BIGCenter 18.04.1

Release Notes

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Release Information

Release Version: 18.04.1

Date of Release: April 26, 2018

Introduction

This document describes the features and functionality of the BIGCenter 18.04.1 release. Enhancements have been delivered for the **Leases** workspace, **Report Center**, the **Purchase Orders** workspace, the **Projects** workspace, the **Transactions** workspace, and the **Work Requests** workspace. Additionally, a new FASB 842 / IFRS 16 Disclosure Report has been made available in **Report Center**, users can now move documents in the **Documents** detail section using the new **Move Document** action, and a new **Tenant Inducement Details** action has been added to the **Leases** workspace.

Ideas for improving BIGCenter

We invite you to submit enhancement requests on the BIGCenter Ideas page, visible to both internal Accruent employees and Support Contacts for other BIGCenter customers. You can now vote for or against these ideas, add or respond to comments, and view the status of all ideas.

This direct feedback allows Accruent to gain visibility into what is meaningful to customers. Product Management actively monitors the Ideas board, adds comments, and updates the status of ideas as needed.

Please contact BIGCenter Support for any questions about Ideas.

New FASB 842 / IFRS 16 Disclosure Report in Report Center

FASB Topics 842-20-50-4a-g state that lessees are required to disclose certain values relating to a lessee's total lease cost, which includes both amounts recognized in profit or loss during the period and any amounts capitalized as part of the cost of another asset in accordance with other topics, and cash flows arising from lease transactions.

In anticipation of your reporting needs, the BIGCenter team has created the new **Quantitative Disclosure** report. This report pulls all data relating to the FASB disclosure reporting requirements from your portfolio.

For the years ended 12/31/2018 and 2017		
Lease Cost	**2018**	**2017**
Finance lease cost (resulting from lease payments)		
Amortization of right-of-use assets	$4,065,863.44	$3,609,325.62
Interest on lease liabilities	$503,382.26	$583,554.54
Operating lease cost (resulting from lease payments)	$0.00	$0.00
Short-term lease cost	$0.00	$0.00
Sublease Income	$0.00	$0.00
Total lease cost	**$4,569,245.70**	**$4,192,880.16**

Other Information		
Cash paid for amounts included in the measurement of lease liabilities for finance leases:		
Operating cash flows	$0.00	$0.00
Finance cash flows	$5,310,597.33	$4,723,908.70
Cash paid for amounts included in the measurement of lease liabilities for operating leases:		
Operating cash flows	$150,752.30	$146,356.12
Weighted-average remaining lease term (in years):		
Finance leases	4.75	1.00
Operating leases	2.39	23.62
Weighted-average remaining lease term (in months):		
Finance leases	29	65
Operating leases	29	41
Weighted-average discount rate:		
Finance leases	3.17	3.19
Operating leases	3.00	3.00

Example of Quantitative Disclosure report.

Run the Quantitative Disclosure Report

To run the **Quantitative Disclosure** report, follow the steps below:

1. Open **Report Center**.
2. Navigate to **Shared Reports** > **Portfolio Center** > **Lease Reports** > **Accounting**.
3. Select either **Quantitative Disclosure** or the **Quantitative Disclosure Data Grid**.

> **Note:** The **Quantitative Disclosure Data Grid** provides the individual values that are used in the calculations described below in the *Definitions of the Values* section. This data grid can be used to export your data for use in your financial system.

4. Enter the current year in the **Current Year** field.

> **Note:** You can only select one value from this field.

5. Click the **Arrow** button  to move the appropriate selection from the **Available** field to the **Selected** field.
6. Enter the previous year in the **Previous Year** field.

> **Note:** You can only select one value from this field.

7. Click the **Arrow** button  to move the appropriate selection from the **Available** field to the **Selected** field.
8. Click the **Run Report** button.
   The report runs.

> **Note:** It may take a few minutes for the report to finish running. Do not close the window.

Definitions of the Values Calculated in the Quantitative Disclosure Report

- **Lease Cost** - sum of Finance Lease Cost, Operating Lease Cost, and Short-term Lease Cost minus Sublease Income
- **Finance lease cost (resulting from lease payments)** - sum of amortization of right-of-use assets and interest on lease liabilities
- **Amortization of right-of-use assets** - sum of the change of asset values on capital leases
- **Interest on lease liabilities** - sum of total interest on the present value of an annuity with payments equal to the lease payment
- **Operating lease cost (resulting from lease payments)** - sum of operating lease costs for leases that have both a capital and operating lease schedule
- **Short-term lease cost** - sum of total lease payments in profit or loss on a straight-line basis over the lease term
- **Sublease income** - sum of all sublease income
- **Cash paid for amounts included in the measurement of lease liabilities for finance leases** - sum of all payments on finance schedules
- **Cash paid for amounts included in the measurement of lease liabilities for operating leases** - sum of all payments on operating schedules
- **Weighted-average of remaining lease term**:

  = [Sum of (each remaining lease liability
  * remaining lease term for the lease)]
  / sum of remaining lease liabilities for all leases
- **Weighted-average of discount rate**:

  = [Sum of (each total remaining lease payment amount
  * each lease's discount rate)]
  / total remaining lease payments

New Move Document Action in Upgraded Software

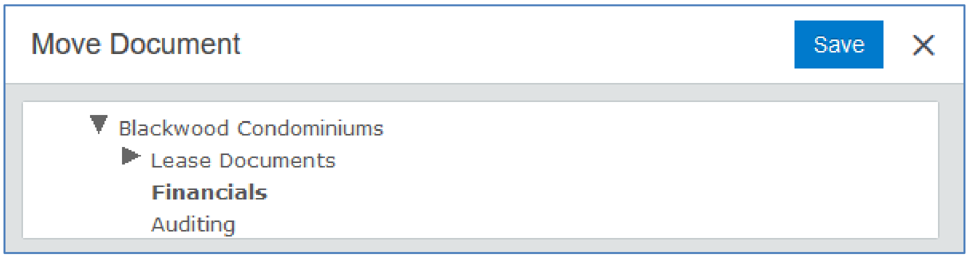
Previously, users did not have the ability to move documents between folders in the **Documents** detail section. Instead, they would need to download the document, upload it to the new folder, and delete the document.

To improve workflow, a new **Move Document** action has been added to the upgraded software. See the procedures below to learn more.

Move a Document

To move a document, follow the steps below:

1. Open the workspace where your document is stored.
2. Select the record where the document is saved.
3. Select the **Documents** detail section from the **Detail Section** menu.
4. Select the document you want to move.
5. Click the **Move Document** button in the toolbar on the right side of the **Details** pane. The **Move Document** modal window opens.



Move Document modal window.

6. Select the folder where you want your document to be moved.

> **Note:** To expand a folder and see its sub-folders, select the folder.

7. Click the **Save** button (or click the **Close** button to exit without moving the document). The modal window closes. The document is moved to the new folder.

Tenant Inducement Details Action Added in Leases Workspace

Previously, users could only enter tenant inducement comments in the **Comments** field of the **Add** or **Edit Tenant Inducement** modal windows. This field had a character limit, and did not track comments by date. This meant that users had to delete old comments in order to add new ones.

To address this issue, the **Comments** field in the **Add** and **Edit Tenant Inducement** modal windows has been removed and we have added a new **Tenant Inducement Details** action. This action opens a modal window where users can add, edit, and delete comments.

Add Comments to a Tenant Inducement

To add comments to a tenant inducement, follow the steps below:

1. Open the **Leases** workspace.
2. Select the lease whose tenant inducement you want to add comments to.
3. Select the **Tenant Inducements** detail section in the **Detail Section** menu.
4. Click the **Tenant Inducement Details** button in the toolbar on the right side of the **Details** pane.
   The **Inducement Details** modal window opens.
5. Click the **Add Comment** button in the toolbar on the upper-right side of the modal window.
   The **Add Comment** page opens.
6. Enter your comment in the **Comment** field.
7. Click the **Save** button (or click the **Cancel** button to exit without saving).
   The **Add Comment** page closes. Your comment appears in the **Comments** detail section of the **Inducement Details** modal window.

Edit Comments on a Tenant Inducement

> **Important!** You can only edit your own comments unless you have been granted the appropriate editing permissions by your administrator.

To edit comments on a tenant inducement, follow the steps below:

1. Open the **Leases** workspace.
2. Select the lease whose tenant inducement comments you want to edit.
3. Select the **Tenant Inducements** detail section in the **Detail Section** menu.
4. Click the **Tenant Inducement Details** button in the toolbar on the right side of the **Details** pane.
   The **Inducement Details** modal window opens.
5. Select the comment you want to edit.
6. Click the **Edit Comment** button in the toolbar on the upper-right side of the modal window.
   The **Edit Comment** page opens.
7. Make your changes.

8. Click the **Save** button (or click the **Cancel** button ✕ to exit without saving).
   The **Edit Comment** page closes. Your updated comment appears in the **Comments** detail section of the **Inducement Details** modal window.

Delete Comments from a Tenant Inducement

> **Important!** You can only delete your own comments unless you have been granted the appropriate permissions by your administrator.

To delete comments from a tenant inducement, follow the steps below:

1. Open the **Leases** workspace.
2. Select the lease whose tenant inducement comments you want to delete.
3. Select the **Tenant Inducements** detail section in the **Detail Section** menu.
4. Click the **Tenant Inducement Details** button in the toolbar on the right side of the **Details** pane.
   The **Inducement Details** modal window opens.
5. Select the comment you want to delete.
6. Click the **Delete Comment** button in the toolbar on the upper-right side of the modal window.
   A dialog box opens, asking you to confirm your choice.
7. Click the **OK** button (or click the **Cancel** button ✕ to exit without deleting the comment).
   The dialog box closes. Your comment no longer appears in the **Comments** detail section.

Summary of Issues Fixed and Additional Enhancements

Component	Summary
General	**Issue:** When attempting to sort using multiple values in a detail section, the system would sort using the first value correctly. However, if the user then tried to do a secondary sort using a date value, the system would sort by numerical value rather than by date sequence. **Resolution:** The system now performs secondary sorts for date values correctly.
Lease Accounting Manager	Discount rates can now have up to 10 characters after the decimal point.
Leases	The **Summary** detail section now displays tenant and landlord countries.
Leases	The **Summary** detail section now has a **Parking Spaces** field in the **Occupied Areas** section. This field is used to input the total number of parking spaces related to a lease. This field also appears on the lease abstract **Print** view.
Leases	The **Summary** detail section now displays the most recent **Date** type comment below the **Lease Dates** information section.
Leases	The **Summary** detail section and the **Print View** of the **Summary** detail section now display the **Floor** of a lease. This field appears in the **Lease Information** section under **Lease Type**.
Leases	The **Activities** detail section now has a **Completed Date** field that you can populate when an activity is completed.
Leases	**Issue:** Users could not generate accounting schedules when their costs were too large. **Resolution:** The system now generates accounting schedules regardless of how large the costs are.

Component	Summary
Leases	**Issue:** The **Print** view of the **Summary** detail section only displayed the months and years of the current term, while the **Summary** detail section displayed the days, months, and years. **Resolution:** The **Print** view now displays the days, months, and years of the current term.
Leases	**Issue:** When editing the title of a document with no extension in the **Documents** detail section, the system was treating the document title as the extension, and was appending it to any edits. **Resolution:** When a file does not have an extension, you can edit the file name and add an extension. If a file already has an extension, the extension is applied automatically by the system if you do not include the extension when editing the file name.
Leases	**Issue:** Notes added to the **CPI**, **Escalation**, **Parking**, and **Premises** do not display on print abstracts. **Resolution:** Notes from these detail sections now appear on the print abstract.
Leases	**Issue:** When a cost center description and its code are different, the system was only displaying the cost center code in the **Allocations** detail section. **Resolution:** The description of a cost center has been added as an available column in the **Allocations** detail section.
Leases	**Issue:** The **Summary** detail section was displaying the country code in the **Building Info** section instead of the country name. **Resolution:** The **Summary** detail section now displays the country name in the **Building Info** section.
Leases	**Issue:** The grid view of the **Premises** detail section did not have a column available for notes added to a premise. **Resolution:** A **Notes** column has been added to the grid view of the **Premises** detail section.

Component	Summary
Leases	**Issue:** The system was adding blank rows to the **Costs** and **Options** detail sections of the **Accounting Entry Details** modal window when a cost or option was added to the lease. These blank rows also appeared in the **Print** view. **Resolution:** The system no longer adds blank rows to these detail sections, and the blank rows no longer appear in the **Print** view.
Projects / Transactions	**Issue:** The legacy **Documents** user interface was still visible in the **Gantt Chart** detail sections of the **Projects** and **Transactions** workspaces and the **Budget** detail section of the **Projects** workspace. **Resolution:** These detail sections now display the upgraded **Documents** user interface.
Purchase Orders	**Issue:** Users found that the system had an error when a purchase order had a line item quantity of 1 and they attempted to close a change order with a line item that had a quantity of - 1. **Resolution:** Line item quantities that total 0 are not included in the change order close out.
Report Center	**Issue:** The **CRE Premise** report did not include the **Premise Name** field. **Resolution:** The **Premise Name** field has been added as a main column in the **CRE Premise** report.
Report Center	**Issue:** The **Project Summary Ad Hoc** report was generating incorrect information if the project had more than one project manager, unless the user included the project manager as a field on the report. **Resolution:** The **Project Summary Ad Hoc** report now generates as expected.
Work Requests	**Issue:** Vendors were still able to access work requests even after being unassigned from the work request. **Resolution:** Vendors are no longer be able to access work requests that they are not assigned to.

Component	Summary
Work Requests	**Issue:** Deferral reasons were not displaying in the **Summary** detail section. **Resolution:** The most recent deferral reason now displays in the **Summary** detail section.

Release Notes – April 26, 2018

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