MRI FINANCIALS & BACK OFFICE

JobCost for MRI Web

JobCost is a development and construction accounting application that enables you to track real estate projects (jobs) throughout the project life cycle. The most widely-used Windows features of JobCost have been put into MRI Web: setup, budgeting, contract processing, invoice entry, journal entry, and related reports. Numerous usability improvements have also been incorporated into JobCost Web.

Note: Some functionality is not yet available in MRI Web, including loan draws, bill back, lien waivers, multi-currency JobCost invoice entry, JobCost journal templates, JobCost recurring journal entries, JobCost prior period/year adjustments, and some reports. Clients may adopt JobCost Web while continuing to use JobCost Windows for the aforementioned items.

Purchase Order for MRI Web

Purchase Order functionality has been incorporated into Accounts Payable web so that it can be accessible to JobCost clients. Clients with the AP and PO licenses will be able to efficiently enter, print, approve, and invoice purchase orders.

Note: A feature not yet available in Web is Purchase Order receiving, which allows partial invoicing of Purchase Order line items.

Enterprise General Ledger for Web

Enterprise Ledger allows for data entry efficiency and accuracy through setup of automated processes and reporting flexibility. Enterprise Ledger features were converted from MRI Windows availability to MRI Web.

Note: Journal Entry Templates have been moved from the ADVGL license to the base GL license, in both Windows and Web in 4.5.

Invoice Entry Usability Improvements

Clients are now offered an improved user experience and an increase of data entry efficiency when entering an AP Invoice. Users can now perform all actions on the invoice entry page without having to use a mouse.
MRI FINANCIALS & BACK OFFICE (CONTINUED)

Budgeting & Forecasting Recovery Estimates (4.4.3 PMU)
Clients are now able to pull system-wide, CM building, suite, and lease level recovery setup data into B&F budgets, and use budgeted expenses to calculate lease recovery estimates. During the reforecast process, a “true up” recovery estimate adjustment can be created within B&F by using a combination of actual and budget data.

Budgeting & Forecasting CPI Calculation
Clients are now able to pull system-wide and CM lease level CPI setup data into B&F budgets and use projected CPI values to calculate lease CPI estimates.

Budgeting & Forecasting Additional Enhancements
Several minor enhancements were also made throughout the B&F product for 4.5, such as: integration to LeaseFlow Opportunities for prospect leases, the ability to reuse detail lines from a previous B&F or ForeSight budget, and a column-style comparative budget report.

RESIDENTIAL MANAGEMENT

Improved Reconciliation Capability For Scan Check Batches
Improvements have been made to the RM Web check scanning process to allow for easy reconciliation between RM and ProfitStar batches. MRI now sends the RM Batch ID, RM Property ID, and the Resident ID with each scanned check.

Improved DHCR Leasing and Renewal Processes
Several changes have been made to streamline the DHCR leasing process. DHCR vacancy leases are now calculated and displayed to enhance the leasing agent’s ability to offer the correct preferential rent. Additionally, the DHCR renewal process has been improved to create renewal letters that adhere to DHCR guidelines.

Auto Non-cash (NC) Credit Applies
All Charge code setup is now available in Web. Non-cash transactions are automatically applied to open charges when one-time credits are given in batches. Additionally, Non-cash credit can auto apply, and when used in conjunction with Send NC Credit as it applies to the General Ledger option, make credit applies management a thing of the past. Moreover, NC credit mapping has an easy and agile configuration in Web.

Resident Connect Credit Card Enhancement (4.4.2 PMU)
The ability for residents to pay their rent on Resident Connect via credit card has been added. The solution is integrated in with RentPayment by YapStone.
COMMERCIAL MANAGEMENT
Tenant Connect Password Reset (4.4.5 PMU)
Tenants can now create first time login passwords or reset existing passwords without intervention from the property.

Tenant Connect Partial Payments (4.4.2 PMU)
Tenants may pay a portion of any open charge on their statement within the Tenant Connect portal product.

Batch Entry Shortcut Keys
Shortcut keys were added for common actions in batch entry, similar to those found in on-premise solutions. This allows for a more keyboard-centered experience that increases the ease of use by improving cursor tabbing and focus.

FRAMEWORK
Multiple Active Pages
This enhancement allows users to work in one page of MRI and then open more pages on the same screen without having to close the original page. Having multiple pages open at the same time increases usability, streamlines navigation, and allows for multitasking between modules in MRI.

Security Manager Tool
Security Manager is a new SaaS-only, web-based tool that includes self-service options for users to add, update, delete, and assign existing security roles. The Security Manager tool also includes the following security reports:

- **User/Role Security Report** – This report lists MRI users and their assigned security roles in a Microsoft Excel format. This enhancement is one of the Top 5 Ideas based on client votes.

- **Web Menu Access Report** – This report lists both the MRI Web menu options and the roles and users that have been specifically excluded from accessing the options in WebDesign.

- **Audit History Report** – This report allows clients to track all changes that have been made using the Security Manager Tool.

Improved Data Entry
Data entry has been improved across all MRI products. Users can now use the F2 key to open lookups and the calendar control, allowing us to remove them from the tab order. This allows for more keyboard-centered data entry and a fewer number of tab clicks on all applicable pages.
New Features of MRI Property Management 4.5

**INTERNATIONAL**

**AP International EFT Framework**
This is a Web-based framework allowing the conversion of existing reports and creation of new reports in order to generate EFT files for bank processing. The European SEPA EFT format has been built to allow clients to configure which fields are used in the output. The ANZ version has been designed to use the standard fields deployed to clients in that region.

**EMEA Service Charges Enhancement Phase 1**
Enhancements to current service charge functionality were facilitated to allow expenses to be apportioned across a period of time. Moreover, the system will calculate a yearly reconciliation amount based on a daily calculation per tenant, taking into account occupancy and area changes during a single service charge year. Existing reports have been updated and some new reports were added to support these features. Lastly, configurable RICS reporting has been added for the UK.

**Chinese Country Pack Updates**
The Chinese country pack has been updated in web to include CESI output reporting and dual language entry.

**ANZ Country Pack Updates**
The base reports have been updated to run in Web. Meanwhile some additional reports were added along with standard web EFT and invoicing functionality.

For additional information on MRI Property Management 4.5, please call MRI Software at +1.800.321.8770 or visit us online at mrisoftware.com