, and an extension of six months to the second lease. This diagram illustrates that example:



Renew Lease using REM Terms

The JD Edwards EnterpriseOne Advanced Real Estate system enables you to use security programs to protect budget versions. To lock and unlock unit records, you must be set up with the correct security permissions. If you attempt to change the Lock Flag field when you are not authorized to do so, the system displays an error. Depending on the action assigned to the user in the AREF Permission Lists program (P15L200), the system displays one of these errors:

- If the allowed action is *1,* the user can change the value in the Lock Flag field.
- If the allowed action is *2,* an error occurs if the user changes the value in the Lock Flag field to *N.* Otherwise, no error occurs.
- If the allowed action is *3,* an error occurs if the user changes the value in the Lock Flag field to *Y.* Otherwise, no error occurs.

If a unit is unlocked, you can revise unit information at any time regardless of your security permissions. However, if you have generated budget calculations for the revision number specified on the unit, you must regenerate the calculations to include the revisions that you make.

See Chapter 3, "Setting Up JD Edwards EnterpriseOne Advanced Real Estate Forecasting," Setting Up AREF Security (optional), page 39.

The system stores unit master information in the AREF Unit Master table (F15L101).

Note. The system does not update JD Edwards EnterpriseOne Real Estate Management with unit information that you enter in the AREF Unit Maintenance program (P15L101).

Forms Used to Add Units Manually

Form Name	FormID	Navigation	Usage
Work With Units	W15L101A	AREF Setup (G15L412), AREF Unit Maintenance	Review and select units.
Unit Revisions	W15L101B	On the Work With Units form, click Add.	Add units manually.

Setting Processing Options for the AREF Unit Maintenance Program (P15L101)

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

Defaults

1. Unit Type

Specify the default unit type from UDC table 15/UT to assign when you add a unit.

You can override the default unit type, if necessary, when you add the unit.

2. E.P. Unit Type (expense participation unit type)

Specify the default unit type from UDC table 15/EU to assign to the E.P. Unit Type field when you add a unit.

You can override the default unit type, if necessary, when you add the unit.

3. Lock Unit

Specify the default value to assign to the Locked Flag field when you add a unit

You can override the default value, if necessary, when you add the unit. Values are:

Blank: The unit is not locked.

1: The unit is locked.

4. Assumption Action

Specify a user-defined code from UDC table 15L/UA that the system enters in the Action field when you enter an assumption rule to a unit.

5. Display Vacant Units Only

Specify whether the Display Vacant Units Only check box is selected on the Work With Units form.

You can override the default value, if necessary, when you add the unit. Values are:

Blank: The check box is not selected.

1: The check box is selected.

Versions

Use the following processing options to specify the version of the program that the system uses when you access the program from the Form menu on the Unit Revisions form. If you leave any of the following processing options blank, the system uses the ZJDE0001 version.

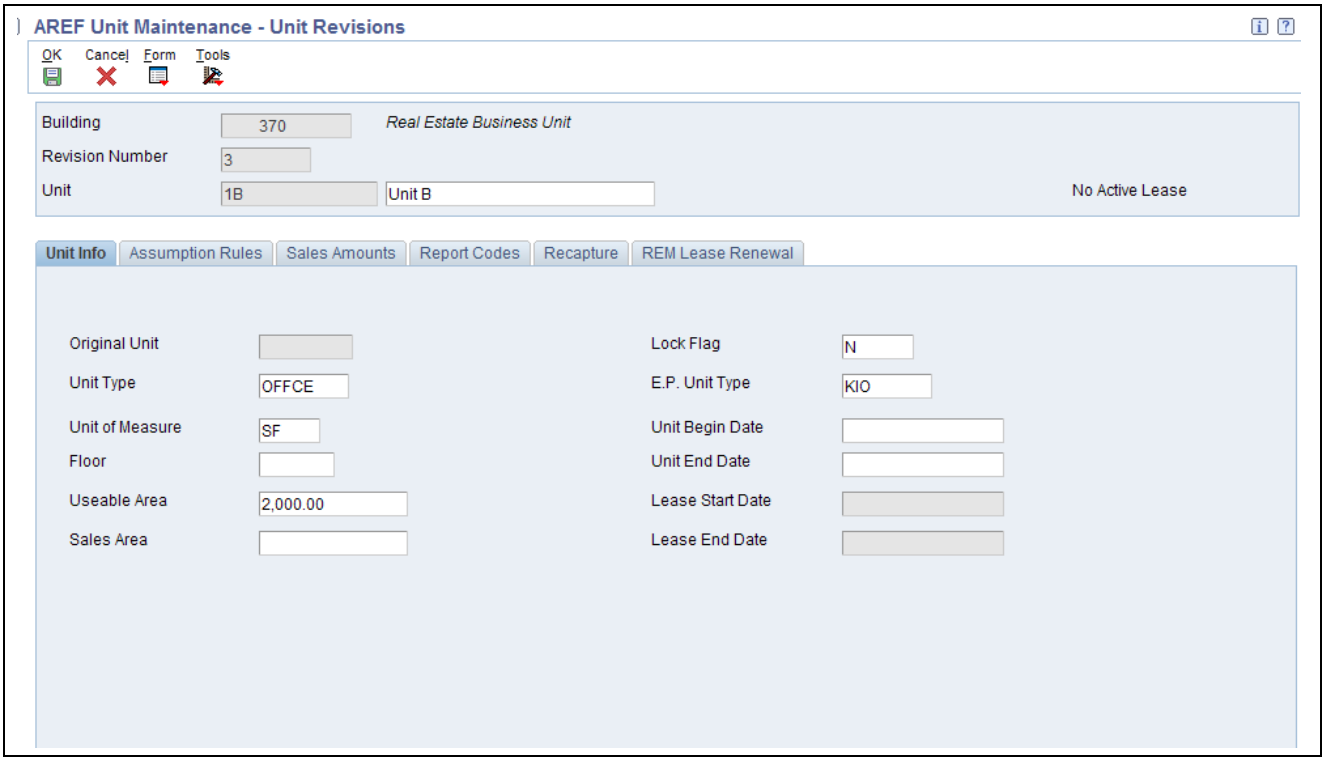
1. Unit Assumption Revisions (P15L102)

Specify the version of the P15L102 program to use.

2. E.P. Rules Revisions (P15L104) (expense rules revisions)	Specify the version of the P15L104 program to use.
3. Sales Overage Revisions (P15L103)	Specify the version of the P15L103 program to use.
4. Growth Pattern Revisions (P15L105)	Specify the version of the P15L105 program to use.
5. Legal Clauses Revisions (P1570)	Specify the version of the P1570 program to use.
6. Lease Information (P1501)	Specify the version of the P1501 program to use.
7. Unit Information (P15217	Specify the version of the P15217 program to use.
8. Recurring Bill Code Revisions (P15L106)	Specify the version of the P15L106 program to use.
9. Recycle Assumptions (P15L107)	Specify the version of the P15L107 program to use.
10. Unit Assumption Assignment (P15L1011)	Specify the version of the P15L1011 program to use.

Adding Units Manually

Access the Unit Revisions form.



Unit Revisions form

Unit Info

Time Prior to Lease is Downtime

Specify if the time between leases is considered downtime. This check box is available when a REM lease is attached to a unit. Values are:

If you select the check box, the time between leases is considered downtime and the system does not calculate budgets.

If you do not select the check box, the time between the leases is not considered downtime and the system calculates budgets.

Original Unit

Enter the number that identifies the original unit in the F15L101 table prior to reabsorbing it.

Unit Type

Enter a user-defined code from UDC table 15/UT that identifies the type of unit for billing and reporting purposes. Examples include:

OFFCE: Office space

RSALE: Retail space

RESTR: Restaurant

CONDO: Condominium

Unit of Measure

Enter a user-defined code from UDC table 00/UM that identifies the unit of measurement for an amount or quantity, such as a barrel, box, or cubic meter, liter, hour.

Floor

Enter a user-defined code from UDC table 15/FL that identifies a floor in a building in which the unit exists.

Useable Area

Enter the user-defined area that can be occupied or leased.

Sales Area

Enter an override square footage amount to use when calculating sales overage billings.

Lock Flag

Enter a value to specify whether the system generates a budget record or updates the F15L109 table for the unit when you run the AREF Budget Calculation program (R15L1091). Values are:

Y: The unit is locked. The system neither generates a new record nor updates an existing record in the F15L109 table.

N: The unit is not locked. The system updates the budget results record and updates the F15L109 table.

The system automatically updates this field to *N*. If you enter *Y,* the system locks the unit, which protects it from future updates. You can reabsorb a locked unit.

Note. If you change the Lock Flag from *Y* to *N,* you must press the Tab key to exit the field and enable the OK button on the tool bar.

E.P. Unit Type (expense participation unit type)

Enter a user-defined code from UDC table 15/EU that identifies the unit for expense participation exclusions. You must enter a value in this field if you set up expense participation rules that use a tenant exclusion rule or share factor denominator.

Unit Begin Date

Enter the date on which the unit is active.

Unit End Date Enter the date on which the unit becomes inactive.

Lease Start Date Enter the effective start date for this version of the lease.

Lease End Date Enter the effective end date for this version of the lease.

REM Lease Renewal

Renew From Existing REM Lease This field enables you to specify whether the Real Estate Management (REM) billing rules should be applied instead of the Advanced Real Estate Forecasting (AREF) assumptions when a lease expires during the budget calculation.

If you select this check box, REM billing rules are used to perform budget calculations based on the renewal specifications entered for the unit.

If you do not select this check box, AREF assumptions are used to perform budget calculations. (default)

Renewal Growth Pattern Enter a value that specifies the growth pattern to apply to REM billing rules during the budget calculation when the Renew from Existing REM Lease flag is selected.

Renewal Term Enter a value that specifies the length of the period for which the REM billing rules should be extended for use in the budget calculation. The system extends the use of REM billing rules when theRenew From Existing REM Leaseflag is set to renew using the same terms as from the expired lease.

If you leave this field blank, the system uses REM billings rules for each year of the budget calculation or until another REM lease is processed.

The value in this field works in conjunction with the Renewal Term Type field. For example, if the Renewal Term field is set to *36* and the Renewal Term Type is set to *MO,* then the system uses the REM billing rules for 36 months.

Renewal Term Type Enter a user-defined code from UDC table 15L/LT that works with the Renewal Term to specify the length of the renewal term. Values are:

AN: Annual

MO: Monthly

Assigning Assumption Rules

This section provides overviews of assumption rules and global assumption rule assignments, lists prerequisites, and discusses how to:

- Set processing options for AREF Unit Assumption Assignment (P15L1011).
- Assign assumption rules to units manually.
- Assign assumption rules to units globally.

Understanding Assumption Rules

You assign assumption, expense participation, sales overage, and recurring bill code rules only to units that might require a different rule from the default rules that are set up in the building constants. You can assign rules to each unit individually using the AREF Unit Maintenance program (P15L101), or you can globally assign rules to multiple units, using the AREF Unit Assumption Assignment program (P15L1011).

When you assign more than one assumption, expense participation, sales overage, and recurring bill code rule, the system uses the term of the first assumption rule from the assumption header as the term for the corresponding rules. For example:

- When Assumption Rule 01 is effective, the corresponding 01 rules for expense participation, sales overage, and recurring bill codes are also effective.
- When Assumption Rule 02 is effective, the corresponding 02 rules for expense participation, sales overage, and recurring bill codes are also effective.
- When Assumption Rule 03 is effective, the corresponding 03 rules for expense participation, sales overage, and recurring bill codes are also effective.

If you do not have the same number of corresponding expense participation, sales overage, or recurring bill code rules assigned as you have assumption rules, the system uses the term from the last assumption rule specified, as illustrated in this example:

Multiple Assumption Rules and Effective Dates Example

Using the setup information provided, the example shows how the system determines which assumption rule to use when you assign more than one assumption rule for the unit.

The system uses these processing options from the AREF Budget Calculation program (R15L1091) to determine the effective dates of the assumption, based on the specified assumption term:

- 2. Budget Start Period: *01*
- 3. Budget Start Fiscal Year: *07*
- 4. Years to Forecast: *10*

This table shows the unit assumption setup information:

Assumption ID	New Term	New Term Type	Effective Dates
ARA	*2*	*AN*	01/01/07–12/31/11
ARB	*5*	*AN*	01/01/9–12/31/13
ARC	*36*	*MO*	01/01/14–12/31/16
ARD	Blank	Blank	01/01/07–12/31/16

This table shows the effective date of the expense participation, sales overage, and recurring bill code rules based on the effective date of the assumption rule:

Rule Type	Rule Name	Rule Effective Dates
Assumption Rule 01	ARA	01/01/07–12/31/08
Assumption Rule 02	ARB	01/01/09–12/31/13

Rule Type	Rule Name	Rule Effective Dates
Assumption Rule 03	ARC	01/01/14–12/31/16
E.P. Rules ID 01	EPA	01/01/07–12/31/08
E.P. Rules ID 02	EPB	01/01/09–12/31/16*
E.P. Rules ID 03	NA	NA
Sales Overage Rule 01	SOA	01/01/07–12/31/16*
Sales Overage Rule 02	NA	NA
Sales Overage Rule 03	NA	NA
Recurring Bill Code Rule 01	RBA	01/01/07–12/31/08
Recurring Bill Code Rule 02	RBB	01/01/09–12/31/16*
Recurring Bill Code Rule 03	NA	NA

* Based on the R15L1091 program processing option settings.

Note. When fewer corresponding rules (expense participation, sales overage, or recurring bill code) are set up than assumption rules, the system uses the effective date of the last assumption rule as the effective date for the corresponding rule.

The system uses the through effective date of Assumption Rule 03 as the through effective date of the corresponding rule. Similarly, if the first assumption rule does not have a specified term, the assumption is effective for the duration of the budget and the system never uses the second and subsequent assumption, expense participation, sales overage, or recurring bill code rules.

Understanding Global Assumption Assignments

As an alternative to manually assigning rules to each unit, you can globally assign or revise the rules on multiple units simultaneously using the AREF Unit Assumption Assignment program (P15L1011). The P15L1011 program provides multiple search fields, including unit information, report codes, and rules, to locate the units that you want to update. For example, you might want to assign all of the units in a specific building or for a particular revision number the same rules, or you might want to globally update the rule assigned to units to a new rule. You can also specify whether the system considers the time prior to the REM lease is downtime or uses AREF assumptions.

After you locate the units to update, you enter the assumption, expense participation, sales overage, and recurring bill code rules that you want to assign. If the rules do not apply to all of the units that you located, you can select the units to update and select Copy to Select Record from the Row menu. To assign the rules to all units displayed, select Copy All Records from the Form menu.

Note. If you inadvertently copy rules to the wrong units, you cannot use the P15L1011 program to update them to a blank value. Instead, you must use the AREF Unit Maintenance program (P15L101), which you can access from the Row or Form menu.

Prerequisites

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

- Upload units from JD Edwards EnterpriseOne Real Estate Management.
- Add units manually, if necessary.
- Set up the assumption rules, expense participation rules, sales overage rules, and recurring bill code rules that you want to assign.

Form Used to Assign Unit Assumptions

Form Name	FormID	Navigation	Usage
Unit Assumption Assignment	W15L1011A	AREF Setup (G15L412), AREF Unit Assumption Assignment	Assign assumption rules to units globally.

Setting Processing Options for the AREF Unit Assumption Assignment Program (P15L1011)

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

Defaults

1. E.P. Unit Type Default (expense participation unit type default)
Specify a code from UDC table 15/11 as the default value for the E.P. Unit Type field.

2. Unit Type Default
Specify a code from UDC table 15/UT as the default value for the Unit Type field.

Versions

1. Unit Assumption (P15L102)
Specify the version of the P15L102 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

2. E.P. Rules (P15L104)
Specify the version of the P15L104 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

3. Sales Overage Rules (P15L103)
Specify the version of the P15L103 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

4. Unit Maintenance (P15L101)
Specify the version of the P15L101 program the system uses when you access the program from the Form or Row menu.

If you leave this processing options blank, the system uses version ZJDE0001.

5. Growth Patterns (P15L105)
Specify the version of the P15L105 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

6. Bill Code (P1512)

Specify the version of the P1512 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

7. AAI (P0012)

Specify the version of the P0012 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0015.

8. Recurring Bill Code Rules (P15L106)

Specify the version of the P15L106 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

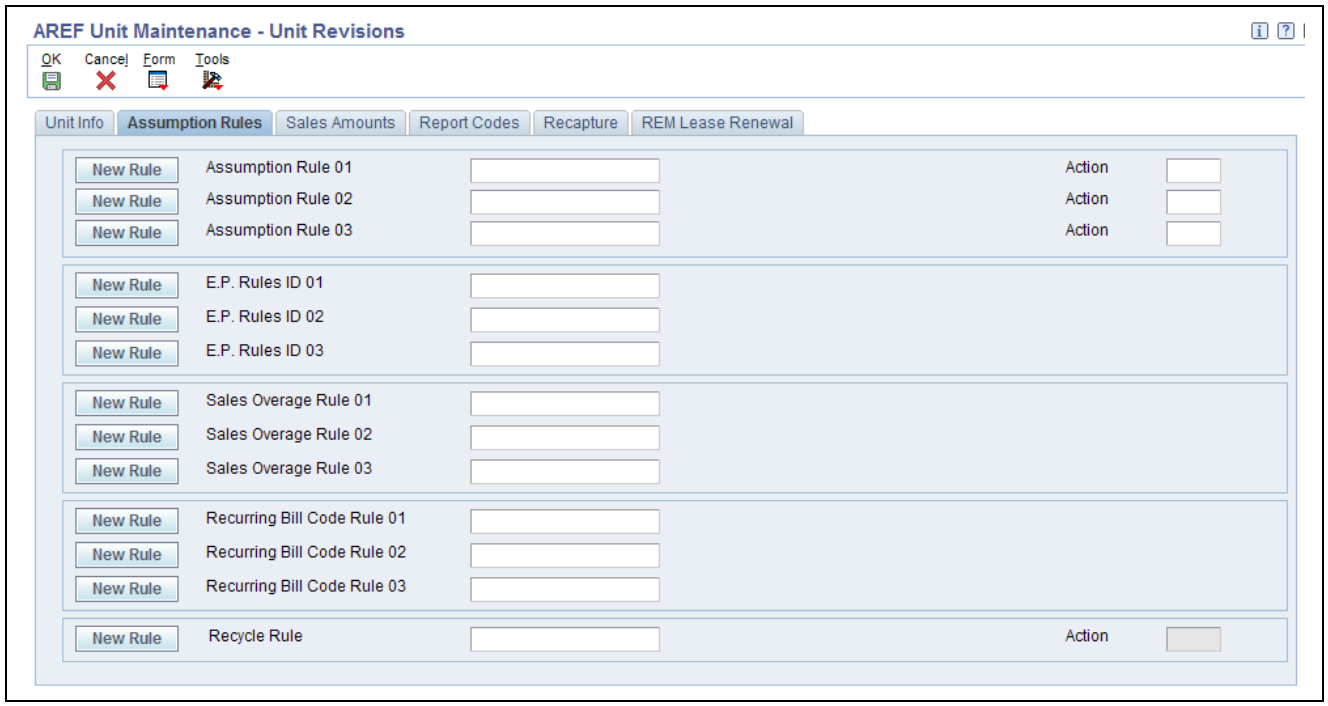
9. Recycle Assumptions (P15L107)

Specify the version of the P15L107 program the system uses when you access the program from the Form menu.

If you leave this processing options blank, the system uses version ZJDE0001.

Assigning Assumption Rules to Units Manually

Access the Unit Revisions form. Select the Assumption Rules tab.



Unit Revisions form

Assumption Rules

Assumption Rule 01

Enter a value that specifies the first assumption rule to use for forecasting revenue amounts. You must associate an action with each assumption rule that you specify.

Assumption Rule 02

Enter a value that specifies the second assumption rule to use for forecasting revenue amounts.

If you complete this field, you must enter a value in the Assumption Rule 01 field. You must associate an action with each assumption rule that you specify.

Assumption Rule 03

Enter a value that specifies the third assumption rule to use for forecasting revenue amounts.

If you complete this field, you must enter a value in the Assumption Rule 01 and Assumption Rule 02 fields. You must associate an action with each assumption rule that you specify.

Action

Enter a value from UDC table 15L/UA that specifies whether the assumption rule applies to the new or renewal market rate, or a blend of the two, when used by the system to forecast the budget amounts. Values are:

N: New

R: Renewal

B: Market blend

The system uses the values from the Market Rate New, Market Rate Renewal, and Renewal Probability Percent fields on the unit assumption in this formula to determine the value for the market blend:

$\{[100 - (\text{prob percent}) \div 100] \times (\text{new})\} + [(\text{prob percent}) \div 100] \times (\text{renew})$

For example, if the new market rate is 10, the renewal market rate is 8, and the renewal probability percent is 60, the system calculates the blend rate as 8.8:

$\{[(100 - 60) \div 100] \times 10\} + (60 \div 100) \times 8 = 8.8$

E.P. Rule 1 (expense participation rule 1)

Enter a value that specifies the first expense participation rule.

E.P. Rule 2 (expense participation rule 2)

Enter a value that specifies the second expense participation rule to use for forecasting expense amounts.

If you complete this field, you must enter a value in the E.P. Rules ID 01 field.

E.P. Rule 3 (expense participation rule 3)

Enter a value that specifies the third expense participation rule to use for forecasting expense amounts.

If you complete this field, you must enter a value in the E.P. Rules ID 01 and E.P. Rules ID 02 fields.

S.O. Rule 1 (sales overage rule 1)

Enter a value that specifies the first sales overage rule.

S.O. Rule 2 (sales overage rule 2)

Enter a value that specifies the second sales overage rule to use for forecasting revenue amounts.

If you complete this field, you must enter a value in the Sales Overage Rule 01 field.

S.O. Rule 3 (sales overage rule 3)

Enter a value that specifies the third sales overage rule to use for forecasting revenue amounts.

If you complete this field, you must enter a value in the Sales Overage Rule 01 and Sales Overage Rule 02 fields.

Recurring Bill Code Rule 01

Enter a value that specifies the first recurring bill code rule for forecasting revenue amounts.

Recurring Bill Code Rule 02

Enter a value that specifies the second recurring bill code rule for forecasting revenue amounts.

If you complete this field, you must enter a value in the Recurring Bill Code Rule 01 field.

Recurring Bill Code Rule 03

Enter a value that specifies the third recurring bill code rule for forecasting revenue amounts.

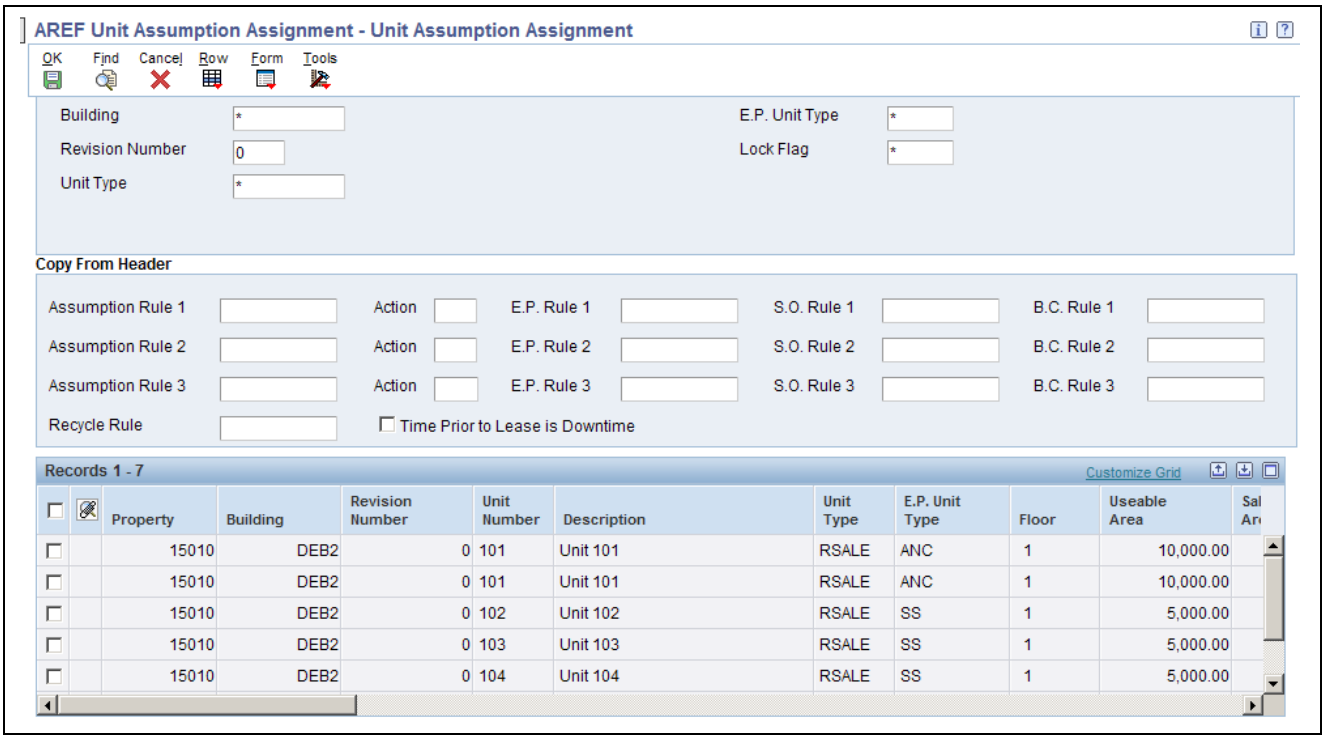
If you complete this field, you must enter a value in the Recurring Bill Code Rule 01 and Recurring Bill Code 02 fields.

Recycle Rule

Enter a value that specifies the recycle rule that the system uses through the end of the budget cycle when the other unit assumptions have expired. If you do not enter a recycle rule for the unit, the system searches for the next assumption from building constants after the other unit assumptions have expired.

Assigning Assumption Rules to Units Globally

Access the Unit Assumption Assignment form.



Unit Assumption Assignment form

Reabsorbing Units

This section provides an overview of unit maintenance and discusses how to reabsorb units.

Understanding Unit Maintenance

If the area of a unit changes, or if a landlord plans to reallocate unit space at a future date, you can divide existing units into multiple units by reabsorbing them in the AREF Unit Maintenance program (P15L101). When you reabsorb a unit, for audit purposes, the system assigns the original unit number to the new units that result. The system also automatically updates the unit end date of the original unit with a date that is one day prior to the begin date of the first reabsorbed unit, if entered.

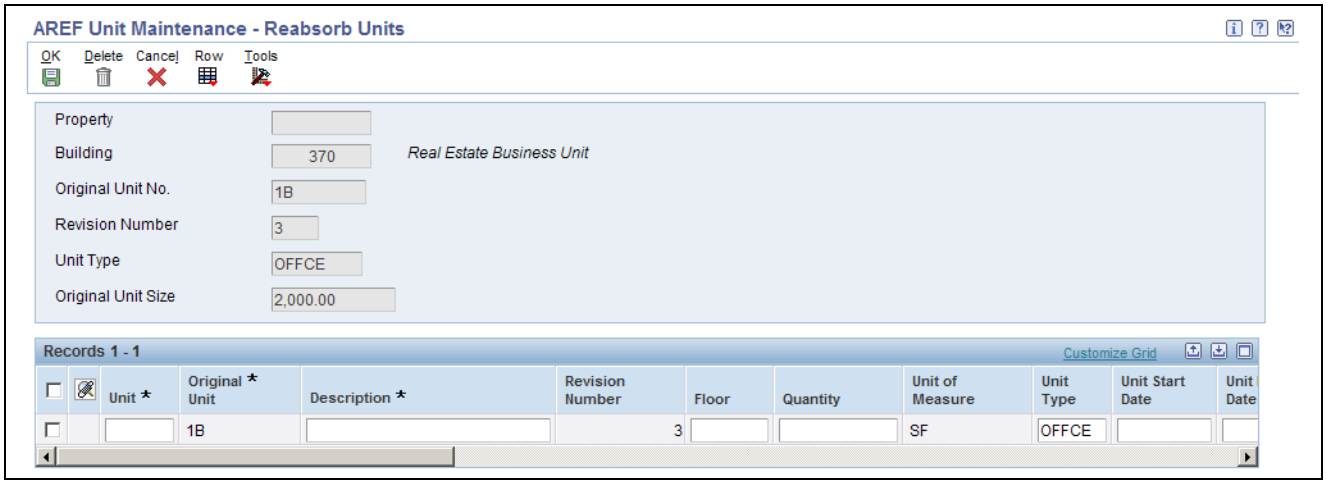
You can create as many new units as necessary using the reabsorb process as long as the area of the new units equals the area of the original unit.

Forms Used to Reabsorb Units

Form Name	FormID	Navigation	Usage
Reabsorb Units	W15L101C	Select a unit on the Work With Units form, and then select Reabsorb Unit from the Row menu.	Reabsorb units by dividing a unit into multiple units.

Reabsorbing Units

Access the Reabsorb Units form.



Reabsorb Units form

Quantity Enter the rentable area of the unit.

This field corresponds to the Useable Area field on the Unit Revisions form. If the sum of the areas that you enter for each new unit exceeds the usable area entered on the reabsorbed (original) unit, the system returns an error.

Unit Start Date Enter a start date. If you leave this field blank, the system uses the current date.

Lock Flag Enter *Y* to lock the reabsorbed unit and the original unit.

CHAPTER 7

Setting Up Account Status Information

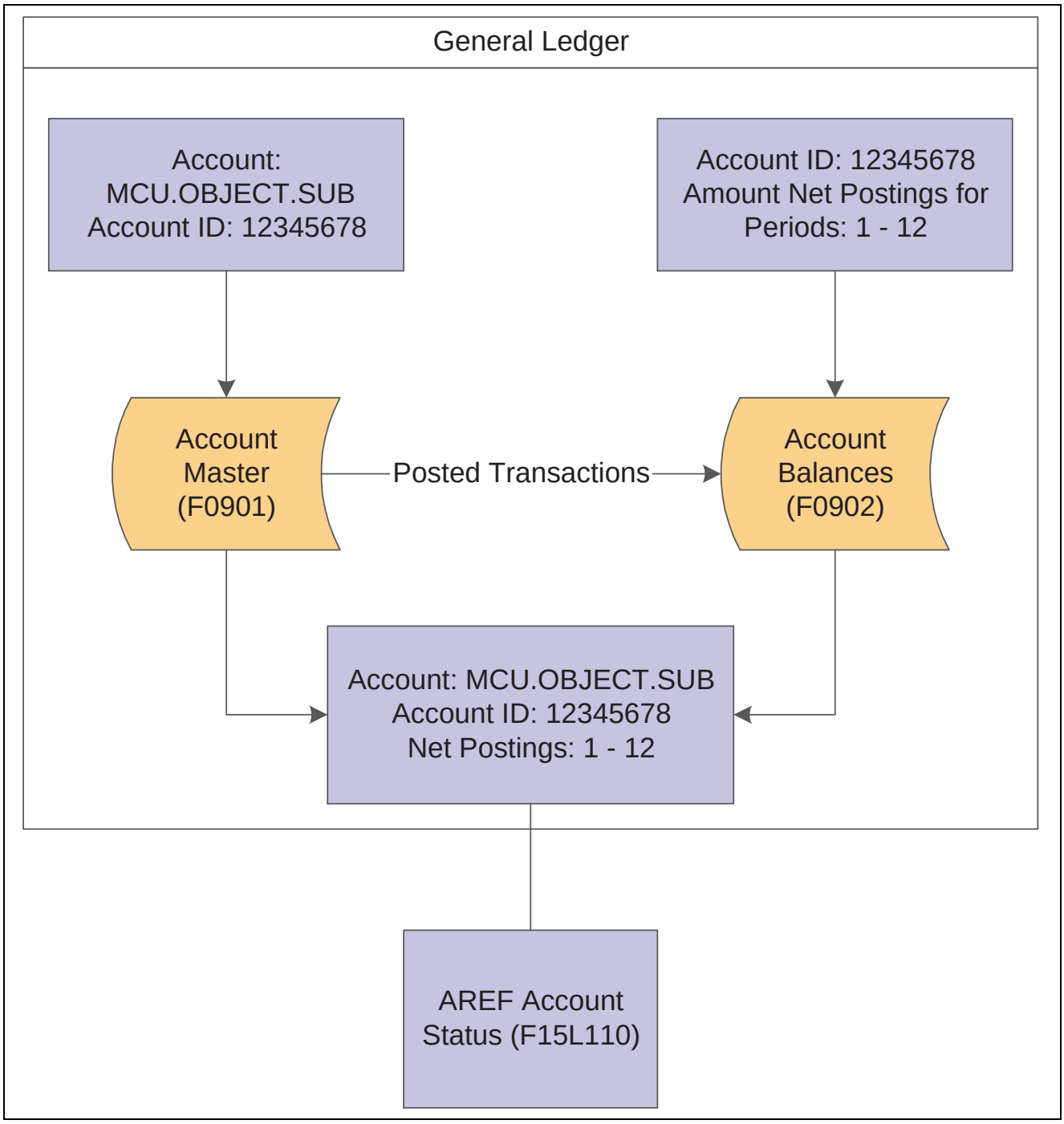
This chapter provides an overview of account status information retrieval and discusses how to:

- Retrieve account status records.
- Work with account status records.

Understanding Account Status Information Retrieval

To calculate a budget for expenses, such as capital expenditures, or any other account for which a bill code is not defined, you must set up accounts with the period balances in the AREF Account Status table (F15L110) with existing information from the Account Master (F0901) and the Account Balances (F0902) tables.

The JD Edwards EnterpriseOne Advanced Real Estate Forecasting system uploads account status information from the JD Edwards EnterpriseOne General Accounting system. In this example, transactions, such as recurring billing amounts, from the JD Edwards EnterpriseOne Real Estate Management system were posted and the Account Balances table (F0902) was updated with the amounts for Account ID 12345678. This diagram illustrates how the system retrieves amounts by Account ID from the F0902 table and updates the F15L110 table:



Uploading accounts status information to the F15L110 table

JD Edwards EnterpriseOne Advanced Real Estate Forecasting provides two methods for uploading information to the F15L110 table:

- Use the AREF Account Status program (P15L110) to retrieve and save account information based on parameters that you define.

  The advantage of using the online method is that you can modify amounts, delete accounts, and retrieve new accounts before you save them to the F15L110 table.

- Run the AREF Global Account Status Retrieval program (R15L1099) to automatically update the F15L110 table based on the data selection and processing option information.

  The advantage of using the global method is that you can retrieve accounts more efficiently, depending on the number of accounts and buildings for which you generate budgets and forecast amounts.

You can use processing options to automatically assign a growth pattern to the expense and balance sheet accounts. If you leave the processing options blank, the system assigns the growth pattern that is set up for the building constant. The system does not assign a growth pattern to revenue accounts (accounts associated with bill codes), but you can assign one manually, if desired.

The system uses the GLG automatic accounting instructions (AAIs) to determine the account type (expense, revenue, or balance sheet) for assigning the default growth pattern. To be part of the account range, the object account must be equal to or greater than the object account defined by the beginning GLG AAI and less than the object account defined by the ending GLG AAI. Because GLG13 is the last AAI of this type, the system considers all object accounts equal to or greater than GLG13 as expense accounts.

This table shows the relationship between the account type, the AAI range, and the fields that the system updates in the F15L110 table:

Account Type	Beginning GLG AAI	Ending GLG AAI	Field Updated in F15L110 - Revenue/Expense Flag	Field Updated in F15L110 - Growth Pattern
Balance Sheet	GLG1	GLG6	Blank	Value in Balance Sheet Account Growth Pattern processing option
Revenue	GLG6 GLG11	GLG7 GLG13	R	Blank
Expense	GLG8 GLG13	GLG11	E	Value in Expense Account Growth Pattern processing option

In addition to a growth pattern, you can also specify a budget pattern code to use to allocate the account balance amounts to the appropriate period. For example, if the company generates a budget for the months between May and September, you can create a budget pattern code to allocate amounts to those periods only based on a percentage.

Retrieving Account Status Records

This section provides overviews of the AREF Account Status program and the AREF Global Account Status Retrieval program, lists prerequisites, and discusses how to:

- Set processing options for AREF Account Status (P15L110).
- Retrieve accounts status records manually.
- Run the Global Account Status Retrieval program.

- Set processing options for AREF Global Account Status Retrieval (R15L1099).

Understanding the AREF Account Status Program

To retrieve account status information, you define the parameters, such as the range of accounts, revision number, ledger type, fiscal year, and range of periods and the system retrieves amounts from either the Account Balances table (F0902) or the AREF Budget Results table (F15L109). You can retrieve account balances for up to 12 consecutive periods using two fiscal years and two ledger types. For example, you could specify to retrieve balances from periods 01 through 06 for fiscal year 02 and ledger type AA and periods 07 through 12 for fiscal year 03 and ledger type BA. Similarly, you can retrieve budget results for a given budget revision for up to 12 consecutive periods using two fiscal years. If necessary, the system also allows you to retrieve from both tables at the same time. For example, you could specify to retrieve account balances from periods 01 through 06 for fiscal year 02 and ledger type AA, and budget results for periods 07 through 12 for fiscal year 02.

The system enables and disables the following exits and issue errors, depending on the action assigned to the user in the AREF Permission Lists program (P15L200):

- If the allowed action is *1* or *2,* then Lock All in the Form menu and Lock Account in the Row menu are enabled.
- If the allowed action is *3* or the user is not added to the permissions list, then Lock All in the Form exit and Lock Account in the Row exit are disabled.
- In addition, if the user manually changes the value in the Lock Flag field in the grid, the following occurs:
  - If the user enters *Y,* the system issues an error if the allowed action value from above is a *3*.
  - If the user enters *N,* the system issues an error if the allowed action value from above is *2*.
  - If the user enters *Y* or *N,* the system issues an error if user is not added to the permissions list.

Note. If you are not using AREF security, the preceding information does not apply.

Note. The system does not apply the growth patterns entered in the corresponding processing options to accounts assigned with a posting edit code that is set up in user-defined code (UDC) table 15L/PC.

The system stores accounts status information in the AREF Account Status (F15L110) and AREF Account Status Detail (F15L111) tables.

Understanding the AREF Global Account Status Retrieval Program

As an alternative to retrieving accounts manually, you can run the AREF Global Account Status Retrieval program (R15L1099). When you run the R15L1099 program, the system uses processing options and data selection to determine which accounts to retrieve and automatically update to the F15L110 table. The processing options for R15L1099 are similar to the filter fields that are available for P15L110.

You can run the program in proof or final mode. In proof mode, the system prints a report of the records retrieved and the growth pattern assigned so that you can verify the information before you update the F15L110 table. The system also prints the accounts that were not retrieved and provides an explanation.

If account status records already exist for the building and revision number that you specify, the system overwrites them with the information retrieved unless the accounts are locked. If the account is assigned a posting edit code that exists in UDC table 15L/PC, the system locks the record when it is updated to the F15L110 table and does not apply the default growth pattern from the processing options.

The system stores accounts status information in the AREF Account Status (F15L110) and AREF Account Status Detail (F15L111) tables.

Prerequisites

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

- Set up growth patterns.
- Set up budget patterns codes.

  See *JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Creating Budgets," Creating Budget Pattern Codes.
- Post REM billings in the periods you are declaring as locked.
- Set up and lock the accounts in the AREF Account Status table (F15L110) for the periods you are declaring as locked. For expense participation the actual amounts for the total locked amount are retrieved from the Lease Billings Detail table (F1511B), but the F15L110 table is also checked for the period lock status.

Forms Used to Retrieve Account Status Records

Form Name	FormID	Navigation	Usage
Work With AREF Account Status	W15L110A	AREF Occupancy and Account Setup (G15L414), AREF Account Status	Review and select account status records.
Retrieve Accounts	W15L110E	On the Work With AREF Account Status form, select Retrieve Accounts from the Form menu.	Retrieve account status records manually.

Setting Processing Options for the AREF Account Status Program (P15L110)

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

Defaults

1. Expense Account Growth Pattern

Specify the default growth pattern to assign to the expense accounts that the system retrieves.

The system identifies expense accounts by the range of accounts entered for the AAI items GLG8 through GLG11 and accounts equal to or greater than the account entered for GLG13.

If you leave this processing option blank, the system uses the growth pattern from the AREF Building Constants table (F15L100) for the building and revision number entered for the account definition. If the system cannot locate a building constant, it does not assign a growth pattern.

2. Balance Sheet Growth Pattern

Specify the default growth pattern to assign to the balance sheet accounts that the system retrieves.

The system identifies balance sheet accounts by the range of accounts entered for the AAI items GLG1 through GLG6.

If you leave this processing option blank, the system uses the growth pattern from the AREF Building Constants table (F15L100) for the building and revision number entered for the account definition. If the system cannot locate a building constant, it does not assign a growth pattern.

3. Account Range From Specify a default value for the beginning object account for the account range that the system retrieves.

4. Account Range To Specify a default value for the ending object account for the account range that the system retrieves.

Versions

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

1. Account Balance by Month (P0902P1) Specify the version of the P0902P1 program the system uses when you access the program from the Row menu.

2. Trial Balance/Ledger Comparison (P09210A) Specify the version of the P09210A program the system uses when you access the program from the Row menu.

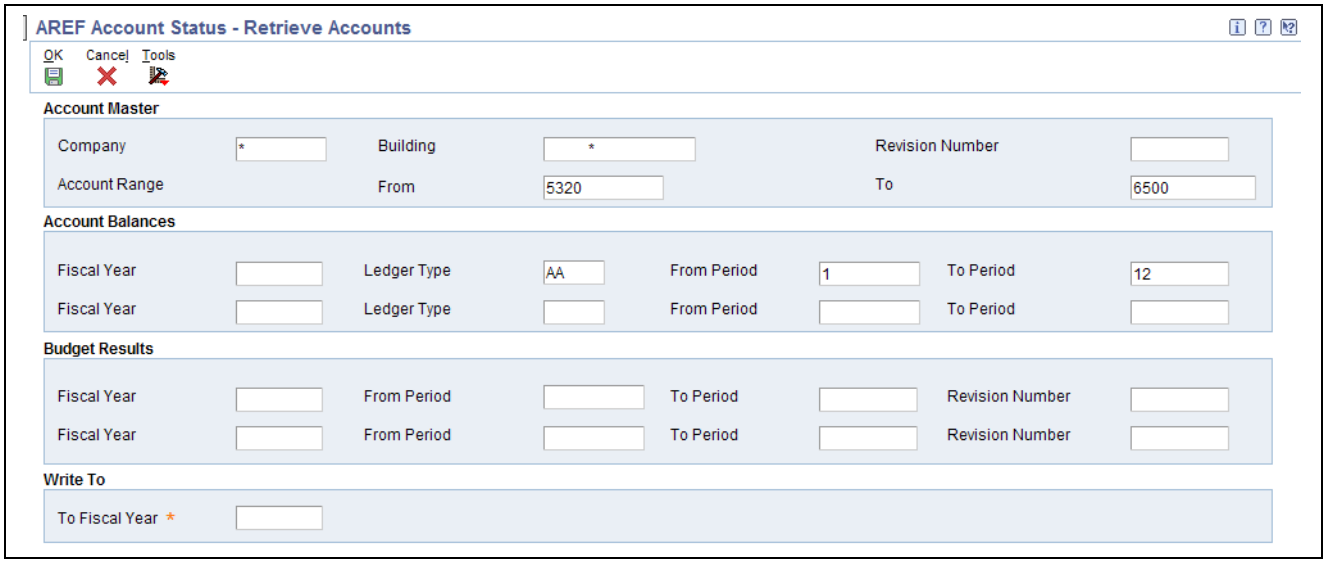
3. Trial Balance by Object (P09214) Specify the version of the P09214 program the system uses when you access the program from the Form menu.

4. Trial Balance by Company (P09216) Specify the version of the 1P09216 program the system uses when you access the program from the Form menu.

5. Growth Patterns (P15L105) Specify the version of the P15L105 program the system uses when you access the program from the Form menu.

Retrieving Account Status Records Manually

Access the Retrieve Accounts form.



Retrieve Accounts form

Account Master

Company Enter a company number to retrieve accounts for more than one building.

If you enter *, the system retrieves accounts for all companies and buildings based on the revision number.

From Enter the beginning object account for the range of accounts that you want to retrieve.

To Enter the ending object account for the range of accounts that you want to retrieve.

Account Balances

Fiscal Year Enter a two-digit number that identifies the fiscal year. You can either enter a number in this field or leave it blank to indicate the current fiscal year as defined on the Company Setup form.

Note. Enter the year at the end of the first period rather than the year at the end of the fiscal period. For example, a fiscal year begins October 1, 2008, and ends September 30, 2009. The end of the first period is October 31, 2008, so enter 08 rather than 09.

Ledger Type Enter a value from UDC table 09/LT that specifies the type of ledger. Examples include:

AA : Actual Amounts

BA : Budget Amount

AU : Actual Units

You can set up multiple, concurrent accounting ledgers within the general ledger to establish an audit trail for all transactions.

From Period Enter the number of the beginning period that the system uses to retrieve amounts for the cost assignment calculation.

This period must correspond to the fiscal date pattern for the view that you use to process this assignment.

To Period Enter the number of the ending period that the system uses to retrieve amounts for the cost assignment calculation.

This period must correspond to the fiscal date pattern for the view that you use to process this assignment.

Budget Results

Fiscal Year Enter a two-digit number that identifies the fiscal year. You can either enter a number in this field or leave it blank to indicate the current fiscal year as defined on the Company Setup form.

Specify the year at the end of the first period rather than the year at the end of the fiscal period. For example, a fiscal year begins October 1, 2008, and ends September 30, 2009. The end of the first period is October 31, 2008, so specify the year 08 rather than 09.

From Period Enter a value that specifies the beginning period in which the system retrieves amounts from the Budget Results table (F15L109).

To Period Enter a value that specifies the ending period in which the system retrieves amounts from the Budget Results table (F15L109).

Revision Number Enter a number that specifies a unique budget revision. The system stores each what-if scenario according to the budget revision number you assign.

Write To

To Fiscal Year Enter a two-digit number that specifies the year to which the system stores account status records.

Running the Global Account Status Retrieval Program

Select AREF Global Updates (G15L311), AREF Global Account Status Retrieval.

Setting Processing Options for the AREF Global Account Status Retrieval Program (R15L1099)

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

Defaults

1. Expense Account Growth Pattern Specify the default growth pattern to assign to the expense accounts that the system retrieves.

The system identifies expense accounts by the range of accounts entered for the AAI items GLG8 through GLG11 and accounts equal to or greater than the account entered for GLG13.

If you leave this processing option blank, the system uses the growth pattern from the AREF Building Constants table (F15L100) for the building and revision number entered for the account definition. If the system cannot locate a building constant, it does not assign a growth pattern.

2. Balance Sheet Account Growth Pattern Specify the default growth pattern to assign to the balance sheet accounts that the system retrieves.

The system identifies balance sheet accounts by the range of accounts entered for the AAI items GLG1 through GLG6.

If you leave this processing option blank, the system uses the growth pattern from the AREF Building Constants table (F15L100) for the building and revision number entered for the account definition. If the system cannot locate a building constant, it does not assign a growth pattern.

Process

1. Revision Number Specify the revision number to assign to the records that the system retrieves and updates to the AREF Account Status table (F15L110). If you leave this processing option blank, the system assigns revision number *0*.

2. To Year Specify the fiscal year to assign to the records that the system retrieves and updates to the AREF Account Status table (F15L110).

3. Account Status Action Specify how the system should process accounts in the Account Status table (F15L110). Values are:

Blank: Add/Update accounts.

1: Purge accounts.

4. Lock or Unlock Periods Specify if the system locks or unlocks the periods specified in the from/to period range for each account processed. Values are:

Blank: Lock periods.

1: Unlock periods.

5. From Period Specify the beginning period to use when locking or unlocking periods, as specified in the Lock or Unlock Periods processing option.

6. To Period Specify the ending period to use when locking or unlocking periods, as specified in the Lock or Unlock Periods processing option.

7. Proof or Final Specify whether to run the program in proof or final mode. Values are:

Blank: Proof Mode. In proof mode, the system only generates a report of the accounts retrieved.

1: Final Mode. In final mode, the system updates the AREF Account Status (F15L110) table and prints a report.

Account Balances Selection

The following processing options allow you to specify the values to use when retrieving information from the Account Balances table (F0902).

1. Fiscal Year (1) Specify the fiscal year to use to retrieve account balances. You must specify a value in one of the fiscal year processing options, or the system does not retrieve any account balances.

2. Ledger Type (1) Specify the ledger type from UDC 09/LT to use to retrieve account balances. You must specify a value in one of the ledger type processing options, or the system does not retrieve any account balances.

3. From Period (1) Specify the beginning period to use to retrieve amounts. The system uses this processing option in conjunction with the To Period (1) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

4. To Period (1) Specify the ending period to use to retrieve amounts. The system uses this processing option in conjunction with the From Period (1) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

5. Fiscal Year (2) Specify the fiscal year to use to retrieve account balances. You must specify a value in one of the fiscal year processing options, or the system does not retrieve any account balances.

6. Ledger Type (2) Specify the ledger type from UDC 09/LT to use to retrieve account balances. You must specify a value in one of the ledger type processing options, or the system does not retrieve any account balances.

7. From Period (2) Specify the beginning period to use to retrieve amounts. The system uses this processing option in conjunction with the To Period (2) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

8. To Period (2) Specify the ending period to use to retrieve amounts. The system uses this processing option in conjunction with the From Period (2) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

Budget Results Selection

The following processing options allow you to specify the values to use when retrieving information from the Budget Results table (F15L109).

1. Revision Number (1) Specify the revision number to use to retrieve records. If you leave this processing option blank, the system assigns revision number *0*.

2. Fiscal Year (1) Specify the fiscal year to use to retrieve account balances. If you do not specify a value in one of the fiscal year processing options, the system does not retrieve any account balances.

3. From Period (1) Specify the beginning period to use to retrieve amounts. The system uses this processing option in conjunction with the To Period (1) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

4. To Period (1) Specify the ending period to use to retrieve amounts. The system uses this processing option in conjunction with the From Period (1) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

5. Revision Number (2) Specify the revision number for the second data selection range to use to retrieve records. If you leave this processing option blank, the system assigns revision number *0*.

6. Fiscal Year (2) Specify the fiscal year to use to retrieve account balances. If you do not specify a value in one of the fiscal year processing options, the system does not retrieve any account balances.

7. From Period (2) Specify the beginning period to use to retrieve amounts. The system uses this processing option in conjunction with the To Period (2) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

8. To Period (2) Specify the ending period to use to retrieve amounts. The system uses this processing option in conjunction with the From Period (2) processing option to determine the range of account balances to retrieve for the first fiscal year and ledger type that you specified.

Working with Account Status Records

This section provides an overview of account status records and discusses how to:

- Revise account status records.
- Assign details to account status records.

Understanding Account Status Records

After you retrieve and save account status records using the AREF Account Status program (P15L110) or the AREF Global Account Status Retrieval program (R15L1099), you can manipulate the accounts by:

- Adding and revising period amounts.

  Account status records can be revised by period before you calculate the budget as long as the posting edit code assigned to the account does not exist in UDC table 15L/PC (No Growth Posting Edit Codes). If the posting edit code assigned to the account is set up in the UDC table, you can retrieve, save, and delete the account only; you cannot revise it.

  Note. If account detail records exist for the account that you select, the system displays the lock button to the left of the Rev. No. field and does not allow revisions to any of the fields. The system does not change the value of the Lock Flag field. If necessary, you can delete the account detail records, and then revise the period amounts.

- Deleting accounts.
- Adding budget pattern codes and calculate the period amounts.

  If budget pattern codes are set up, you can assign the code and have the system spread the amount total to the amount period fields according to the percentages defined by the budget pattern code.

  Note. If you add a budget pattern code, you must select Calc Budget Spread from the Row menu to apply it to the amount total before you run the AREF Budget Calculation program (R15L1091). If you neglect to apply the budget pattern code, the system ignores it when you generate the budget.

- Locking or unlocking all accounts or individual accounts by period.

  You can adjust the amounts for an account in a period until the period is locked. Once a period is locked, the cell is disabled to indicate a locked period. If you lock periods, the Row exit Calc Budget Spread and the Budg Patt field are disabled.

- Assigning detail information.

  If the account balance represents amounts from different sources, you can add a description of the source and enter the period amounts. You can add as many detail lines as necessary, and even assign budget pattern codes for which you can calculate period amounts based on a total amount. When you click OK to save the details, the system totals the detail line amounts by period and updates the account status record accordingly. For example, if you have three detail lines and you enter amounts of 1,000, 2,000, and 3,000 in the Amount Period 1 fields, respectively, the system sums the amounts and updates the Amount Period 1 field of the account status record to 6,000.

  The system overwrites existing period amounts on the account status record with the sum of the account status detail records for each period. You cannot revise period amounts on account status records if account status detail records exist; you must delete the detail records first.

  The system also automatically locks the account status record to protect it from future updates. If you delete the account status detail records, the system unlocks the account status record.

Use AREF security setup programs to allow or prevent locking and/or unlocking for each user. If you do not set up AREF security, then all actions are permitted for all users.

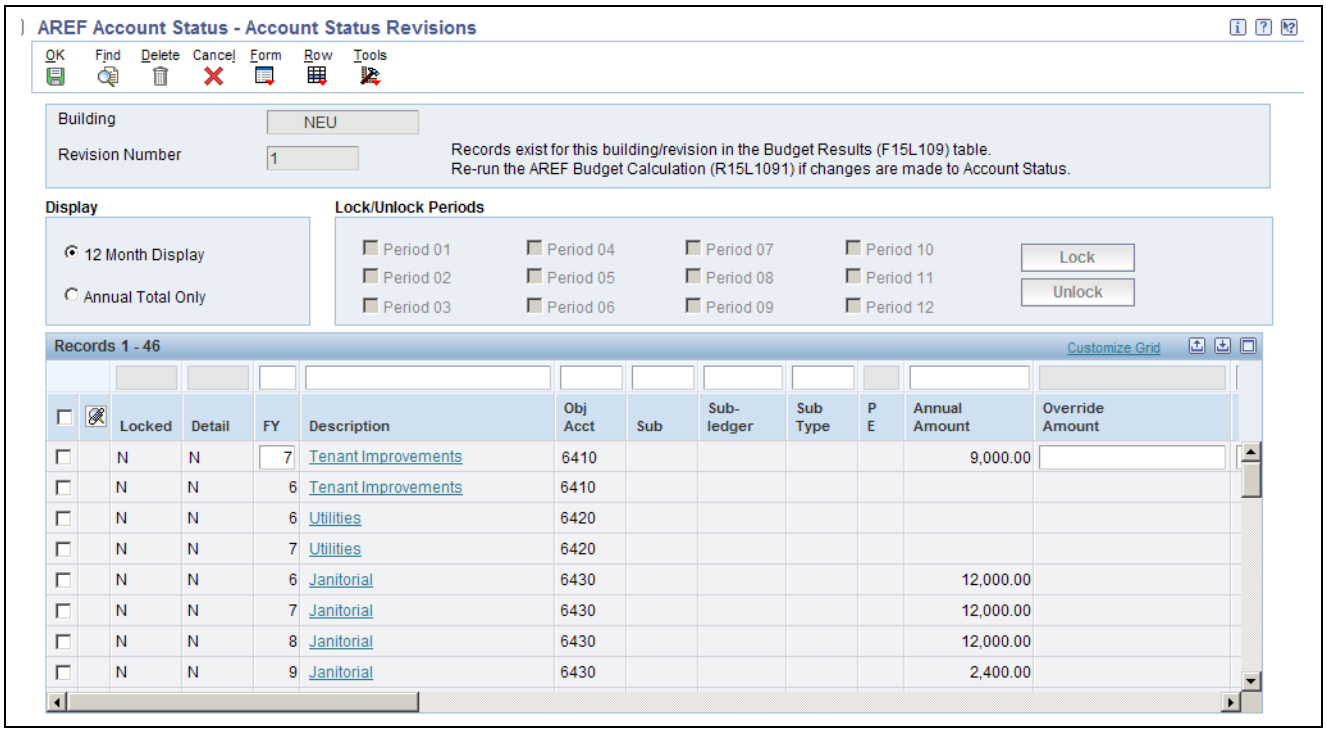
See Chapter 3, "Setting Up JD Edwards EnterpriseOne Advanced Real Estate Forecasting," Setting Up AREF Security (optional), page 39.

Forms Used to Work with Account Status Records

Form Name	FormID	Navigation	Usage
Account Status Revisions	W15L110B	On the Work With AREF Account Status form, select an account status record.	• Revise account status records. • Delete header accounts or other accounts that you do not need.
AREF Account Status Detail	W15L110D	On the Account Status Revisions form, select a record and select Detail from the Row menu. On the Account Status Revisions form, select a link in the grid portion of the Description column.	Assign details to account status records.

Revising Account Status Records

Access the Account Status Revisions form.



Account Status Revisions form

Lock / Unlock Periods

Period 01 through **Period 12** Specify whether to lock all accounts vertically for a period.

Detail Area

Override Amount Displays the account balance that the system retrieves or manually enter an override amount.

The system uses this amount in conjunction with a budget pattern code to update period amounts for the account when you select Calc Budget Spread from the Row menu.

Budg Patt (budget pattern) Enter the code that specifies the percentages by which to multiply the account balance to derive the period budget for the account.

The percentages entered for the budget pattern code must equal 100 percent.

The system uses this code in conjunction with the override amount to update period amounts for the account when you select Calc Budget Spread from the Row menu.

Note. JD Edwards EnterpriseOne Advanced Real Estate Forecasting does not use the hard-coded values of *Blank* and *DNS* that are used in JD Edwards EnterpriseOne General Accounting.

Amount Period 01 through **Amount Period 12** Enter the net amount posted during the accounting period.

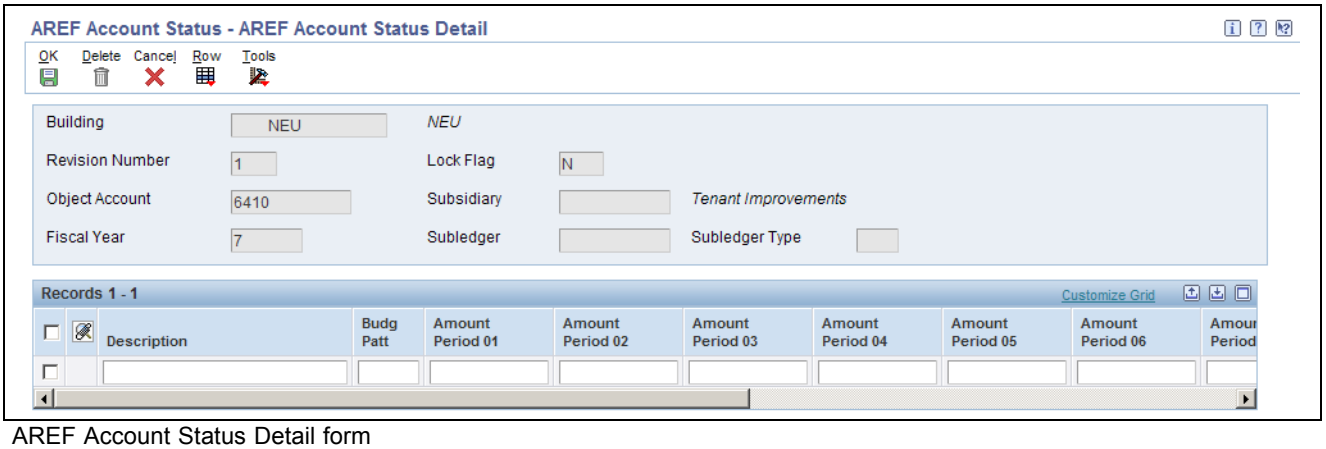
The system uses the accounting periods from the Company Constants table (F0010). The net amount posted is the total of all debits and credits, beginning with the first day of the period through the last day of the period.

Lock/Unlock Period 01 through **Lock/Unlock Period 12** Specify whether the system generates a budget record or updates the AREF Budget Results table (F15L109) without applying AREF or REM calculation rules for the period by locking or unlocking individual accounts for a period by cell.

You can adjust the amounts for an account in a period until the period is locked. Once a period is locked, the field is disabled and the amounts are utilized during budget calculation. The remaining unlocked periods are re-forecasted accordingly.

Assigning Details to Account Status Records

Access the AREF Account Status Detail form.



AREF Account Status Detail form

CHAPTER 8

Forecasting for Sales Overage

This chapter discusses how to:

- Review and revise sales amounts.
- Enter sales amounts for sales overage.

Reviewing and Revising Sales Amounts

This section provides an overview of the process to review sales amounts and describes how to:

- Run the AREF Load Forecasted Sales program.
- Set processing options for AREF Load Forecasted Sales (R15L3011).
- Revise uploaded sales amounts.

Understanding the Process to Review Sales Amounts

When you run the AREF Load Forecasted Sales program (R15L3011), the system copies sales amounts from the Projected Sales table (F1542) to the AREF Project Sales table (F15L301). You can specify the revision number to assign to the uploaded sales records in the processing options. To process sales overage, the revision number that you specify must be the same as the revision number assigned to the sales overage rule. If you do not want to upload all sales amounts for all years, buildings, and leases, you must use data selection to specify the records to retrieve. After you load forecasted sales into the F15L301 table, you can revise the information as necessary using the AREF Forecasted Sales program (P15L301).

Forms Used to Review and Revise Uploaded Sales Information

Form Name	FormID	Navigation	Usage
AREF Work With Forecasted Sales	W15L301A	AREF Retail Setup (G15L413), AREF Forecasted Sales	Review forecasted sales that were uploaded from the JD Edwards EnterpriseOne Real Estate Management system.
AREF Forecasted Sales Revisions	W15L301B	On the AREF Work With Forecasted Sales form, select a sales record.	Revise uploaded sales amounts.

Running the AREF Load Forecasted Sales Program

Select AREF Retail Setup (G15L413), AREF Load Forecasted Sales.

Setting Processing Options for AREF Load Forecasted Sales (R15L3011)

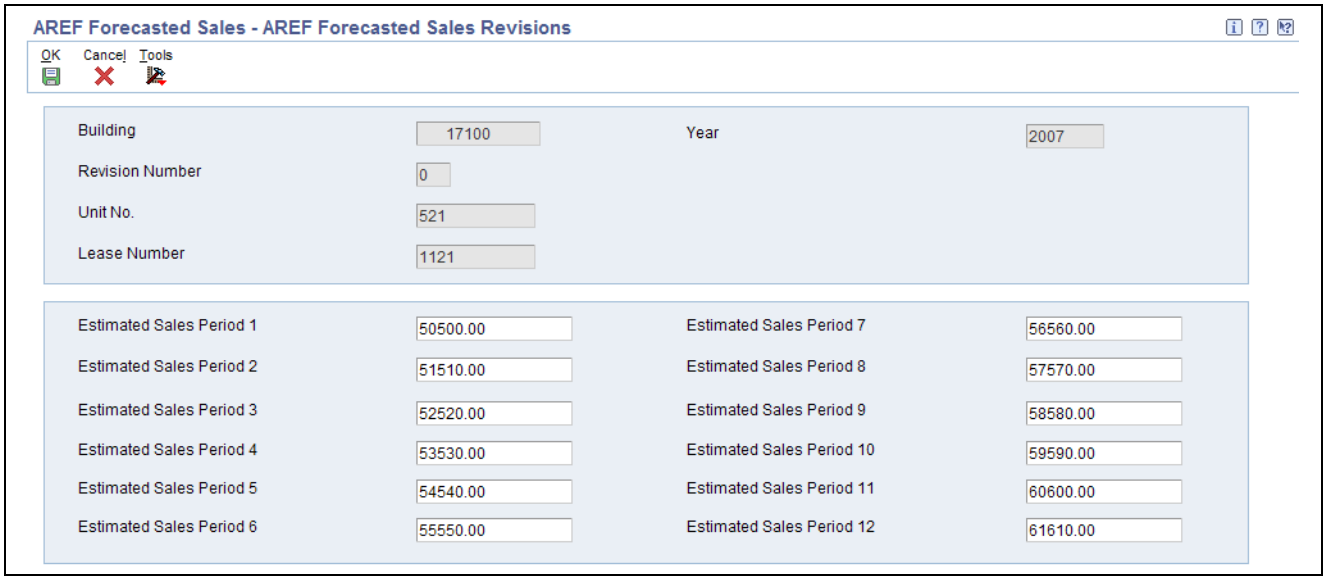
Processing options enable you to specify the default processing for programs and reports.

Defaults

1. Revision Number — Specify the revision number to assign to the projected sales records that the system copies from the F1542 table to the F15L301 table. If you leave this processing option blank, the system assigns revision number *0*.

Revising Uploaded Sales Amounts

Access the AREF Forecasted Sales Revisions form.



AREF Forecasted Sales Revisions form

Unit No (unit number) — Enter the number that identifies the actual space within a building that is or can be leased. Examples include an apartment, office, retail space, or parking space.

Lease Number — Enter a number that identifies an original document. Examples include a voucher, a sales order, an invoice, unapplied cash, or a journal entry.

Estimated Sales Period 1 through **Estimated Sales Period 12** — Enter the forecasted sales amount for each period in the year.

Entering Sales Amounts for Sales Overage

This section provides an overview of sales amounts entry for sales overage and discusses how to:

- Enter sales amounts for the unit.
- Enter recapture amounts for the unit.

Understanding Sales Amounts Entry for Sales Overage

If you do not have sales amounts in JD Edwards EnterpriseOne Real Estate Management, you can enter sales amounts for the unit in JD Edwards EnterpriseOne Advanced Real Estate Forecasting (AREF).

The AREF Budget Calculation program (R15L1091) uses sales amounts that are contingent upon whether sales overage information exists on the lease that is attached to the unit. If you have sales overage information attached to the lease and you do not have sales amounts in either the Sales History Work File table (F1541BW) or the Projected Sales Generation table (F1542), the system does not forecast the budget for the time of the lease even if you added sales amounts to the unit in the AREF Unit Maintenance program (P15L101).

When the lease expires, the system uses the sales overage rule and sales amounts. If you do not attach sales overage information to the lease, the R15L1091 program searches for an AREF sales overage rule and unit sales amounts.

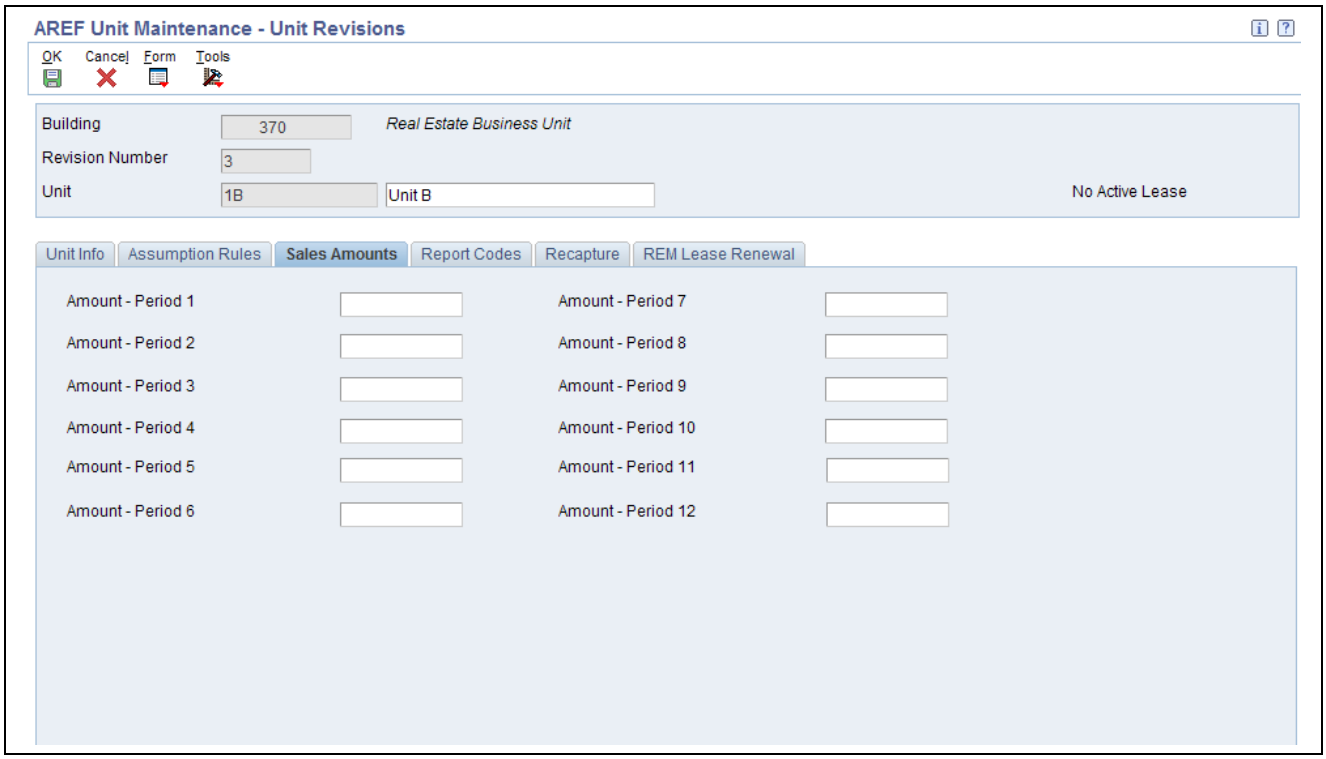
You can use the P15L101 program to enter sales amounts by building and revision number. Additionally, you can specify a recapture amount, which guarantees the tenant a specific amount, that is subtracted from the sales amount when the system calculates the budget.

Form Used to Enter Sales Amounts for Sales Overage

Form Name	FormID	Navigation	Usage
Unit Revisions	W15L101A	AREF Setup (G15L412), AREF Unit Maintenance On the Work With Units form, select a unit.	• Enter sales amounts for the unit. • Enter recapture amounts for the unit.

Entering Sales Amounts for the Unit

Access the Unit Revisions form. Select the Sales Amounts tab.



Unit Revisions form

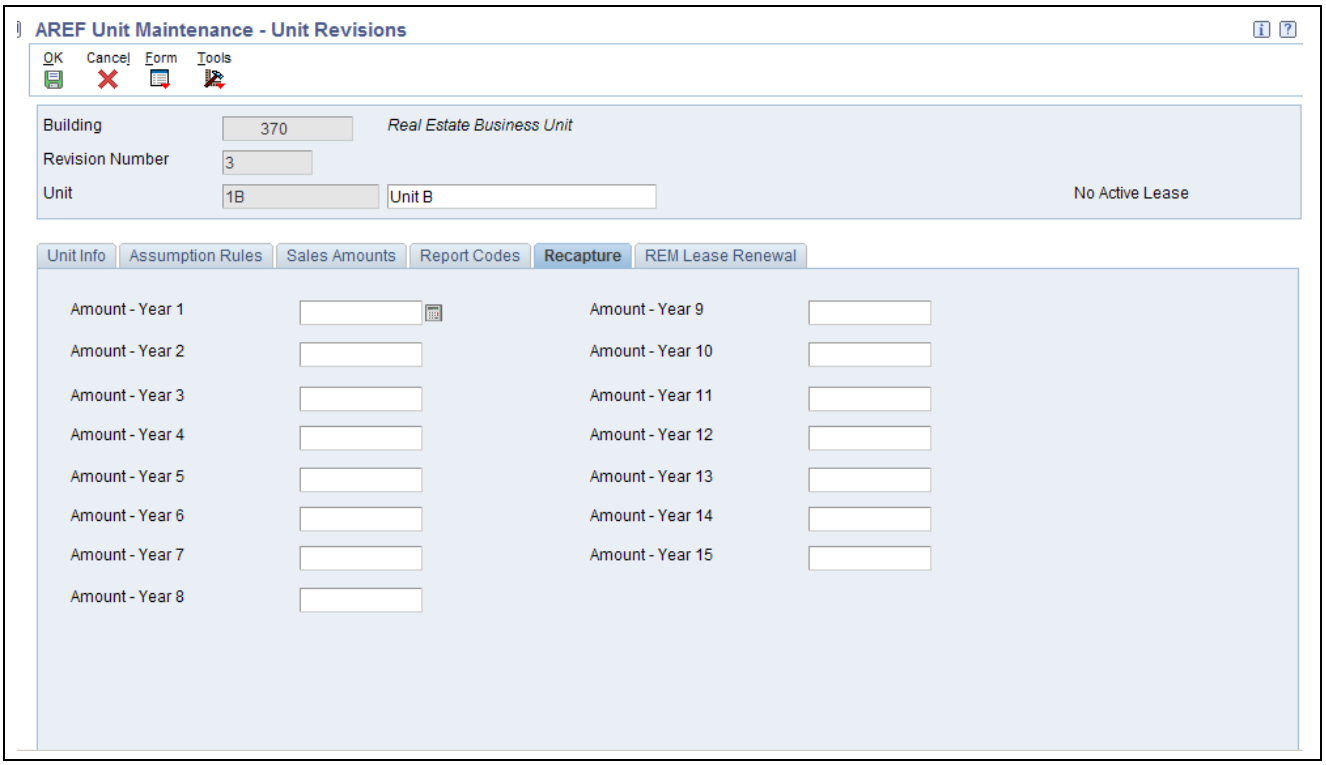
Amount - Period 1 through **Amount - Period 12**

Enter the estimated sales amount for the period.

The AREF Budget Calculation program (R15L1091) uses this amount to forecast sales when no estimated sales exist in the F15L301 table.

Entering Recapture Amounts for the Unit

Access the Unit Revisions form. Select the Recapture tab.



Unit Revisions form

Amount - Year 1 through **Amount - Year 15**

Enter the annual sales amount that is guaranteed to the lessee (tenant) of the unit.

When the system calculates the budget, the system divides the amount entered by 12 and then subtracts the result from the sales overage amount for the period. The system ignores this field if sales overage rules are not assigned to the unit.

CHAPTER 9

Forecasting Expense Participation

This chapter provides an overview of occupancy data for expense participation, lists prerequisites, and discusses how to:

- Run the AREF Occupancy Refresh program.
- Set processing options for AREF Occupancy Refresh (R15L1092).
- Revise occupancy data.

Understanding Occupancy Data for Expense Participation

Use the AREF Occupancy Refresh program (R15L1092) to update occupied and leaseable area information for a defined date range. If you enter tenant exclusion or share factor denominator rules in the expense participation information in JD Edwards EnterpriseOne Advanced Real Estate Forecasting, you must run the R15L1092 program so that the system has accurate building or property occupancy data for the expense participation calculations. You can set a processing option in the AREF Budget Calculation program (R15L1091) to run the R15L1092 program prior to running the AREF E.P. Budget Calculations program (R15L1096).

When you run the R15L1092 program, the system uses the area definition from the processing options to generate or update records in the AREF Gross Lease Occupied Area table (F15L141). For example, you might want to use the rentable area value, which is specified in the Useable Area field in the AREF Unit Master table (F15L101), as the base area type to update the area definition for GOV. You can then define up to 5 adjustment area types that will be applied to the base area type to adjust gross lease occupied area (GLOA). You can also define up to 5 adjustment area types that will be applied to adjust gross leaseable area (GLA).

Because the system uses the occupancy data in the F15L141 table only for tenant exclusion and share factor denominator rules, you must verify that the area definition for the rule you want to use matches the area definition that was used to generate the occupancy records. For example, if you set up a tenant exclusion rule for area definition REN, but generate occupancy data for area definition GOV, the system ignores the tenant exclusion rule because it cannot locate occupancy values for the specified area definition.

For leased units, the system retrieves the area value from the F15L101 table. If a unit is vacant or downtime is being applied, the system retrieves the area values from the Area Master (F1514) in JD Edwards EnterpriseOne Real Estate Management. The system uses the base area type in the Area Definition table (F15142) to determine the unadjusted values for gross lease occupied area (GLOA) and gross leaseable area (GLA). The system uses the GLOA and GLA adjustment area types to adjust the values for GLOA and GLA that are populated in the F15L141 table. Both adjusted and unadjusted GLOA and GLA values are populated in F15L141, however, the system only displays adjusted values in the AREF Forecasted Occupancy program (P15L141).

You can set up multiple versions of the R15L1092 report in order to refresh the information for various calculation methods and area definitions.

Prerequisite

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

- The area definition for which the tenant exclusion or the share factor denominator rule is set up in JD Edwards EnterpriseOne Real Estate Management is the same as the Area Definitionprocessing option.
- The base area type of the selected area definition is the same as the value in the Unit Area for Calculation processing option.

Running the AREF Occupancy Refresh Program

Select AREF Occupancy and Account Setup (G15L414), AREF Occupancy Refresh.

Setting Processing Options for AREF Occupancy Refresh (R15L1092)

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

Defaults

1. Revision Number Specify the revision number to assign to the records that are generated or updated in the F15L141 table.

2. Generation Start Period Specify the starting date to use to generate occupancy data; use this processing option in conjunction with the Generation Start Fiscal Year processing option.

The system uses the first day of the period that you specify. If you leave this processing option blank, the system uses *1* as the starting period.

3. Generation Start Fiscal Year Specify the starting date to use to generate occupancy data; use this processing option in conjunction with the Generation Start Period processing option.

If you leave this processing option blank, the system uses the current fiscal year of the company that is assigned to the building.

4. Years To Forecast Specify the number of years for which you want the system to forecast occupancy.

Process

1. Unit Area for Calculation Specify the area that the system retrieves from the F15L101 table. Values are:

1: Retrieve the rentable area, which is specified in the Useable Area field.

2: Retrieve the usable area, which is specified in the Sales Area field.

2. Gross Lease Area Calculation Method Specify a calculation method from UDC table 15/OM that the system uses to determine the occupied area for a unit. Values are:

1: Area as of the first day of the month. (default)

2: Area as of the last day of the month.

3: Area as of the 15th day of the month.

4: Average area for the month.

3. Refresh Action Specify the actions that occur when you run the AREF Occupancy Refresh (R15L1092). Values are:

Blank: Delete and refresh. (default) The system deletes records from the AREF Gross Lease Occupied Area table (F15L141) based on the setting of the Deletion Method processing option. The system then re-calculates occupancy.

1: Delete only. The process ends after the system deletes records from the F15L141 table. If you set the Deletion Method processing option to *1,* you must still enter a calculation method and area definition to determine the records the systems selects for deletion.

4. Deletion Method Specify how records are selected for deletion from the AREF Gross Lease Occupied Area table (F15L141). Values are:

1: Delete records based on data selection, and the date range, the calculation method, and area definition values in the processing options. You must enter values in the Gross Lease Area Calculation Method and Unit Area for Calculation processing options.

2: Delete all records in the F15L141 table.

3: Delete all records for the building being processed.

5. Area Definition Specify the area definition to use to calculate the occupied area for a unit. The results are added to the AREF Gross Lease Occupied Area table (F15L141). You can add an area definition in the Area Definitions program (P15142). The base area type is used to calculate unadjusted area values for Gross Lease Occupied Area (GLOA) and Gross Leaseable Area (GLA). If you enter adjustment area types for GLOA and GLA, the system applies those area amounts to the unadjusted area values for GLOA and GLA.

Print

1. Print Edit Report Specify whether the system generates a report and, if so, whether it prints all of the records that it updates or only errors and warnings. Values are:

Blank: Do not generate a report.

1: Generate a report of all of the records that the system updates.

2: Generate a report of the errors and warnings only.

Revising Occupancy Data

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

- Review occupancy data.
- Revise occupancy data.

Understanding Occupancy Data Revisions

After you generate occupancy data by running the R15L1092 program, you can use the AREF Forecasted Occupancy program (P15L141) to review the occupancy data. In addition, you can modify GLA and GLOA values at a unit level and lock those values.

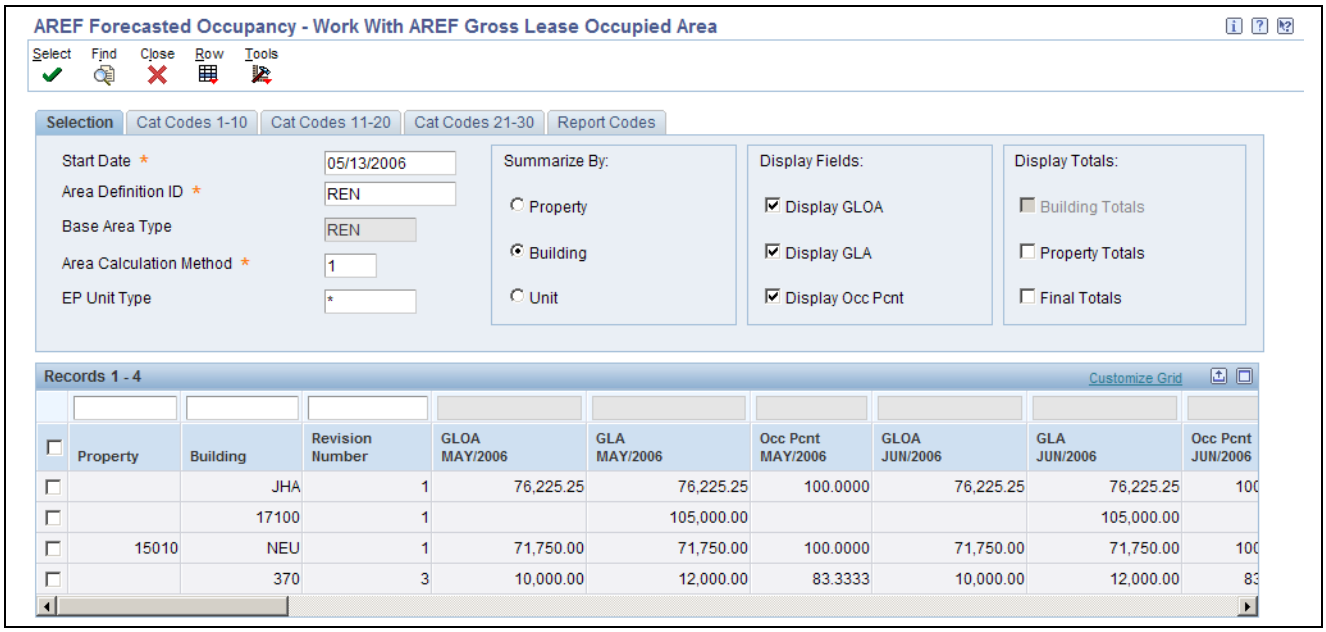
When you change any information, including lock flags, the system updates the F15L141 table.

Forms Used to Revise Occupancy Data for Forecasting

Form Name	FormID	Navigation	Usage
Work With AREF Gross Lease Occupied Area	W15L141A	AREF Occupancy and Account Setup (G15L414), AREF Forecasted Occupancy	Review occupancy data.
AREF Gross Lease Occupied Area Revisions	W15L141B	On the Work With AREF Gross Lease Occupied Area form, select the *Unit* option and then select a unit.	Revise occupancy data. **Note.** If you summarize the records by property or building, you cannot access the AREF Gross Lease Occupied Area Revisions form.

Reviewing Occupancy Data

Access the Work With AREF Gross Lease Occupied Area form.



Work With AREF Gross Lease Occupied Area form

You can select which records to display by entering values in the Start Date, Area Definition ID, and the Area Calculation Method fields. You can optionally enter a value in the EP Unit Type field. You can then summarize the records by property, building, or unit. Select one or more options in the Display Fields header area to display GLOA (gross lease occupied area), GLA (gross leasable area), and occupancy percentages. You can also specify whether to display the totals in the Display Totals header area. The system displays 12 months of occupancy information for the start date specified.

Selection

Start Date — Enter the start date that the system to retrieve occupancy data. If you do not enter a date, the system uses today's date.

Area Definition ID (area definition identification) — Enter an area definition that the system uses to retrieve occupancy data.

Base Area Type — Displays the area type for the area definition ID. This field is informational only.

Area Calculation Method — Enter a calculation method from UDC table 15/OM that the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area table (F15L141). The system uses this information when processing AREF E.P. Rules. Values are:

1: Area as of the first day of the month. (default)

2: Area as of the last day of the month.

3: Area as of the 15th day of the month.

4: Average area for the month.

E.P. Unit Type — Enter the unit type that the system uses to retrieve occupancy data.

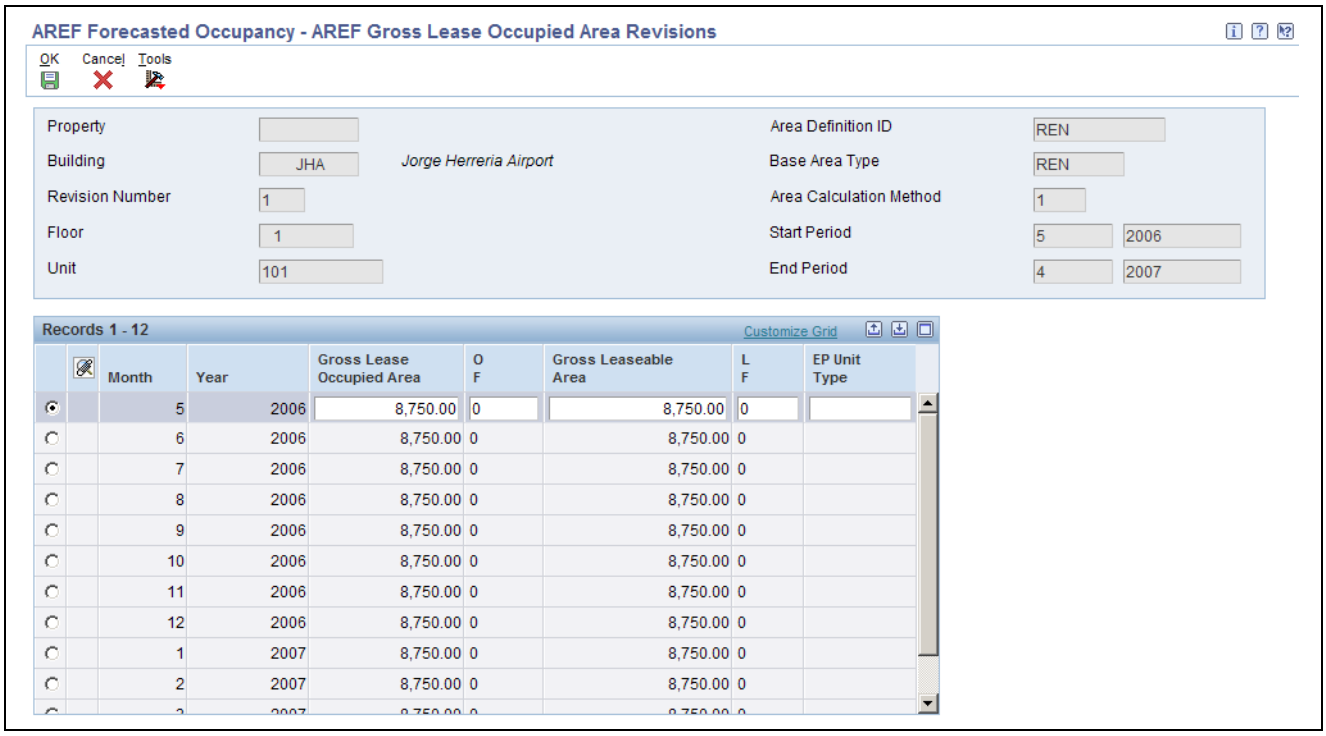
Summarize by Property — If you summarize records by property, you only have the option to select the Final Totals check box.

Summarize by Building — If you summarize records by building, you only have the options to select the Property Totalscheck box or the Final Totals check box.

Summarize by Unit — If you summarize records by unit, you can revise the GLA or GLOA amounts as necessary, and then lock the values to prevent them from being updated in the future. The system provides lock fields so that you can lock GLA, GLOA, or both.

Revising Occupancy Data

Access the AREF Gross Lease Occupied Area Revisions form.



AREF Gross Lease Occupied Area Revisions form

You can update the corresponding flag to protect the record from future updates and revisions, if necessary.

Gross Lease Occupied Area Enter the value of the gross leasable occupied area, which is a portion of the gross leasable area that is occupied.

O F (gross occupancy change flag) Enter a value that indicates whether the system modifies the value in the Gross Lease Occupancy field the next time that you run the Gross Lease Occupancy Refresh program (R15141) or the AREF Occupancy Refresh (R15L141) program. Values are:

1: Do not modify the value.

0: Modify the value.

Gross Leaseable Area Enter the value of the gross leasable area, which is the space that is actually available to lease.

L F (gross leasable change flag) Enter a value that indicates whether the system modifies the gross leasable area the next time that you run the Gross Lease Occupancy Refresh program (R15141) or the AREF Occupancy Refresh program (R15L141). Values are:

1: Do not modify this value.

0: Modify this value.

EP Unit Type (expense participation unit type) Enter a value that classifies the unit type. For example, an anchor unit used for expense participation.

The Expense Participation Calculation Generation program (R15110) uses this value to determine expense participation caps and exclusions.

CHAPTER 10

Generating Budget and Forecast Amounts

This chapter discusses how to:

- Generate the budget.
- Set up account association information.
- Revise forecasted budget amounts.
- Generate a budget revision.
- Copy budget results to the general ledger.
- Purge budget results.

Generating the Budget

In this section provides an overview of the AREF Budget Calculation Program (R15L1091), lists prerequisites, and describes how to:

- Run the AREF Budget Calculation program.
- Set processing options for AREF Budget Calculation (R15L1091).

Understanding the AREF Budget Calculation Program (R15L1091)

Use the AREF Budget Calculation program (R15L1091) to generate the budget and forecast amounts and update the AREF Budget Results table (F15L109). You can use processing options to:

- Calculate budgets for a specific fiscal year and period.
- Forecast amounts up to fifteen years in the future.
- Calculate management fees in the exposure amount.
- Specify whether to use actual amounts from locked periods.

Note. The system uses the fiscal date pattern that is assigned to the company and the building to determine the period number. For example, if the fiscal year is defined as May 1, 2010 through April 30, 2011, and you specify period 1, the system generates the budget beginning with May 1, 2010.

- Prorate revenue when a lease begins or ends mid-month.
- Project straight-line rent.

See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "FASB 13 Standards and Processes".

- Specify the date pattern to use when calculating revenue for AREF assumptions.
- Specify a version of Expense Participation Generation program (R15110) from which to retrieve processing option settings for the AREF E.P. budget calculation process.

Warning! There is a potential risk involved because the processing options in the versions you select might have been changed. To avoid unpredictable results in the budget calculations, you should create a unique version of the R15110 program specifically for AREF budgeting.

See *JD Edwards EnterpriseOne Real Estate Management 9.0 Implementation Guide*, "Processing Expense Participation," Generating Expense Participation Calculations.

The system retrieves information and calculates budget amounts based on the account type. This table lists the accounts types for which you can generate a budget and the process to calculate the budget:

Account Type	Budget Calculation Process
Revenue	If the unit is leased, the system uses the recurring bill code rule assigned to the unit or the building constants record, in conjunction with the information in the Recurring Billings Master table (F1502B) in JD Edwards EnterpriseOne Real Estate Management. If the unit is vacant or no recurring billing information is set up for the lease, the system uses the assumption rules assigned to the unit or the building constants record to locate the market rate, growth pattern, and any other information necessary to derive the budget, including detail assumptions. The system multiplies the market rate by the area of the unit, applies the growth pattern, divides the amount by 12, and updates the results to the F15L109 table. You can set the Revenue Calculation processing option to specify whether to calculate recurring billing information if it is not set up for the lease in JD Edwards EnterpriseOne Real Estate Management.
Expense, capital expenditure, balance sheet	The system uses the account balances that were retrieved and updated to the AREF Account Status table (F15L110) and applies the corresponding growth pattern to the amounts. If the account has a zero balance and the growth pattern is for a fixed amount, the system divides the growth pattern by 12 to derive a balance for each period. If the growth pattern is a percentage, the system does not generate any period budget amounts because the system cannot multiply by zero. **Note.** The system does not use the budget pattern code assigned to the account status record when it calculates the budget. You must manually calculate the amounts based on the budget pattern code prior to running the R15L1091 program.

Account Type	Budget Calculation Process
Management fee	You can set the Management Fee Calculations processing option to generate a budget for management fees, if desired. The system uses the setting of the Use Existing RE Rules option from the building constants to determine whether to retrieve the management fee setup information from the Management Fee Master table (F1505B) in JD Edwards EnterpriseOne Real Estate Management or from the AREF Building Constants table (F15L100) in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.
Sales overage	You can set the Sales Overage Calculations processing option to generate a budget for revenue that is based on sales overage amounts (percent rent). When you set the processing option, the system runs the AREF Sales Overage Budget Calculation program (R15L1097) and updates the results to the AREF Budget Results (F15L109) and AREF Prior Gross Billings (F15L302) tables. If the unit is leased, the system uses the sales overage information that is set up in JD Edwards EnterpriseOne Real Estate Management. If the unit is not leased, or if sales overage information is not set up in JD Edwards EnterpriseOne Real Estate Management, the system uses the sales overage rule that is set up in JD Edwards EnterpriseOne Advanced Real Estate Forecasting. **Note.** The processing options for the R15L1097 program are used only as the recipient for values from the R15L1091 program processing options; therefore, you do not need to update them.

Account Type	Budget Calculation Process
Expense participation	You can set the Expense Participation Calculations processing option to generate a budget for revenue that is based on expense participation. When you set the processing option, the system runs the AREF E.P. Budget Calculations program (R15L1096) and updates the results to the F15L109 table and the AREF EP Billing Register table (F15L38). The system deletes the records in the F15L38 table each time you run the R15L1091 program for the same building/revision combination. If the unit is leased, the system uses the expense participation information that is set up in JD Edwards EnterpriseOne Real Estate Management. If the unit is not leased, or if expense participation information is not set up in JD Edwards EnterpriseOne Real Estate Management, the system uses the expense participation rule that is set up in JD Edwards EnterpriseOne Advanced Real Estate Forecasting. You can set the Expense Participation Calculation processing option to specify whether to calculate expense participation information if it is not set up for the lease in JD Edwards EnterpriseOne Real Estate Management. **Note.** The processing options for the R15L1096 program are used only as the recipient for values from the AREF Budget Calculation program (R15L1091) processing options; therefore, you do not need to update them.
FASB 13	You can set the FASB 13 Calculations processing option to generate a budget for straight-line rent for AREF leases to support the FASB 13 regulatory requirement.

After you run the R15L1091 program, you can review the forecasted budget results in the AREF Edit Budget program (P15L109) or by generating the AREF Budget Calculation Audit Report (R15L1098).

Prerequisites

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

- Verify that the date pattern assigned to the company is set up for the number of years for which you want to produce a forecasted budget.

  For example, if you want to forecast a budget for 10 years, starting with 2007, the date pattern must be set up through 2017.

  See *JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up 52 Period Accounting," Setting Up 52 Period Fiscal Date Patterns.

- Assign assumptions, expense participation rules, sales overage rules, and recurring bill code rules to each unit for which you want to calculate a budget or for the corresponding building constant record.
- Add account status records, if desired, to create budgets for nonrevenue accounts, such as capital expenditure.
- Run the Gross Lease Occupancy Refresh program (R15141) prior to generating the expense participation calculations if the expense participation information that is set up for the lease in JD Edwards EnterpriseOne

Real Estate Management uses a share factor denominator or tenant exclusion rule and you want to use the real estate management occupancy results for leased units.

- Run the AREF Occupancy Refresh program (R15L1092) prior to generating the budget calculations if the expense participation rule in JD Edwards EnterpriseOne Advanced Real Estate Forecasting uses a share factor denominator or tenant exclusion rule or if you want to use AREF occupancy results for leased units.

  You can set a processing option in the R15L1091 program that enables you to submit the R15L1092 program prior to generating the expense participation calculations.

Running the AREF Budget Calculation Program

Select AREF Budget Processing (G15L21), AREF Budget Calculation.

Setting Processing Options for AREF Budget Calculation (R15L1091)

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

Defaults

1. Revision Number Specify the revision number to assign to the budget calculation records.

2. Budget Start Period Specify the number of the first period for which the system calculates a budget. If you leave this processing option blank, the system uses period 01.

3. Budget Start Fiscal Year Specify the fiscal year that the system uses to begin the budget calculations. If you leave this processing option blank, the system uses the current year of the company that is assigned to the building that is processed.

4. Years to Forecast Specify the number of years to forecast the budget amounts. You can forecast for up to 15 years.

Process

1. Management Fee Calculations Specify whether the system calculates management fees. Values are:

Blank: Do not calculate.

1: Calculate.

2. Unit Area for Budget Calculations Specify the unit area that the system uses as the basis for calculating budget amounts. Values are:

1: Rentable area.

2: Sales usable area.

3. Management Fees Subledger Specify whether the system enters a subledger to display the business unit that the fee is calculated for when you are posting management fees. Using a subledger allows multiple management fees to be written to one account without any of them being overwritten. If you leave this processing option , the system can override the management fee for one account because subledger is not used to distinguish between business units pointing to the same account. Values are:

Blank: Do not use the subledger.

1: Use the subledger.

4. Revenue Calculation

Specify whether the system uses AREF assumptions when recurring billing is not set up.

Blank: Use AREF assumptions.

1: Do not use AREF assumptions.

Note. If you set up recurring billing, this processing option is not taken into consideration.

---

5. AREF Assumption Revenue Date Pattern

Specify a code from user-defined code (UDC) table H00/DP that specifies the date pattern to use to calculate revenue budget results for AREF assumptions. The system uses this date pattern to determine the beginning and ending dates of a period instead of using the company date pattern. For example, if you select a calendar type date pattern, period 1 begins on January 1st and ends on January 31st regardless of how period 1 is defined in the company fiscal date pattern.

If you leave this processing option blank, the system uses company fiscal date pattern.

6. AREF REM Lease Renewal Growth

Specify whether the system applies the REM Lease Renewal Growth to all budgeting or to rent only.

Use the AREF Unit Master program (P15L101) to define the REM lease renewal growth. The system uses the REM lease renewal growth if the check box on REM Lease Renewal tab is set to renew from the REM lease. Use the AREF Recurring Bill Code Rule Revisions program (P15L106) to define whether a bill code is rent or non-rent. If you set the Rent Flag for the bill code to 1, the system recognizes the bill code as rent. Values are:

Blank: Apply renewal growth for all budget processing.

1: Apply renewal growth for rent only.

Sales Overage

1. Sales Overage Calculations

Specify whether the system calculates sales overage. Values are:

Blank: Do not calculate.

1: Calculate.

2. Sales Overage Prior Gross Billings

Specify whether the system calculates prior gross billings at the unit or detail level when it calculates sales overage using the information from JD Edwards EnterpriseOne Real Estate Management.

The system always calculates prior gross billings at the unit level when it calculates sales overage using the information from JD Edwards EnterpriseOne Advanced Real Estate Forecasting. Values are:

Blank: Calculate prior gross billings at the unit level.

1: Calculate prior gross billings at the detail level (building, unit, and product code).

3. REM Computation Method 0 Default (real estate management computation method 0 default)

Specify whether the system bypasses calculating sales overage when the computation method is *0* (weekly) in JD Edwards EnterpriseOne Real Estate Management or calculate sales overage using the sales overage rule that is set up in JD Edwards EnterpriseOne Advanced Real Estate Forecasting. Values are:

Blank: Do not calculate sales overage.

1: Calculate sales overage using the sales overage rule from JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

Expense Participation

1. Expense Participation Calculations

Specify whether the system calculates expense participation. Values are:

Blank: Do not calculate.

1: Calculate. If you specify to calculate expense participation, the system runs the AREF E.P. Budget Calculations report (R15L1096).

2. Occupancy Refresh

Specify whether the system runs the AREF Occupancy Refresh program (R15L1092) prior to calculating budgets for expense participation.

You use this processing option in conjunction with the Expense Participation Calculations processing option. If you leave the Expense Participation Calculations processing option blank, the system ignores this processing option. Values are:

Blank: Do not run the R15L1092 program.

1: Run the R15L1092 program prior to calculating the budgets for expense participation.

3. Account Range Inclusion

Specify which accounts to include in the expense class. Values are:

Blank: Combine object and subsidiary accounts. This includes all accounts that are greater than or equal to the From object account and subsidiary, and less than or equal to the To account and subsidiary.

For example, if the From values equal 5000.010, and the To values equal 59999.020, all accounts between these values are included (account 5555.040 is included).

1: Use separate comparison for object and subsidiary accounts. This includes all accounts with object accounts between the From and To object accounts as well as subsidiary accounts between the From and To subsidiary accounts.

For example, if the From values equal 5000.010, and the To values equal 59999.020, all accounts with objects between 5000 and 59999 as well as subsidiary accounts between 010 and 020 are included (account 5555.040 is not included).

4. Straight-Line AREF E.P. Calculations

Specify whether to use straight-line expense participation calculations for AREF leases. Values are:

Blank: Do not use straight-line expense participation calculations.

1: Use straight-line expense participation calculations.

Note. E.P. (expense participation) calculations are always straight-lined for REM leases.

5. Prorate Partial Months Specify whether to prorate expense participation calculations when a REM or AREF lease ends mid-month. Values are:

Blank: Do not prorate partial months. The system does not prorate either REM nor AREF leases.

1: Prorate partial months. The system will prorate both REM and AREF leases.

6. Management Fee in Exposure Specify whether to include the management fee in the exposure amount. Values are:

Blank: Do not include the management fee.

1: Include the management fee. If you include the management fee in the exposure, you must rerun the AREF E.P. Budget Calculation program (R15L1096), which recalculates the tenant share on the class exposure including the management fee.

After so doing, the R15L1091 program recalculates the management fee against this new tenant share amount.

7. Accural Account Method Specify how the system distributes the expense participation accrual amount. The accrual amount is the amount of adjustment between the current estimated billings and the projected recovery amount. Values are:

Blank: Combine the expense participation accrual amount with the estimated bill code. If you select this option, the accrual amount is added to the estimated bill code account.

1: Use the automatic accounting instruction (AAI) for the E.P. actual bill code. If you select this option, the accrual amount is added separately to the account defined by the PM or RM AAI for the actual bill code on the E.P. definition.

2: Use the AAI for the accrual bill code. If you select this option, the accrual amount is added separately to the account defined by the PE or RE AAI for the actual bill code on the E.P. definition.

8. Budget Lock Period From Specify the beginning period of the range of periods for which the system retrieves actual amounts during the budget calculation. Actual amounts are amounts from periods that have been locked in the JD Edwards EnterpriseOne General Accounting system and loaded to the AREF Account Status table (F15L110).

9. Budget Lock Period To Specify the ending period of the range of periods for which the system retrieves actual amounts during the budget calculation. Actual amounts are amounts from periods that have been locked in the JD Edwards EnterpriseOne General Accounting system and loaded to the F15L110 table.

10. Expense Participation Calculation Specify whether the system uses AREF expense participation rules when E.P. is not set up for the current REM lease. Values are:

Blank: Use AREF rules.

1: Use E.P. information.

Note. If you do not set up expense participation, the system does not use this processing option.

11. Use Occupancy Data From

Specify whether the system uses occupancy data from the JD Edwards EnterpriseOne Real Estate Management system or the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system. Values are:

Blank: Use occupancy data from REM. The system uses values from the F15141 table for the share factor denominator when a REM lease is attached to a unit. If you use computation method B or P, the system will use the F1521 table.

1: Use occupancy data from AREF. The system uses values from the F15L141 table for the Share Factor Denominator when a REM lease is attached to a unit. If you use computation method B or P, the system uses the F15L101 table.

12. Default Area Option

Specify whether the system uses the square footage (either rentable or usable) for the building (computation method B) or the property (computation method P) from the AREF Unit Master if no log records are found for the specified EP code. Values are:

Blank: Use the square footage for the building or the property from the AREF Unit Master if no log records are found for the EP code.

1: Do not use the square footage from the AREF Unit Master if no log records are found for the EP code.

13. AREF E.P. Rules Default Area Calculation Method

Specify a calculation method from UDC table 15/OM that the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area table (F15L141). The system uses this information when processing AREF E.P. Rules. Values are:

1: Area as of the first day of the month. (default)

2: Area as of the last day of the month.

3: Area as of the 15th day of the month.

4: Average area for the month.

14. Generation Type for REM Cap History

Specify a generation type from UDC table 15/GT that the system uses to retrieve cap history from the JD Edwards EnterpriseOne Real Estate Management system. The system retrieves cap history for leased units when REM E.P. billing rules with caps are processed. The system does not process caps for AREF E.P. billing rules. Values are:

2: Year-end adjustment.

6: Estimated E.P. (default)

15. E.P. Calculation Generation (R15110) Version

Specify the version of the Expense Participation Calculation Generation (R15110) the system should use for calculations that include REM E.P. billing rules.

If you leave this processing option blank and you set the Expense Participation Calculations processing option to run expense participation, the system uses version XJDE0001. The system generates a warning at the end of the budget calculation process to indicate the system used the default version.

FASB 13

1. FASB 13 Calculations Specify whether the system performs FASB 13 calculations for AREF leases. Values are:

Blank: Do not perform FASB 13 calculations.

1: Perform FASB 13 calculations.

2. Print FASB 13 Details Specify whether the system prints the results of the FASB 13 calculations for AREF leases. Values are:

Blank: Do not print.

1: Print. If you select this option, the system runs the AREF FASB 13 Details program (R15L130). You must also select *1* in the FASB 13 Calculations field to run the R15L130 program.

3. Bill Codes to Retrieve Rent Amounts Specify the bill codes to use to retrieve the estimated rent amounts from AREF when the system calculates FASB 13 information. You can specify as many as 10 bill codes in the Bill Code 01 through Bill Code 10 fields.

4. Bill Code to Post Accruals Specify an accrual bill code that determines the account in the AREF Budget Results table (F15L109) to which the system writes calculated FASB 13 accrual amounts. You must enter an accrual bill code to perform FASB 13 calculations.

5. Bill Code to Post Deferrals Specify a deferral bill code that determines the account in the AREF Budget Results table (F15L109) to which the system writes calculated FASB 13 deferral amounts. You must enter a deferral bill code to perform FASB 13 calculations.

Versions

1. Occupancy Refresh (R15L1092) Specify the version of the R15L1092 program to use when you set the Occupancy Refresh processing option on the Expense Participation tab to *1*. If you leave this processing option blank, the system uses version XJDE0001.

Setting Up Account Association Information

This section provides an overview of account association information and discusses how to add account association information.

Understanding Account Association Information

After you generate budget calculations, you can set up account association codes to group similar accounts for reporting purposes. For example, you might want to summarize all of the accounts associated with rent revenue into the account association code RENT. Other examples of account association codes include common area maintenance, management fees, and taxes and insurance. The system uses account association codes for reporting purposes only.

These reports in JD Edwards EnterpriseOne Advanced Real Estate Forecasting generate account balances based on the account association codes that you specify in the report processing options:

- AREF Input Assumptions (R15L005).
- AREF Unit Plan Roster (R15L006).
- AREF Lease Revenue by Type (R15L001).
- AREF Schedule of Base Rental Revenue (R15L002).

The system stores account association information in the AREF Account Association table (F15L120).

Note. You can also use the AREF Building Constants program (P15L100) to specify an account association code to use to report on bad debt.

Forms Used to Add Account Association Information

Form Name	FormID	Navigation	Usage
Work With AREF Account Association	W15L120A	AREF Occupancy and Account Setup (G15L414), AREF Account Association	Review and select account association codes.
AREF Account Association Revisions	W15L120B	On the Work With AREF Account Association form, click Add.	Add account association information.

Adding Account Association Information

Access the AREF Account Association Revisions form.

Account Association Code Enter a four-character code that identifies a group of account numbers for reporting purposes.

Account ID (account identification) Enter the unique number that the system assigns to each general ledger account in the Account Master table (F0901).

Object Account 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.

Note. If you use a flexible chart of accounts and the object account is set to 6 digits, Oracle recommends that you use all 6 digits. For example, 000456 is not the same as 456 because if you enter 456, the system enters three blank spaces to fill a 6-digit object.

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

Note. If you are using a flexible chart of accounts and the object account is set to 6 digits, you must use all 6 digits. For example, 000456 is not the same as 456 because if you enter 456, the system enters three blank spaces to fill a 6-digit object.

Revising Forecasted Budget Amounts

This section provides an overview of forecasted budger revisions and discusses how to:

- Set processing options for AREF Edit Budget (P15L109).
- Lock calculated budget records.
- Revise budget amounts.

Understanding Forecasted Budget Revisions

After you generate the budget calculations, you can review and revise the results using the AREF Edit Budget program (P15L109). On the Calculated Budget Results form, you can define the search criteria and display the forecasted annual amounts. You can display the budgets for each building and revision number, or enter search criteria to limit the number of records that are displayed to a specific unit (by using the Subledger field) or account.

To revise an annual budget amount, you must revise the period amounts. To access, select the annual amount for the desired budget year. You can revise the period amounts using these methods:

- Change the amount in the desired period.

  The system automatically updates the annual amount.
- Enter an override annual amount and a budget pattern code, and select Calc Budget Spread from the Row menu.

  The system spreads the annual amount to the appropriate periods based on the budget pattern code.

Alternatively, you can change the setup information and rerun the AREF Budget Calculation program (R15L1091) as often as needed. The system recalculates and overwrites the information in the AREF Budget Results table (F15L109) unless the account record is locked for the selected building and revision. To review the sources that the system used to generate the calculation, including some of the formulas that were used, generate the AREF Budget Calculation Audit Report (R15L1098) for the building.

See Also

Chapter 10, "Generating Budget and Forecast Amounts," Generating Budget Revisions, page 134

Forms Used to Revise Forecasted Budget Amounts

Form Name	FormID	Navigation	Usage
Calculated Budget Results	W15L109A	AREF Budget Processing (G15L21), AREF Edit Budget	Lock calculated budget records.
Edit AREF Year Period Details	W15L109B	On the Calculated Budget Results form, select a budget and click the link or select Edit Year Detail from the Row menu.	• Revise forecast amounts. • Recalculate the period amounts based the values of the Override Annual Amount and Budget Pattern Code fields.

Setting Processing Options for AREF Edit Budget (P15L109)

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

Defaults

1. Display Account Description

Specify whether the Show Account Description check box on the Calculated Budget Results form is selected. This processing option only determines the default value of the check box. You can change the value in the check box when you access the Calculated Budget Results form. Values are:

Blank: The Show Account Description check box is not selected and the system does not display account descriptions.

1: The Show Account Description check box is selected and the system displays account descriptions.

Versions

1. Account Status (P15L110) Version

Specify the version of the P15L110 program to use. If you leave this processing option blank, the system uses the default version ZJDE0001.

Locking Calculated Budget Records

Access the Calculated Budget Results form.

You cannot revise any of the information on the Calculated Budget Results form; however, depending on the security settings, you can lock records from future updates or revisions. The system disables and enables the following selections in the selection from the Row menu, depending on the action assigned to the user in the AREF Permission Lists program (P15L200):

- If the allowed action is *1,* both the Lock All Years and Unlock All Years selections are enabled.
- If the allowed action is *2,* the Lock All Years selection is enabled and the Unlock All Years selection is disabled.
- If the allowed action is *3,* the Lock All Years selection is disabled and the Unlock All Years selection is enabled.

If you are not set up in the P15L200 program, the Lock All Years and Unlock All Years row selections are disabled.

If you are not using AREF security, the Lock All Years and Unlock All Years selections from the Row menu are enabled.

You can also delete the records for which no budget amounts were forecast.

Revising Forecast Amounts

Access the Edit AREF Year Period Details form.

The system disables the grid column for each locked period. If all periods are locked, the system disables the Budget Pattern Code field and the Calc Budget Spread selection from the Row menu. If some periods are locked, the system disables the Budget Pattern Code field and spread the difference between the total amount in the locked periods and the value entered in the override annual amount form control across the remaining unlocked periods. If all the periods are unlocked, the system spreads the override annual amount across the 12 periods using the budget pattern code.

Depending on the security actions assigned to the user in the AREF Permission Lists program (P15L200), the system disables and enables the following fields:

- If the allowed action is *1,* then no error occurs if the user changes the value in the Budget Lock field.
- If the allowed action is *2,* an error occurs if the user changes the value in the Budget Lock field to *N.* Otherwise, the system does not issue an error.
- If the allowed action is *3,* an error occurs if the user changes the value in the Budget Lock field to *Y.* Otherwise, the system does not issue an error.

If a user who is not set up in the permissions list changes the value in the Budget Lock field, the system displays an error.

If you are not using AREF security, the preceding information does not apply.

Lock Flag Enter a code that specifies whether the system generates a budget record or updates the F15L109 table for the unit when you run the R15L1091 program. Values are:

Y: The budget for the unit is locked. The system neither generates a new record nor updates an existing record in the F15L109 table.

N: The budget for the unit is not locked. The system updates the budget results record when you run program R15L1091.

Period End Amounts Enter the period end amount.

When you revise a period amount, the system automatically updates the Override Annual Amount field when you press TAB to exit the field.

Generating Budget Revisions

This section provides an overview of budget revisions and discusses how to:

- Run the AREF Copy Revisions program.
- Set processing options for AREF Copy Revisions (R15L1094).

Understanding Budget Revisions

Use the AREF Copy Revisions program (R15L1094) to maintain an audit trail of the budget changes by generating a new budget revision number. When you run the R15L1094 program, the system copies all of the records for the revision number to a new revision number. You do not need to specify sequential revision numbers. For example, you can copy revision number 1 to revision number 99. Using revision numbers enables you to make changes to the setup information or to the budget amounts while still retaining the original information.

If you have the same revision numbers assigned to budgets for multiple buildings or properties, you can use data selection to specify the applicable buildings. If you do not set up data selection, the system generates records for a new revision number for all buildings and properties.

If you do not want to copy the records from the AREF Budget Results table (F15L109), you can set a processing option to bypass this table. If you bypass copying budget results records, the system also does not copy the supporting records in the EP Billing Register (F15L38) and the AREF Prior Gross Billings (F15L302) tables.

If the system finds that a record exists for the new revision number, a processing option enables you to choose whether to replace the existing record. The information that defines the record must be exactly the same; otherwise, the system generates a new record. If an extraneous record exists for the new revision number that is not a duplicate record, the system does not delete it.

Note. The system does not provide a method to remove all the records generated for a revision number. If you generate records for the wrong revision number, you must manually delete them.

Running the AREF Copy Revisions Program

Select AREF Global Updates (G15L311), AREF Copy Revisions.

Setting Processing Options for AREF Copy Revisions (R15L1094)

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

Defaults

1. Copy From Revision Number

Specify the revision number from which the system copies records.

2. Copy To Revision Number

Specify the revision number to which the system copies records.

The program copies the assumption records in each table based on the revision number in the From processing option.

Process

1. Budget Results

Specify whether to copy budget results records in the F15L109 table. Values are:

Blank: Do not copy.

1: Copy.

2. Replace Existing Records

Specify whether to replace records for the target revision number in the following tables: F15L102, F15L101, F15L104, F15L114, F15L103, F15L113, F15L110, F15L111, F15L105, F15L100, F15L107, F15L109, and F15L120.

Values are:

Blank: Do not replace existing records.

1: Replace existing records.

Copying Budget Results to the General Ledger

This chapter provides an overview of the process to update budget results to the general ledger, lists a prerequisite, and discusses how to:

- Run the AREF Copy Results to Ledger program.
- Set processing options for AREF Copy Results to Ledger (R15L1093).

Understanding the Process to Update Budget Results to the General Ledger

When you are satisfied with the budget results for a specific revision number, you can run the AREF Copy Results to Ledger program (R15L1093) to copy the amounts from the F15L109 table to the Account Balances table (F0902), where they can be incorporated with budgets from other systems for reporting purposes.

Use processing options to:

- Copy budget results by revision number.
- Update the budget for specific properties only by using data selection to specify the property (or building).
- Specify whether to add or overwrite the amounts from the F15L109 table to the F0902 table when records for that ledger type already exist in the F0902 table.

  The system does not remove any account balance records. In addition to the period amounts that the system updates in the F0902 table, you can also update one of the annual budget amount fields (Requested, Approved, or Final).
- Specify whether to lock the records in the F15L109 table after the system updates the F0902 table.

  You can do this to prevent the budget results records from being revised or updated. Locking the records ensures the integrity between the two tables; however, if you need to make a revision, you can unlock the record using the AREF Edit Budget program (P15L109), and then update the change to the F0902 table by rerunning the R15L1093 program.

Note. When you set up the appropriate permissions list in the P15L200 program, certain users will not have the authority to lock a budget. As a result, the system will not lock the budget if the user is not allowed to lock the budget. An informational message is printed on the report for the building or revision being processed indicating that the budget was not locked because the user is not authorized.

To verify that the R15L1093 program successfully copied the budget records to the F0902 table, you should review the report. The report provides the parameters that were used to copy the records, such as the revision number and ledger type, as well as provides the total number of records copied and a message to confirm that the process finished successfully.

Prerequisite

Before you complete the tasks in this section, you must verify that the ledger type to which the system copies budget results is set up in user-defined code (UDC) tables 15L/TL and 09/LT and in the Ledger Type Master File table (F0025).

See *JD Edwards EnterpriseOne General Accounting 9.0 Implementation Guide*, "Setting Up the General Accounting System," Setting Up Ledger Type Rules for General Accounting.

Running the AREF Copy Results to Ledger Program

Select AREF Global Updates (G15L311), AREF Copy Results to Ledger.

Setting Processing Options for AREF Copy Results to Ledger (R15L1093)

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

Defaults

1. Specify Target Ledger Specify the ledger type to which the system copies the estimated budget.

The ledger type must be defined in UDC table 09/LT and UDC table 15L/TL. If the ledger type does not exist in these UDC tables, the system does not update any records in the F0902 table.

Warning! You can copy the budget results to any of the ledger types except *AA, AU, AZ, CA,* and *CU,* which represent actual amounts and units for domestic, foreign, and cash basis transactions.

2. Revision Number Specify the budget revision number that the system records in the F15L109 table.

Process

1. Source Budget Record Lock Specify whether the system locks the source record in the F15L109 table when the record is posted to the F0902 table. Values are:

Blank: Do not lock the record.

1: Lock the record.

2. Target Budget Field Specify the target ledger that the system uploads to the F0902 table. Values are:

1: Requested Budget

2: Approved Budget

3: Final Budget

3. Add or Replace Amounts Specify whether to add the period and annual budget amounts to any existing balances in the F0902 table or to replace existing balances with the budget amounts that the system copies. Values are:

Blank: Add the budget amounts from the F15L109 table to the existing balances in the F0902 table for accounts that have the same account ID, ledger type, and fiscal year.

1: Replace any existing balances in the F0902 table with the budget amounts from the F15L109 table for accounts that have the same account ID, ledger type, and fiscal year.

Purging Budget Results

This section provides an overview of the process to purge budget results, lists a prerequisite, and discusses how to:

- Run the AREF Purge Budget Results program.
- Set processing options for AREF Purge Budget Results (R15L109P).

Understanding the Process to Purge Budget Results

Because you can create multiple revisions of the same budget for numerous buildings, you can manage the size of the AREF Budget Results table (F15L109) by purging some of the records. The system purges the records by revision number; therefore, if you do not want to purge all of the records for a specific revision number, use data selection to specify a property or building. When you run the AREF Purge Budget Results program (R15L109P), the system removes records from these tables only:

- AREF Budget Results table (F15L109).
- AREF Prior Gross Billings table (F15L302).
- EP Billing Register table (F15L38).

The system does not remove any of the setup records that exist for the revision specified.

Note. You do not need to run the purge program to rerun the AREF Budget Calculation program (R15L1091) for the same revision. The system automatically removes the budget results records prior to generating new records.

Although you cannot retrieve the records that you purge, you can re-create them by rerunning the R15L1091 program, as long as the parameters in the setup information have not been altered.

Prerequisite

Before you complete the tasks in this section, you should save a copy of the F15L109 table or run the AREF Purge Budget Results program in proof mode first.

Running the AREF Purge Budget Results Program

Select AREF Purges (G15L312), AREF Purge Budget Results.

Setting Processing Options for AREF Purge Budget Results (R15L109P)

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

Defaults

1. Revision Number Specify the revision number to select the records to purge. If you leave this processing option blank, the system uses revision number 0.

Process

1. Proof Or Final Mode Specify whether to run the program in proof or final mode. Values are:

Blank: Proof mode. The system generates only a report of the records to purge.

1: Final mode. The system removes the records from the table and generates a report.

Print

1. Summary Or Detail Specify the type of report to generate. Values are:

Blank: Generate a summary report. The system prints only the total number of records purged.

1: Generate a detail report. The system prints each record that is purged.

APPENDIX A

Tables Used in JD Edwards EnterpriseOne Advanced Real Estate Forecasting

This appendix provides a list of the tables that are used in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

Tables Used in JD Edwards EnterpriseOne Advanced Real Estate Forecasting

This table lists the tables used by JD Edwards EnterpriseOne Advanced Real Estate Forecasting in alphanumeric order:

Table Number	Table Name	Description
F15L001W	Work File for R15L001	Stores records by tenant when you generate the AREF Lease Revenue by Type report (R15L001). The table is subsequently cleared after each generation of the report.
F15L100	AREF Building Constants	Stores default rules for assumptions, expense participation, sales overage, rent and nonrent bill codes, and growth patterns. The building constants also include management fee information needed for budget calculations as well as the initial purchase price and cap rate, discount rate, and selling cost percentages.
F15L1001	AREF Building Constants Model	Stores the same information as the F15L100 table, but also includes the model ID and description.
F15L101	AREF Unit Master	Stores unit and lease information that is manually added or downloaded from JD Edwards EnterpriseOne Real Estate Management. This information includes square footage, unit type, unit description, tenant, lease number, and lease begin and end dates.

Table Number	Table Name	Description
F15L102	AREF Unit Assumptions Master Header	Stores information for budget calculations including market rates, growth patterns, downtime, free rent number of months, and assumption terms.
F15L103	AREF Sales Overage Rule Header	Stores the sales overage rule information, such as the sales overage rule, growth pattern, an option to calculate and use a natural breakpoint, and the computation method.
F15L104	AREF E.P. Rules Header	Stores expense participation information for budget calculations including E.P. rule, rule type, and recovery type.
F15L105	AREF Growth Pattern File	Stores a total of 15 yearly amounts of growth rates to be used in the budget calculations.
F15L106	AREF Recurring Bill Code Rules Header	Stores the recurring bill code rule information such as the building and revision numbers, the name of the rule, and report codes.
F15L107	AREF Recycle Assumption Rules	Stores recycle rules information.
F15L109	AREF Budget Results	Stores the calculated budget results including revision number, object account, subledger and subledger type, account ID, and net posting amounts 1 through 12.
F15L109W	AREF Grown Amounts Work File	Stores growth values for the business unit, assumption ID, assumption type and revision number that is used to grow amounts for the budget calculations.
F15L110	AREF Account Status	Stores amounts by period for accounts that are retrieved from the Account Balances table (F0902) and/or Budget Results table (F15L109).
F15L111	AREF Account Status Detail	Stores amounts by periods for amounts that are overridden by the user.

Table Number	Table Name	Description
F15L112	AREF Unit Assumptions Master Detail	Stores information for detailed budget calculations of commission, tenant improvements, and other assumptions including assumption type, calculation method, posting bill code or object account, and retrieval bill codes.
F15L113	AREF Sales Overage Detail	Stores the breakpoint sales amount and breakpoint sales percent for forecasting sales overage amounts.
F15L114	AREF E.P. Rules Detail	Stores E.P. class, E.P. code, computation method, expense stop per square foot, amount per square foot, growth pattern, denominator, and exclusion rules for expense participation budget calculations.
F15L116	AREF Recurring Bill Code Rules Detail	Stores the same information that is in the AREF Recurring Bill Code Rules Header table, but also includes the bill codes that make up the recurring bill code rule, as well as the value for the rent flag, and growth pattern, if applicable.
F15L120	AREF Account Association	Stores information to define account setup for association codes, including building, revision number, account ID, object account, and subsidiary.
F15L141	AREF Gross Lease Occupied Area	Stores occupancy information including building, revision number, unit, GLOA, GLA, and area type that the system uses for expense participation if you specify to use a share factor denominator or tenant exclusion rule.
F15L301	AREF Projected Sales	Stores information from the F1542 table from JD Edwards EnterpriseOne Real Estate Management, including lease number, unit, revision number, and estimated sales amounts for periods 1 through 12.
F15L302	AREF Prior Gross Billings	Stores the sales overage billing amounts that the system calculates for each period.
F15L38	EP Billing Register	Stores the calculated amounts for expense participation.

APPENDIX B

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Reports

This appendix provides an overview of JD Edwards EnterpriseOne Advanced Real Estate Forecasting reports, lists prerequisites, and discusses how to:

- View summary tables of all reports.
- View details for selected reports.

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Reports

After you generate budget and forecast amounts, you can use the information to generate a number of budget reports. Many of the reports in JD Edwards EnterpriseOne Advanced Real Estate Forecasting use account association codes that enable you to group account balances into the categories that you most often use for reporting purposes. For example, you might want to group all the bill codes that you use for rent into one association code, RENT.

Each report provides processing options and data selection that you can use to generate different reports for comparison purposes.

Prerequisites

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

- Run the AREF Budget Calculation program (R15L1091) to update the F15L109 table.
- Complete the information on the NPV and IRR tabs of the building constant records for which you want to generate financial information if you run the AREF Valuation Report.
- Set up association codes for reporting, as necessary.

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Reports: A to Z

This table lists JD Edwards EnterpriseOne Advanced Real Estate Forecasting reports, sorted alphanumerically by report ID:

Report ID and Report Name	Description	Navigation
R15L001 AREF Lease Revenue by Type	Use this report to review the forecasted budget amounts for specific accounts based on the account association codes that you enter in the processing options.	AREF Budget Reports (G15L22), AREF Lease Revenue by Type
R15L002 AREF Schedule of Base Rental Revenue	Use this report to review the revenue amounts for the rent accounts for each unit.	AREF Budget Reports (G15L22), AREF Schedule of Base Rental Revenue
R15L003 AREF Schedule of Prospective Cash Flow	Use this report to review the results of the budget forecast as it affects the chart of accounts.	AREF Budget Reports (G15L22), AREF Schedule of Prospective Cash Flow
R15L004 AREF Account Detail by Month	Use this report to review a statement of account balances so that you can review the results of the budget forecast for each period for the specified year.	AREF Budget Reports (G15L22), AREF Account Detail by Month
R15L005 AREF Input Assumptions	Use this report to review assumption and other rules assigned to each unit that the system used to derive the budget amounts for each unit	AREF Budget Reports (G15L22), AREF Input Assumptions
R15L006 AREF Unit Plan Roster	Use this report to review amounts by account association code.	AREF Budget Reports (G15L22), AREF Unit Plan Roster
R15L111 AREF Valuation Report	Use this report to review the financial information, such as the net present value (NPV) or internal rate of return (IRR) based on the information set up in the building constants.	AREF Budget Reports (G15L22), AREF Valuation Report
R15L1098 AREF Budget Calculation Audit Report	Use this report to print the source of each amount, including the source system, the setup information, and the formulas that the system used in the calculations, for all budget types including sales overage, expense participation, and management fees.	AREF Budget Reports (G15L22), AREF Budget Calculation Audit Report

JD Edwards EnterpriseOne Advanced Real Estate Forecasting Reports: Selected Reports

Some reports include a more detailed description, as well as processing options. These reports are listed alphanumerically by report ID.

R15L001 - AREF Lease Revenue by Type

You run the AREF Lease Revenue by Type report (R15L1001) to review the forecasted budget amounts for the accounts based on the account association codes that you enter in the processing options:

- Minimum Rent.
- Percentage in Lieu of Minimum.
- Overage Rent.
- Expense Participation.
- Real Estate Taxes.
- Marketing.
- Utilities.
- Miscellaneous.

The system provides two versions of the report: one that sequences by unit, and therefore provides account totals by unit, and one that sequences on tenant, which summarizes the account totals for multiple units that are leased by the same tenant.

Processing options enable you to specify the year and revision number to use to retrieve the account information from the F15L109 table, but you can also limit the report to specific properties or leases using data selection.

Processing Options for AREF Lease Revenue by Type (R15L001)

Processing options enable you to specify the information that appears on reports.]

Defaults

1. Fiscal Year

Specify the fiscal year to use to retrieve the information from the F15L109 table. If you leave this processing option blank, the system uses the current year (based on today's date).

2. Account Association Codes

Minimum Rent

Specify the account association code to use to retrieve the minimum rent amount that appears on the report.

Percent in Lieu of Minimum

Specify the account association code to use to retrieve the percent-in-lieu-of-minimum rent amount that appears on the report.

Overage Rent

Specify the account association code to use to retrieve the sales overage amount that appears on the report.

Expense Participation

Specify the account association code to use to retrieve the expense participation amount that appears on the report.

Real Estate Taxes

Specify the account association code to use to retrieve the real estate tax amount that appears on the report.

Marketing

Specify the account association code to use to retrieve the marketing amount that appears on the report.

Utilities

Specify the account association code to use to retrieve the utilities amount that appears on the report.

Miscellaneous

Specify the account association code to use to retrieve the miscellaneous amount that appears on the report.

3. Revision Number Specify the budget revision number to use to retrieve information from the F15L109 table. If you leave this processing option blank, the system uses revision number 0.

4. Print Amounts By Specify whether to print amounts on the report by unit or by tenant. Values are:

Blank: Print amounts by unit.

1: Print amounts by tenant.

R15L002 - AREF Schedule of Base Rental Revenue Report

As an alternative to reviewing the revenue amounts for the rent accounts for each unit online, you can run the AREF Schedule of Base Rental Revenue report. Processing options enable you to specify the account association code to use for the rent revenue amounts that you want to review. The system prints the rent amounts for each unit for up to 15 years, and provides a total for each building. The report also provides an average amount per square foot for both the usable and sales areas.

Processing Options for AREF Base Rental Revenue Report (R15L002)

Processing options enable you to specify the information that appears on reports.

Defaults

1. Fiscal Year Specify the beginning fiscal year to use to retrieve information from the F15L109 table.

The system retrieves budget information for 15 years, beginning with the year that you enter in this processing option. If you leave this processing option blank, the system uses the current year (based on today's date).

2. Base Rental Revenue Account Association Code Specify the account association code to use to retrieve the base rental revenue amount that appears on the report.

3. Revision Number Specify the budget revision number to use to retrieve information from the F15L109 table. If you leave this processing option blank, the system uses revision number 0.

R15L003 - AREF Schedule of Prospective Cash Flow

To review the results of the budget forecast as it affects the chart of accounts, you can run the AREF Schedule of Prospective Cash Flow report (R15L003). The system prints a statement of the account balances from the F15L109 table so that you can review projected revenue, expenses, and cash flow trends for each building.

Data selection enables you to specify which buildings to include on the report, as well as the range of accounts for which the report should be generated. If you do not set up any data selection, the system prints the forecasted budget for 15 years for all buildings and all accounts.

Processing options enable you to specify the budget revision number, the beginning fiscal year to use, and the account level of detail (1 through 9). To generate a report with less detail, choose a level of detail that is less than 9; the system summarizes the accounts with a higher level of detail into the accounts at the level of detail that you specify.

Processing Options for AREF Schedule of Prospective Cash Flow (R15L003)

Processing options enable you to specify the budget revision number, the fiscal year to use, and the account level of detail (1 through 9). To generate a report with less detail, choose a level of detail that is less than 9; the system summarizes the accounts with a higher level of detail into the accounts at the level of detail that you specify.

Defaults

1. Fiscal Year

Specify the beginning fiscal year to use to retrieve information from the F15L109 table.

The system retrieves budget information for 15 years, beginning with the year that you enter in this processing option.

If you leave this processing option blank, the system uses the current year (based on today's date).

2. Account Level of Detail

Specify the level of detail (1 through 9) for which you want account information to appear. If you leave this processing option blank, the system uses account level of detail 9.

3. Revision Number

Specify the budget revision number to use to retrieve information from the F15L109 table. If you leave this processing option blank, the system uses revision number 0.

R15L004 - AREF Account Detail by Month Report

To review the results of the budget forecast as it affects the chart of accounts by period, you can run the AREF Account Detail by Month report (R15L004). The system prints a statement of the account balances from the F15L109 table so that you can review projected revenue, expenses, and cash flow trends for each period in the fiscal year specified.

Data selection enables you to specify which buildings to include on the report, as well as the range of accounts for which the report should be generated. If you do not set up any data selection, the system prints the forecasted budget for all buildings and all accounts.

You can use the processing options to specify the budget revision number, the fiscal year, and the account level of detail (1 through 9). To generate a report with less detail, choose a level of detail that is less than 9; the system summarizes the accounts with a higher level of detail into the accounts at the level of detail that you specify.

Processing Options for AREF Account Detail by Month (R15L004)

Processing options enable you to specify the information that appears on reports.

Defaults

1. Fiscal Year — Specify the fiscal year to use to retrieve period information from the F15L109 table.

If you leave this processing option blank, the system uses the current year (based on today's date).

2. Account Level of Detail — Specify the level of detail (1 through 9) for which you want account information to appear. If you leave this processing option blank, the system uses account level of detail 9.

3. Revision Number — Specify the budget revision number to use to retrieve information from the F15L109 table. If you leave this processing option blank, the system uses revision number 0.

R15L005 - AREF Input Assumptions

As an alternative to reviewing the assumption and other rules assigned to each unit online, you can use the AREF Input Assumptions report (R15L005) to print the information that the system used to derive the budget amounts for each unit. The system prints the information for the building constants, unit assumptions, expense participation, sales overage, recurring bill codes, and the growth pattern assigned to the unit assumption. The system used this information to calculate the budget amounts for each unit.

The system does not print budget amounts for each account; however, it does provide processing options to enable you to specify account association codes to print summarized amounts for specialty leasing and other income accounts, if desired. The system prints the amount and the growth rate for each year for which the budget information exists in the F15L109 table.

Processing Options for AREF Input Assumptions (R15L005)

Processing options enable you to specify the information that appears on reports.

Defaults

1. Fiscal Year — Specify the beginning fiscal year to use to retrieve the forecasted amounts from the F15L109 table. If you leave this processing option blank, the system uses the current year (based on today's date).

2. Revision Number — Specify the revision number to use to retrieve the corresponding assumption information and rules. If you leave this processing option blank, the system uses revision number 0.

3. Specialty Leasing Account Association Code — Specify the account association code to use to retrieve the account balances for specialty leasing. If you leave this processing option blank, the system does not report on specialty leasing.

4. Other Income Account Association Code Specify the account association code to use to retrieve the account balances for other income. If you leave this processing option blank, the system does not report on other income.

5. Area Definition ID Specify the area definition the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area table (F15L141). The system uses this information to determine the end of year (EOY) occupancy percentage.

If you leave this processing option blank, the system displays an error.

6. Area Calculation Method Specify a calculation method from UDC table 15/OM that the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area table (F15L141). The system uses this information when processing AREF E.P. Rules. Values are:

1: Area as of the first day of the month. (default)

2: Area as of the last day of the month.

3: Area as of the 15th day of the month.

4: Average area for the month.

Print

1. Unit Assumptions Specify whether to print unit assumption information on the report. Values are:

Blank: Print .

1: Do not print.

2. Expense Participation Rules Specify whether to print the expense participation rule on the report. Values are:

Blank: Print.

1: Do not print.

3. Sales Overage Rules Specify whether to print the sales overage rule on the report. Values are:

Blank: Print.

1: Do not print.

4. Growth Patterns Specify whether to print the growth pattern on the report. Values are:

Blank: Print.

1: Do not print.

5. Recurring Bill Code Rules Specify whether to print the recurring bill code rules on the report. Values are:

Blank: Print.

1: Do not print.

R15L006 - AREF Unit Plan Roster

You generate the unit plan roster to review amounts by account association code. You can specify up to nine account association codes to print on the report. By using association codes, you can easily review amounts by a common group, such as rent, instead of amounts by individual bill code.

When a unit is leased, the system prints the tenant and lease information and the corresponding lease-effective dates. When the unit is vacant, the system prints New Lease and uses the dates for which the budget was calculated as the effective dates.

Processing options enable you to print amounts by square foot, if desired, for easier comparison.

The system retrieves information from these tables to generate the report:

- F15L101
- F15L102
- F15L120
- F15L109

Setting Processing Options for the AREF Unit Plan Roster Program (R15L006)

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

Print

1. Account Association Code

Association Codes 1–5 and 7–9:

Specify the account association code to use to retrieve the billing amounts to print on the report.

For each account association code processing option that you complete, you must create labels for the columns that appear on the report by completing the corresponding processing option on the Display tab.

Association Code 6:

Specify the account association code that the system uses for bill code 6 when you run the AREF Leasing Plan Roster program (R15L006).

2. Revision Number

Specify the revision number to use to retrieve the information.

If you leave this processing option blank, the system uses revision number *0*.

3. Area Type

Specify the area type to use to retrieve the area value that appears on the report. Values are:

Blank: Billable area. The system uses the value in the Useable Area (USEA) field in the F1507 table.

1: Sales area. The system uses the value in the Sales Area field in the F15L101 table.

4. Print Amounts Per Square Foot

Specify whether to print the amounts that correspond to the association codes as an amount per square foot. Values are:

Blank: Do not print the amounts as an amount per square foot.

1: Print the amounts as an amount per square foot. The system divides the amount retrieved for the association code by the area specified in the Area Type processing option to derive the amount per square foot that appears on the report.

Display

1. Association Code 1, Column Heading 1 through **9. Association Code 9, Column Heading 1**

Specify the description of the account association code that you entered in the corresponding processing option on the Print tab.

The system prints the description that you enter as the upper column heading for the association code. If the description is short enough to use one column heading only, you can leave this processing option blank and complete only the corresponding Association Code Column Heading 2 processing option.

Association Code 1, Column Heading 2 through **Association Code 9, Column Heading 2**

Specify the description of the account association code that you entered in the corresponding processing option on the Print tab.

The system prints the description that you enter as the lower column heading for the association code. If the description requires two stacked column headings, use the corresponding Association Code Column Heading 1 processing option to specify the description that the system prints in the upper column heading.

R15L111 - AREF Valuation Report

If you want to generate financial information, such as the net present value (NPV) or internal rate of return (IRR), you must complete the information on the NPV and IRR tabs of the building constants record and run the AREF Valuation Report (R15L111).

You use processing options to specify the revision number to use to retrieve the information from the building constant record, the beginning fiscal year to use, and the number of years to generate cash flow information.

This table outlines the type of financial information that the report generates, as well as the formula that the system uses:

Financial Information	Formula Used
Cash flow	(Revenue) – (expenses, including capital expenditures)
Stabilized NOI amount	(The year for stabilized NOI cash flow amount) – (any capital expenditure amounts)
Selling price	(Stabilized NOI Amount) / (Cap Rate Percent)
Selling cost amount	(Selling price) × (selling cost percent)
Net proceeds from sale	(Selling price) × [1 – (selling cost percent)]

Financial Information	Formula Used
NPV (net present value)	$NPV = \sum [CF_{t/(1+k)^t}] - IPP$ CF = cash flow k = discount rate t = time period IPP = initial purchase price
IRR (internal rate of return)	$\sum \left[CF_{t/(1+r^t)}\right] - IPP = 0$ CF = cash flow r = internal rate of return t = time period IPP = initial purchase price

Setting Processing Options for the AREF Valuation Report Program (R15L111)

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

Defaults

1. Revision Number Specify the revision number to use to select records from the F15L100 table to print on the report. If you leave this processing option blank, the system uses revision number 0.

2. Start Fiscal Year Specify the fiscal year to use to retrieve budget information from the F15L109 table.

The system uses the fiscal year that you specify and the value from the Number of Years processing option to determine the range of years on which to retrieve cash flow information and calculate the net present value and internal rate of return.

If you leave this processing option blank, the system uses the current year (based on today's date).

3. Number of Years Specify the number of years that the system uses to calculate the net present value (NPV) and internal rate of return (IRR).

The system uses the value in the Start Fiscal Year processing option to determine the starting fiscal year to use.

If you leave this processing option blank, the system uses the number of years for which cash flow information exists in the F15L109 table.

R15L1098 - AREF Budget Calculation Audit Report

During budget calculation, the system derives specific amounts from both the JD Edwards EnterpriseOne Real Estate Management system and the JD Edwards EnterpriseOne Advanced Real Estate Forecasting system. The AREF Budget Calculation Audit (R15L1098) prints the source of each amount, including the source system, the setup information, and some of the formulas used in the calculations, for all budget types including sales overage, expense participation, and management fees from the AREF EP Billing Register table (F15L38).

Note. The R15L1098 program cannot calculate management fees, expense participation, or sales overage amounts; you must run the AREF Budget Calculation program (R15L1091) for these budget types.

You can generate the audit report before you run the R15L1098 program to test how the system uses the information. Processing options enable you to mimic the processing that occurs when you run the R15L1098 program so that you can use the audit report as a proof copy.

The R15L1098 program is a standalone process, although AREF and REM data must be set up in order for the report to run. However, if the you select the processing option to use budget results, you must run the AREF Budget Calculation Report (R15L1091) to post results to the F15L109. If you do not select this option, the program calculates the budget amounts that appear on the report. The system performs the same calculations regardless of whether you run the R15L1098 program or the R15L1091 program.

Depending on the number of years that you forecast the budget, the system can alternate between using the lease information from JD Edwards EnterpriseOne Real Estate Management and the assumption rules from JD Edwards EnterpriseOne Advanced Real Estate Forecasting more than once. Regardless, each time the system uses different information, it is reported as a different lease.

For example, if the budget is forecast for 10 years (2007 through 2017) and the unit is leased between 2008 and 2010, the system prints information for three leases:

1. For year 2007, the system prints information based on the effective assumption rule, and the report references it as the AREF Estimated Lease.
2. For years 2008 through 2010, the system prints information based on the REM lease, and references the actual lease number.
3. For years 2009 through 2015, the system prints information based on the effective assumption rule, and the report references it as the AREF Estimated Lease.

When you run the R15L1098, the system first generates information in this order:

- Property
- Building
- Unit

Property and Building Information

The system prints the same type of information for the business units that are set up as a property and building on a separate page:

- Property and building header information.

  The system prints information to identify the property or building, such as the business unit number, name, and area values (rentable and sales usable). The system also indicates which area value was used for the calculations.

  The system determines the value of each building by adding the area values of the units in the building. The system determines the value of each property by adding the area values of the buildings.

- Account status information.

  The system prints the account status records that were generated for the property and the business unit for each year the budget is forecast. The report includes the budget pattern code used to allocate amounts to specific periods, an asterisk to indicate a locked period, the period amounts for the year forecast, the total amount, and the growth pattern code that was applied.

  The report also includes the growth pattern information, including the growth pattern type (FX, PC, or SF) and the corresponding compounded growth amount (or percentage or amount per square foot).

- Management fee information.

  The system prints the source information for calculating management fees, if specified, or prints the message *No Management Fees to Process.*

  If you set up management fee information, the report indicates which system the information was retrieved from. If the system retrieves the rules from JD Edwards EnterpriseOne Real Estate Management, the report displays REM rules and the relevant information, such as the bill codes, accounts, effective dates, fee rate and basis, and minimum and maximum amounts. If the system retrieves the rules from JD Edwards EnterpriseOne Advanced Real Estate Forecasting, the report displays AREF rules and the information in the building constant record.

  Note. The management fee type must be business-unit based (as opposed to lease based) or the system does not retrieve any management fee information from JD Edwards EnterpriseOne Real Estate Management.

  If you set the processing option to retrieve the calculations from the F15L109 table, the report includes the period amounts of the fee. Otherwise, the system prints only the setup information.

- Gross lease occupied information.

  You can use the processing options to specify whether to print AREF gross lease occupied information. You can select to summarize and prints results by either property, building, or unit. The report also displays area values by period for gross lease occupied area (GLOA) and gross leaseable area (GLA), the occupancy percentage for each period, and the corresponding annual average for each year of the forecast.

Unit Information

The system groups information on the report into these sections:

- Unit header information

  The system prints information to identify the unit, including the unit type, area values, effective dates, E.P. unit type, floor number, lock flag, and time prior to REM lease.

- Lease information

  If the unit is leased, it prints the lease information it located, including the lease number, tenant, lease effective dates, lease version, lease status, and lessee flag. Otherwise, the system prints AREF Estimated Lease to indicate that it uses the information only from JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

- Lease revenue information

  The system prints the assumption rule from either the F15L101 table or the F15L100 table. It then prints the assumption information, including the effective dates, the rate (market or CPI), the action (new, renewal, or blend), the annual base rent that it calculates based on the area of the unit and the market rate), and the growth pattern code. The system prints the growth pattern information, based on the code that was assigned in the assumption, and also includes a calculation to represent the growth pattern amount or percent as amount per square foot.

If the unit is leased, the assumption information includes a recurring bill code rule. If the bill codes have corresponding recurring billing information, the system prints the applicable bill codes, the growth pattern (for nonrent bill codes), and their respective effective dates, amounts, and billing frequency. If the system cannot retrieve any recurring billing information, it does not print the associated bill codes from the bill code rule.

If the unit is vacant, the system calculates rent information based on the assumption rule, and the system does not include recurring bill code rules.

Finally, the report prints lease revenue usage codes for each period that it locates rent and nonrent revenue. If the system retrieves rent revenue for the period, it prints one of the following codes:

- *R:* Indicates that the system retrieved rent from recurring billing information in JD Edwards EnterpriseOne Real Estate Management.
- *A:* Indicates that the system calculated the rent revenue from the assumption rule that was set up in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.
- *S:* Indicates that the system stepped rent during this period.
- *N:* Indicates that the system retrieved nonrent revenue for the period.
- Blank: Indicates that the system did not retrieve either rent or nonrent revenue.

- Detailed assumptions

  The system prints the information for each detailed assumption, including the computation method, formula used in the calculation, rent bill codes, detail rate, growth pattern, posting account, a message that indicates when the post occurs, the rent step year option, and the calculated amount.

- Sales overage information

  If you set up sales overage information in both JD Edwards EnterpriseOne Real Estate Management and JD Edwards EnterpriseOne Advanced Real Estate Forecasting, the report includes the setup information for both systems for comparison.

  The sales overage information for JD Edwards EnterpriseOne Advanced Real Estate Forecasting includes all of the setup information for the sales overage rule and the sales and recapture amounts entered for the unit.

  The sales overage information for JD Edwards EnterpriseOne Real Estate Management includes the setup information for sales overage, product scales, and minimum and maximum rent and recoveries. The system also includes the sales amounts from the Tenant Sales History (F1541B) and Projected Sales Generation (F1542) tables.

  After the setup information, the system prints the sales overage usage code for each period to indicate whether the amounts that follow were calculated based on the setup information from JD Edwards EnterpriseOne Real Estate Management (R) or the setup information from JD Edwards EnterpriseOne Advanced Real Estate Forecasting (A).

  Finally, the system prints the sales overage amounts that it retrieves from the AREF Prior Gross Billings (F15L302) table.

- Expense participation information

  If you set up expense participation information in both JD Edwards EnterpriseOne Real Estate Management and JD Edwards EnterpriseOne Advanced Real Estate Forecasting, the report includes the setup information from both systems for comparison. The system prints the setup information for each expense class, including class adjustments, class account overrides, and expense cap rules, and then prints the share factor denominator and tenant exclusion rule, if specified.

After the setup information, the system prints the expense participation usage code for each period to indicate whether the amounts that follow were calculated based on the setup information from JD Edwards EnterpriseOne Real Estate Management (R) or the setup information from JD Edwards EnterpriseOne Advanced Real Estate Forecasting (A).

Finally, the system prints the expense participation calculations and the amounts from the EP Billing Register table (F15L38) . The system prints amounts only when you set the processing option to use the budget results.

Processing Options for AREF Budget Calculation Audit Report (R15L1098)

Processing options enable you to specify the information that appears on reports.

Defaults

1. Revision Number

Specify the budget revision number to use to retrieve the information to process.

If you leave this processing option blank, the system uses revision number *0*.

2. Budget Start Period

Specify the number of the first period for which the system retrieves or calculates a budget.

If you leave this processing option blank, the system uses period 01.

3. Budget Start Fiscal Year

Specify the fiscal year that the system uses to retrieve or begin the budget calculations.

If you leave this processing option blank, the system uses the current year of the company that is assigned to the building that is processed.

4. Years to Forecast

Specify the number of years (between 1 and 15) to retrieve or forecast the budget.

If you leave this processing option blank, the system does not generate information for the report.

Process

1. Sales Overage Information

Specify whether to print sales overage information on the report. Values are:

Blank: Do not print the sales overage information.

1: Print the sales overage information. Unless you enter *1* in the Use Budget Results processing options, the system does not include the budget amounts for the sales overage accounts; it prints only the sales overage information that it uses when you run the AREF Budget Calculation program (R15L1091).

2. REM Computation Method 0 Default (real estate management computation method 0 default)

Specify whether to bypass printing sales overage information from JD Edwards EnterpriseOne Real Estate Management when the computation method is 0 (weekly) or whether to print the sales overage information from JD Edwards EnterpriseOne Advanced Real Estate Forecasting. Values are:

Blank: Do not print sales overage information.

1: Print the sales overage information that is set up in JD Edwards EnterpriseOne Advanced Real Estate Forecasting.

3. Expense Participation Information

Specify whether to print expense participation information on the report. Values are:

Blank: Do not print expense participation information.

1: Print expense participation information.

Unless you enter *1* in the Use Budget Results processing options, the system does not include the budget amounts for the expense participation accounts; it prints only the expense participation information that it uses when you run the AREF Budget Calculation program (R15L1091).

4. Management Fee Information

Specify whether to print management fee information. Values are:

Blank: Do not print management fee information.

1: Print management fee information.

Unless you enter *1* in the Use Budget Results processing options, the system does not include the budget amounts for the management fee accounts; it prints only the management fee information that it uses when you run the AREF Budget Calculation program (R15L1091).

5. Management Fee Subledger

Specify whether management fees are posted using the subledger field to show what business unit the fee was calculated for. This allows multiple management fees to be written to one account without any one of them being overwritten. Each management fee calculation is posted with its own subledger. If you leave this processing option blank, the management fee for one account might be overwritten because subledger is not used to distinguish between business units pointing to the same account. Values are:

Blank: Do not post using subledger.

1: Post using subledger.

6. Budget Unit Area

Specify the unit area to use as the basis for calculating budget amounts. Values are:

Blank: Use the rentable area. The system uses the value in the Useable Area field in the F15L101 table.

1: Use the sales usable area. The system uses the value in the Sales Area field in the F15L101 table.

Note. If you set the processing option to use the budget results, and you specify an area in this processing option that is different from the area used to generate the budget results, or if the area on the unit was changed, the calculations on the report does not match the budget result that appears on the report.

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7. Budget Results

Specify whether the system retrieves information that it previously generated in the F15L109 table or generates new calculations. Values are:

Blank: Do not use the budget results.

The system calculates the budget amounts based on the current setup information and the processing options settings. The system does not calculate sales overage, expense participation, or management fee amounts.

1: Use the budget results.

The system retrieves information from the F15L109 table. If you specify to print sales overage, expense participation, or management fees in the corresponding processing options, the system includes the calculations that it generated for these accounts.

8. Expense Participation Calculation

Specify whether to use AREF expense participation rules when E.P. is not set up for the current REM lease. Values are:

Blank: Use AREF rules.

1: Use E.P. information.

Note. If you set up expense participation, the system does not use this processing option.

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9. Revenue Calculation

Specify whether to use AREF expense participation rules when E.P. is not set up for the current REM lease. Values are:

Blank: Use AREF rules.

1: Use recurring billing information.

Note. If you set up recurring billing, the system does not use this processing option.

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10. AREF Assumption Revenue Date Pattern

Enter a user-defined code from UDC table H00/DP that defines the date pattern to use to calculate revenue budget results for AREF assumptions. The budget calculation process uses it to the determine the beginning and ending dates of a period instead of using the company date pattern. For example, if you select a calendar type date pattern, period 1 begins on January 1st and ends on January 31st regardless of how period 1 is defined in the company fiscal date pattern.

If you leave this processing option blank, the budget calculation process uses the company fiscal date pattern.

11. Gross Lease Occupied Information

Specify whether to print gross lease occupied information on the report. Values are:

Blank: Do not print gross lease occupied information.

1: Print gross lease occupied information from the Gross Lease Occupied Area table (F15L141).

12. Gross Lease Occupied Summary Level

Specify the level of summarization when printing gross lease occupied information. If you set the Gross Lease Occupied Information processing option to *1* and you leave this processing option blank, the system selects the default summary level of building. Values are:

1: Summarize by property. The gross lease occupied information represents the total of all buildings included in the report property and revision.

2: Summarize by building. The gross lease occupied information represents the total of all units included in the report building and revision. (default)

3: Summarize by unit. The gross lease occupied information represents detail for each unit included in the report building and revision.

13. Gross Lease Occupied Area Definition ID

Specify the area definition the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area table (F15L141). The system uses

this information when printing the gross lease occupied information. Because this field is required in order to display occupancy information, the system issues an error if you leave this processing option blank.

14. Gross Lease Occupied Area Calculation Method

Specify a calculation method from UDC table 15/OM the system uses to retrieve occupancy information from the AREF Gross Lease Occupied Area (F15L141) table. The system uses this information when printing the gross lease occupied information. Values are:

1: Area as of the first day of the month. (default)

2: Area as of the last day of the month.

3: Area as of the 15th day of the month.

4: Average area for the month.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

	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.

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.

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

	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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