

Management**PLUS**

Management Plus™ v5.8.2 Release Notes

June 2010

Click the following link to download and install the update:

<http://csp.domin-8.com/dnn/SoftwareUpdates/tabid/65/Default.aspx>

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Overview

The following key features and enhancements have been included in this release and are documented in more detail in the following sections.

V5.8.2 Changes:

- The ExecConnect application now includes new topics for executive reports and alerts on your compliance statistics
- Support for the new Spectrum and IHDA Tenant Income Certification (TIC)
- Enhancements to the utility reimbursement processing
- Comprehensive Rent Roll report now has additional statistics
- Enhancements and fixes to the certification process
- Additional Issue/Enhancements

New Features and Enhancements this Release

ExecConnect Compliance Topics

The ExecConnect application has been updated and will now send important compliance statistics, enabling you to take advantage of the new ExecConnect compliance topics.

The information being gathered will give you new reports for the following topics:

- Draft Certifications – Track how many unsent certifications are pending at your sites
- Annual Recertification Monitoring – Track how timely recertifications are being done and monitor the ones that are approaching being late
- Voucher Report – Monitor your pending vouchers, as well as be able to see ones you've received and what was paid vs. requested
- Set Aside Reporting – Monitor where your set-asides are at with all of your Tax Credit/HOME Funds/Bond/Other funding sources
- Applicable Fraction Monitoring – Monitor your applicable fractions for each funding source, and make sure you're alerted if any of them fall before the first year fraction
- Special Claims – Will report on any unpaid rent/damage and regular vacancy claims that are still pending (either pending approval or pending submission on a voucher) and not processed for payment yet
- Rent Increases – Be able to see your past rent increases and dates that they were effective
- Aged Vacancies – You can now report on vacancies of your units by both number of bedrooms and unit type
- Work Order Aging – An additional maintenance topic was added to allow you to see the aging of any non-completed work order, and exactly how long different types of work orders have remained open at your properties

Spectrum Tenant Income Certification

Spectrum Enterprises released a new Tenant Income Certification (TIC) which affects the states listed below. The software update will include the new form for each of these states, as well as a new "Spectrum" option in the states listing in Management Plus:

- Hawaii
- Illinois
- Massachusetts
- Connecticut
- Wyoming
- US Virgin Islands
- Maryland
- West Virginia

Utility Reimbursement Changes

The following changes were made to the utility reimbursement processing in Management Plus:

- Reversing a utility reimbursement because of tenant misreporting will no longer send a negative invoice to accounts payable (applicable if you are integrated to an accounting package with the accounts payable integration)
- When posting a reverse utility reimbursement, the system will now automatically generate the reversal for utility reimbursement paid. In the past, you had to create a utility reimbursement batch and have it go out and create this for you using the additional step
- There was an issue where you could post a reverse utility reimbursement, and then other items could apply to the reversal. This prevented the reverse to utility reimbursement paid from ever being created, and potentially causing an imbalance on that account in your general ledger. The system will now allow utility reimbursement and utility reimbursement paid charges to apply to each other, and not allow errant charges/credits to pay off these balances

Certification Changes

Several enhancements and issues were addressed to the interview/certification process in Management Plus:

- When running in “set up company” mode, you will now be able to modify your next annual recertification date for HUD contracts. This was previously only available for funding sources, and required a separate utility to properly set next annual dates during an initial setup
- When running in “set up company” mode, you can now edit your utility allowance, and have it take effect on that specific certification. In the past, you had to modify funding source setup temporarily in order to make a UA change on a specific certification, causing extra steps.
- When you are using the “100% tax credit” option in funding source setup, it was confusing that the review screen would still show “40%” for a 40/60 federal set-aside. This now shows 100% and makes it clear that only tax credit qualified people will be allowed in the specified unit
- Market renters would sometimes cause a password override in order to complete a certification when a mandatory federal requirement was not met, even if you already had enough households to meet the check from an overall standpoint. This restriction was made more lax, and you will now see the check show in “yellow” instead of in “red” when this scenario arises, and a password from an authorized individual will no longer be needed
- Additional performance enhancements have been made which will improve the overall speed and performance of the review screen even further

Additional Updates

The following issues were also addressed in this release of Management Plus:

- Scenarios were reported where move-ins from the waiting or application list were causing a “missing VAS record” error. This has been addressed.
- There was an issue reported where certain certifications did not have/were losing their voucher dates. This was caused by the certification being set for “resubmission” prior to ever being sent the first time. A change was made to not allow you to set the “resubmission” flag on a certification before it was sent off to HUD/CA the first time.
- You can now delete a tenant from the system with charges/payments on the current ledger, as they will be reassigned to the household upon their departure.
- You can now re-designate a compliance unit to either low HOME or high HOME for your potential rent purposes.

System Requirements and Recommendations

The system specifications listed here are general guidelines. Other variables will also affect system performance, most importantly the other applications that are installed and running on the machines that use Management PLUS.

It is possible to run Management PLUS on a wireless network. RealPage is not responsible for data corruption or data loss that may arise due to lost connections, packet loss, or any other network issue that may result from problems with a wireless connection.

NOTE: When installing Management PLUS upgrades in a client/server environment, you *must* update both the server and all of the clients so that they are all running the same version of the software. Doing otherwise may cause unpredictable results.

For questions about system specifications contact the Support Department.

Standalone Computer & Peer-to-Peer Server	Client
Dual Core processor or better	Dual Core processor or better
1 GB of RAM per concurrent user	1 GB of RAM
1 GB of hard disk space per company	500MB of hard disk space
Windows XP, Vista or Windows 7	Windows XP, Vista or Windows 7
Pervasive.SQL (see below)*	Pervasive.SQL (see below)*
Windows compatible laser or inkjet printer	Windows compatible laser or inkjet printer
CD-ROM drive	CD-ROM drive
TCP/IP network for multi-user operations	Internet connection**
Internet connection**	

Dedicated Database Server	Citrix or Terminal Server
Quad Core processor or better for 6+ users. Dual Core processor or better for 5 users or less.	Quad Core processor or better for 6+ users. Dual Core processor or better for 5 users or less.
1 GB of RAM per concurrent user (or 4GB)	Minimum of 4 GB of RAM or 1 GB per user
1 GB of hard disk space per company	1 GB of hard disk space
Windows Server 2003 or better	Windows Server 2003 or better
Pervasive.SQL (see below)*	Pervasive.SQL (see below)*
Windows compatible laser or inkjet printer	Windows compatible laser or inkjet printer
CD-ROM drive	CD-ROM drive
TCP/IP network for multi-user operations	Internet connection**
Internet connection**	<i>No more than 20 concurrent users per Citrix or terminal server</i>

* Pervasive Workgroup can be used in an environment with 5 computers or less (counting the database server). For more than 5 computers, a Pervasive Server license is required.

For Pervasive compatibility, please visit:

<http://www.pervasivedb.com/Database/Products/PSQLv10/Pages/v10SystemRequirements.aspx>

** An internet connection is required to download Management PLUS updates and to receive application support. TRACS users will need a high speed internet connection to submit files to iMAX.

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