



# **Product Release Notes**

## **ARGUS Developer v.4.05.001.047**

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Release Notes for ARGUS Developer V4.05.001.047  
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## Introduction

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**Purpose** The purpose of this document is to communicate enhancements, modifications, known problems and ways to work around them for the release of ARGUS Developer V4.05.001.047.

**Scope** This document describes the release of ARGUS Developer V4.05.001.047.

**Compatible Platforms and Products** This product has been verified to install and operate on the following platforms (or with the following products):

Desktop Operating Systems

- Windows 2000
- Windows XP
- Windows Vista

**System Requirements** The following represents the minimum supported system requirements for use of ARGUS Developer V4.05.000.000.

Client PC Requirements

- Memory: At least 512 Mb of RAM (1 Gb for Vista)
- Hard Drive: At least 60 megabytes of hard disk space
- Processor: 1 GHz processor (or faster)
- Display: SuperVGA 1024 x 768 color monitor

Browser Requirement

- Internet Explorer 6.0 or higher
- Firefox 2.0.0.8 or higher

Microsoft Excel Export and Import Requirement

- MS Excel 2002 or higher

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### Defects Fixed in ARGUS Developer V4.05.001.047

ID	Title
20249	Access Violation error shown after cancelling the Assumptions and Defaults form when asked whether to save changes and the answer No is given.
20205	The Cash Flow Notes Report did not handle multi-line notes.

### Defects Fixed in ARGUS Developer V4.05.001.043

ID	Title
19865	Timing of data shifted after Copying a Phase then Deleting another Phase
19813	When starting Developer, Excel was sometimes started. This was caused by a Microsoft Update.
19812	Land Residual value was not calculated for a specific data file.
19798	When loading Structured Finance data, a warning message was shown unnecessarily in the Data Checker.
19656	When a data file was loaded containing Structured Finance data, the program would remove the data if there was no Structured Finance licence available.
19883	An Access Violation error was shown when printing a report when the data file had been opened by double-clicking on the file name.
19876	The Phase drop down selection box was not available in the Structured Finance timing dialogs.

## Defects Fixed in ARGUS Developer V4.05.001.037

ID	Title
14860	Interest only contribution source will not stop after loan fully repaid using inter-account transfer fund
16070	Adjustments to fix offsets against timescale stages with a fixed date anchor causes distortions in timing of cash flow items
16250	Floating point div by zero error in ITZA window
16272	Timescale - Anchored To - 'Offset by' field not validated correctly - leading to 'Out of memory' error
16342	Construction cost changes (increase) when switching between contract profile in Multi unit sales when Additional Area cost is used
16449	Wrong profit amount in summary appraisal / project cashflow
16680	When trying to dispose of whole units in the distribution editor, errors sometimes occur
16683	Partial Distribution is grayed out for unit sales
16684	Refresh issue with the 'Repeat Cycle' on construction costs
16728	Floating Point errors when viewing merged phase view
16742	Sales distribution type does not change when you increase the number of months for sales
16756	Land cost timing changes when sensitivity is run
16788	Leasing Commission calculation incorrect with Quarterly Rent Cycle
16795	There is a problem in the finance calc where max iterations are being reached, causing the file to calculate very slowly
16822	No Rental Area Summary detailed when using stepped rent profile
16826	Present valuing of reversion on growth incorrect when there is a 0 rent review cycle
16827	Incorrect "Construction Duration" timing when using "Automatically Adjust Timescale" in Single Unit Sales
16853	File Locked error when exporting in version 2.06 format
16856	IRR Lookback - Source Profit Participation row is incorrect
16865	Reserve Account hits 35 iterations - Repayment Proportions Incorrect
16896	Balance Outstanding Amount in Structured finance when interest repayment and Shortfall% are used together
16909	Capital Balance cash flow line is not calculating for Preferred Return cashflows
16935	% Per Annum amount in Finance Fee doesn't work
16949	Repayment Proportions are not correct in multi-source repayment orders
17036	Contribution include interest causing Interest Funded by Project to escalate
17049	Project Funded Fees do not terminate correctly but continue to end of cash flow
17090	Lower IRR than expected due to negative timed repayments
17159	Growth is calculated on Operated Assets costs/revenues after the Growth Set has been deleted
17218	Finance Cash flow shows unwanted lines for auto project contributions
17268	Shortfalls in Contribution are not shown in the Combined Cashflow
17409	Timed IRR Profit Distribution amounts not shown on the Summary Reports
17483	Intersource Transactions overpaying a funding source
17484	When 12 month NOI Cap. Method and Leasehold is selected, a Profit Warning is shown on the Proforma/Summary report
17512	ARGUS ZONE Pane should be Shown/Hidden on starting program - dependent on previous session state
17715	Contribution Shortfall amount not shown in Performance Measures
17718	Timed IRR Profits are missing from the Proforma/Summary Report
17755	Access Violation error message when cancelling the Graphical Distribution Editor
17779	Copy phase function is altering custom distributed cash flow lines
17808	100% distribution not being maintained in distribution editor
18119	Additional Related item converted to Additional Cost on file load

ID	Title
18141	Sensitivity Incorrect on Single Unit Sales
18192	Available Units SHIFT, but Amount/Occupied Units don't in Operated Assets when "Begin Occup & Rates at Start of Income Start Timing" Checked
18227	Rate per Additional/ft <sup>2</sup> is not saved from the Multi Unit Sales area schedule
18269	Operated Asset valuation does not include growth for UK method - 12 month NOI method
18270	List index out of bounds error in Area Schedule
18278	Construction Rate in area record is incorrectly modified when construction cost modified from the cashflow
18281	Cost / Parking space not reset when a construction breakdown is added to an area
18288	File Slow to Calculate in Fixed Land Cost Mode
18298	Construction Cost Breakdown not converted during Currency Conversion
18407	Equivalent yield incorrect on Appraisal Summary
18479	Cashflow longer than 20 years doesn't export to Excel in annual view
18586	Percentage/Turnover Rents not calculating in Rent Free after Sale
18604	Add Equity Cashflow data to the Multiview Export
18618	Data distribution changes after Exit & Reopen when Unit Sales have whole units on a weighted curve
18620	Dispose of whole units option not saving without closing data distribution
18663	Modify Export Wizard to allow new Excel 2007 templates to be seen in browser
18709	List Index out of Bounds in Save Export Option
18711	Return on Equity is not correct on changing Phase
18718	Mortgage fee persists in Proforma/Appraisal Summary even after mortgage de-activated
18738	Rent at Start/Sale amounts are incorrect on the Project Pro Forma (Appraisal Summary) report in some circumstances
18775	File load fails when the string '[F]' is used in headings for cash flow line or area records
18787	After exporting DVL file the cash flow screen is not rewritten
18788	DVL export data in Val Cap does not tally with Developer cash flow
18790	Floating Point error in File Load Validation
18798	Total Return column in Performance Measures does not include Project Funded Interest and Fees
18871	In Operated Assets you are not able to choose a daily activities page in the base income
18889	Return on Equity not showing in the Performance Measures tab
18927	ADB export from Developer adds structured finance to export file using an incorrect cost code
18944	Export to Multiview is double-counting Project Funded Interest and Fees
18948	Export to Multiview rounds the numbers
18967	Profit Warning on Proforma/Summary Report
19008	Export to Multiview does not include Mortgage Fees
19014	Valuation of reversion when 0 months rent review and do not renew this lease applied
19046	Development Yield does not include Mortgage Fees
19076	Enhanced Reports do not accept any version number other than 1
19113	Pasting into Schedule does not work correctly
19120	Having two Mortgage Fees causes a Total Cost warning message on Proforma/Summary report
19121	Problem switching between Residual Land and Fixed Land modes
19147	Fee distributions not correctly maintained
19148	Corrections to timescale for offsets against fixed stage anchors cause lines to be timed prior to project start
19167	Timing validations distorted by assumptions set prior to loading a file
19173	Interest not included on Funding Source Cash Flow Report
19215	Program not sensitising Rent correctly for 0 Capital Value area

ID	Title
19218	Circular links should not be possible in Operated Assets
19234	Export to version 2.06 does not export the Timescale
19356	Project Funded interest and fees did not show on the standard cash flow nor on cash flow reports
19390	The Tenant Cash Flow Statement showed rental flow for the First Term and Renewal Terms in the same period. They should not overlap, except in non-monthly view cycles.
19403	Profit can be overpaid in some circumstances where a Manual Repayment Only option is chosen in a repayment order with multiple sources
19404	In the wide area schedule, areas entered in metric units are rounded to the nearest whole number
19498	The timing of cash flow items when linked to the end of the Sales stage could be incorrect when the 'Automatically Adjust Timescale' option was active
19500	When entering data into some items in the cash flow, the detail editor did not always reflect the change
19501	Settings made to the Time sensitivity variable were not saved with the data file

### Known Issues in ARGUS Developer V4.05.001.037 – All Non-Critical

ID	Title
15895	Virtual pc (Win XP SP3 OS) with no printer - series of errors thrown when tried to print/export any Report
15899	Able to create unnamed ground leases
15901	Warning shown in Summary tab is not appropriate
15941	Assumptions-Interest/Inflation/Growth Set names allows to leave window without entering Set names
16047	Assumptions Residual-hiding a Warning message will not allow to leave Assumptions window by clicking OK button
16068	Extended Timing option is available without ticking the checkbox in Data Distribution editor!
16069	'List index...' error in Fixed Price editor with 'Change Label' option
16146	DD - GUI issue in Editor - split curve appearance
16241	File load validation for file created with Circle Developer version 2.05.010 to 2.05.027 not correct
16248	Previewing the "Tenant Cash Flow Statement" report with a large font size hangs the application
16654	When you use "construction cost breakdown editor" you can't run sensitivity on construction
16757	Global settings in assumption set to Payment Quarterly in advance but I can still change the payment cycle to annually
16863	Only 1 interest set is applied but in summary says that multiple sets are in use
17760	VAT on revenue calculates as receipt rather than cost
18172	Multi phase tab disappearing from view (inconsistent)
18679	Construction Loan is contributing when cash is available in Reserve
18719	Problem switching views in Sensitivity Results
18785	Sensitizing a Start Date
18970	AV message is displayed for preview cash flow report if no printer installed
18994	Floating point division by zero error in Rent Zones when number of units is 0
19024	Tools-Options-Cashflow Show Brief Finance Details option disabled with structured finance
19025	Not able to work out the residual amount
19520	Intermittent Access Violation message shown after editing a value directly in the cash flow then editing it again through the Definition tab. The workaround is to edit through the Definition tab.
	The export option to downgrade data from version 4.05.001 to version 2.06 can cause problems for some data files. These files will not open in version 2.06. The files will open, however, in version 3.

## Enhancements and Modifications Introduced in ARGUS Developer V4.05.001.037

Item	Description
<b>Reports</b>	The Client Logo is now printed on the Cover Sheet when the option to print the logo is selected in the Report Setup tab.
<b>Reports</b>	Dates on reports now show in the local date format for each country.
<b>Reports</b>	A new option has been introduced to the Report Setup tab to enable the cash flow reports to either include or exclude sales unit information.

## Highlighted Enhancements and Modifications Introduced in ARGUS Developer V4.05.000.187

Item	Description
<b>Reports</b>	The Crystal Reports option has been enabled for all users when any Crystal report file (extension .RPT) file is detected in the Crystal\Reports folder.

## Highlighted Enhancements and Modifications Introduced in ARGUS Developer V4.05.000.159

Item	Description
<b>Argus Zone</b>	Integration of Argus Zone into Argus Developer with file open/save functionality, file collaboration.
<b>Timescale and Phasing</b>	<p>Phase Start Date can be relative to a Stage event in another Phase.</p> <p>Inter-relate Stage activities across Phases, not just Stages within Phases.</p> <p>Read-only column shows End Date of each Stage.</p> <p>Expanded tooltips to explain Stage settings that are "locked".</p>
<b>Capitalized Rent area</b>	<p>Allow Rent additions and cost to be defined as % of Base or Gross Rent.</p> <p>Calculate Cap Value of leases based on 12 month forward projection.</p> <p>Allow Escalation starting from Lease start date vs. Project Start Date.</p> <p>Renewal Term (years &amp; months) added to the Lease Tab.</p> <p>Turnover (Percentage) rent included in Development Yield Calculation.</p> <p>Distribute TI costs.</p> <p>Distribute Leasing Commission costs.</p>
<b>Area Schedules</b>	<p>Schedule View (also known as Wide Area Schedule) - Incremental fill down function - for text, numbers and dates.</p> <p>Construction Cost Breakdown to include extra calculation types to align with main Area forms.</p>
<b>Line item Editors/Distributions</b>	<p>Allow cross-Phase/Stage event referencing.</p> <p>New periodic (for example Monthly, Quarterly) "Type" of cost element .</p> <p>More information in Timing dialogs and new popup graphics.</p> <p>Select units from other Phases when applying a "Rate per Unit".</p> <p>Allow Related % to be up to 10,000% (100x referenced value)</p>
<b>Multi-Unit Sales</b>	<p>Sales Contracts - each payment can relate to any Phase/Stage or date.</p> <p>Switch to allow/disallow collection after Sales completion.</p>
<b>Reports</b>	<p>NOI Report - similar to Argus DCF.</p> <p>Operated Asset Assumptions Report.</p>
<b>Operated Asset definition/cash flow projections</b>	<p>Ability to copy an Operated Asset Profile in its entirety.</p> <p>Detail lines now appear in Cashflow in order of their positioning in the Detail schedule of the Operating Revenues/Expenses area of the Operated Asset dialogs.</p> <p>Operated Asset 'Pages' can commence relative to the Income Start Timing Date for the current Area record. See option for this in Operated Assets Editor – Profiles selection.</p>
<b>Export</b>	Export to Argus DCF - option to export only Area records versus all timed costs.

Item	Description
<b>General</b>	<p>Excel Project Template: Do date/time stamp of when file was downloaded.</p> <p>Lock data (WCF) files when open, to prevent other users gaining the ability to write to the same data.</p> <p>Allow 6 decimal places in currency conversion dialog.</p> <p>Results panel - show total cost not including interest and fees.</p> <p>Results Panel - View cost breakdown by group.</p> <p>Results Panel - Balancing Account to show value if non-zero, and Active status.</p>
<b>Structured Finance</b>	<p>Allow % of Contribution to include selection of Interest &amp; Fees separately, by Source and Tranche of Contribution.</p> <p>Automation of existing Timed Finance Transactions with a new tab in Financing setup entitled "Inter-Source Transactions".</p> <p>Set an end date for a finance fee in the financing area.</p> <p>Add loan fees to the Mortgage in the financing area.</p> <p>Exit fees on Bank Loans.</p> <p>Ability to include 'Fees' in the 'Repay Interest Only' option.</p> <p>Add ability to specify the earliest start date for each tranche of contributions.</p> <p>In Finance contributions, allow for Shortfall calculation switch.</p>

## Highlighted Enhancements and Modifications Introduced in ARGUS Developer V4.00.001

Item	Description
<b>Cash Flow</b>	<p>New grid in Project Cashflow (same as used in Finance Cashflow), allowing for expand/collapse of major groups; improved Excel dump of Project Cashflow grid.</p> <p>User-selectable Fiscal Period summations; view PV of each line in Cashflow grid individually.</p>
<b>Reports</b>	<p>Inclusion of corporate logo in reports, and notes.</p> <p>A new group of reports based on the new Project Cashflow grid.</p>
<b>Unit and Lease Area Definitions</b>	<p>Now includes addition of Unfinished Area and # of Parking spaces.</p> <p>Schedule view (now also referred to as Wide Area schedule) has totals/averages at the bottom of each column, as appropriate.</p> <p>Now provides the ability to copy and paste one or more Area Records.</p> <p>Now provides the ability to sort Area Records based on the contents of the header field.</p>
<b>Operated Asset definition/cash flow projections</b>	<p>Working within the Capitalized Rent area, value real estate that is operated as a business, including hotels, golf courses, marinas, retirement communities, etc., based on a full chart of accounts (departmental income/expenses).</p> <p><b>Functionality:</b>            User defined Annually and monthly variable tables used as the basis of Operating Expenses/Revenues (see next section):            % Occupancy            Available Units            Average daily rates            Monthly rates            Weekly rates            Daily activities            Monthly activities            Measurement – linear            Measurement – square</p> <p><b>Operating Expenses/Revenues:</b>            Revenues            Expenses            Section Summary            Section Difference</p> <p><b>User definable:</b>            Departmental Categories</p> <p><b>Revenue/Expense calculation methods</b>            Base Income            % of Base Income            Other Income            Straight % of section total            % of other Category            Amount/Occupied Asset            Amount/Available Asset            Amount/Unit            Amount/Month            Amount/Week            Amount/Activity            Netted down % of Section total</p>

Item	Description
	Rate /sf Rate /ft
<b>Single Unit Sales</b>	This is a new class of Unit Sales, that adds significant new functionality to subdivision/single family unit sales with:  Commissions at sale (%) Commissions at Possession (%) Fees/month on unsold units Initial Sales at start of Sales program (as %) Sales Velocity for balance of units over remaining Sales period Months to Complete sales process from date of Sales agreement Deposit % taken at time of Sales Agreement
<b>Multi Unit Sales</b>	This is a new class of Unit Sales, that adds significant new functionality for apartment condominium development, including:  Commissions at sale (%) Commissions at Possession (%) Fees/month on unsold units Initial Sales at start of Sales program (as %) Multi-stage deposit taking during Pre-construction completion period through the use of 'Contracts' Multi-stage Post-Construction recognition of proceeds through the use of 'Contracts' Four stage Sales program - Initial presales, Pre-Construction period, During Construction, Post Construction Move-in period to model logistics of large numbers of occupancies
<b>Financing Options</b>	The Repayments section now includes options for sales release provisions - % of Sales Price or Amount per Unit sold, operating in 'tiers' or sales thresholds.

## Defects Fixed in ARGUS Developer V4.05.000.187

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ID	Title
16821	AV errors printing in 4.05 files created in earlier version with basic interest applied.
16994	Some changes required for export of data through reXML into Valuation-DCF.
17094	Development Yield calculation incorrect when using % of base/gross rent calculation in rent additions.
17153	Differences between valuations in Optimised and Non-Optimised version of 4.05.000.179.

## Defects Fixed in ARGUS Developer V4.00.008

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ID	Title
13098	The Sources and Uses cash flow report has been fixed to include all data from the program's cash flow.
	Performance optimization for acquisition of a license over a Wide Area Network.

## Defects Fixed in ARGUS Developer V4.00.006

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ID	Title
13196	The program can hang when the report dialog is initiated - related to the use of Interest Only Repayments in the Finance Module.

## Defects Fixed in ARGUS Developer V4.00.004

ID	Title
11569	The Excel template export stalls half way through during the export process - on the second export in a session.
11751	The export to ARGUS Development Budget is sending out absolute values rather than reversing the sign.
11965	reXML - Rent Additions to be exported as Miscellaneous Revenue.
12023	The Sensitivity Analysis is not calculating Time correctly in some circumstances.
12044	The Time sensitivity option is not calculating any differences in value when the Australian language option is chosen.
12219	The report for Sensitivity Analysis is not showing any table borders.
12362	It is not possible to select a Cost Code for Residual Land Cost in the cash flow.
12538	The capitalized rent data is being exported under a "Sales Areas" named range in the Excel export.
12539	The Occupied Area is to be phase-specific and should not show the sum of all phases.
12540	Single/Multi Unit Sales – for the export to Excel, use the calculated number of units from the Actual Completions line in the cash flow.
12541	The Occupied Lease count is to be phase-specific and should not show the sum of all phases.
12549	The IRR% string is not translated correctly in Performance Measures in some language options.
12550	The Australian Margin Tax functionality is to be controlled by a switch on the System Configuration dialog.
12550	The Annual undrawn loan fee % is to be controlled by a switch on the System Configuration dialog.
12550	The Section 106/278 cost is to be controlled by a switch on the System Configuration dialog.

## Defects Fixed in ARGUS Developer V4.00.003

ID	Title
8453	Change "Project IRR" heading to just "IRR" in Performance Measures screen.
10136	Report - company name on cover page doesn't update.
10332	Operating Rev/Exp - Sections not dropping data after changing the "Type" to "Revenue" or "Expense".
11241	"Fill Row" doesn't fill the whole row in "Variable Rates Editor"   Operated Assets.
11243	Values deleted from "Year"/"Yearly Average" columns are not recognized.
11336	Finance Charge Cost code does not appear to be aggregating all interest costs.
11353	Entering more than 100% Sales Deposit disconnects Construction Costs and shows discrepancy.
11410	Cannot find Excel Template unless template is selected.
11461	"Months from Construction" Label in Sales Contracts is incorrect.
11462	Operated Assets - Occupancy and Rates dialog needs actual year label.
11474	When a Cap Area record is in Operated Assets mode, "Number of Rooms" should be labeled "Number of Units".
11592	Financing: % of Sales Value repayments calculates using ungrown amount, should use grown amounts.
11522	USA installs default to English - United Kingdom.
11546	ARGUS Developer 4.00.002 Performance Issue.
11594	The Timescale and Phasing performance issues on network versions.
11598	Operated Assets - Changing section type from Expense to Summary is not removing all data.
11599	Section Summary not calculating if related to another Summary.
11592	Data lines not removed from cashflow after deletion of Operated Asset Expense.
11593	Operated Assets - Changing section type from Summary to Expense is not removing all data.
11594	Default selection for sensitivity analysis on new installs changed.
11716	Ability to set Margin Tax/VAT was not being enabled for all Sales and Land Price lines. Resolved in 4.00.004.005

## Defects Fixed in ARGUS Developer V4.00.002

ID	Title
10964	Void Cost Rate pf sq p.a. is calculating on the gross area and not the net area.
11024	Window for Result configuration is not scaled properly.
11085	'Julian cannot be represented as DateTime' error when deleting the Phase from the attached file.
11087	AV message when trying to delete a Phase from the Timescale and Phasing window.
11088	'Capitalization Timing' error appears when Finance mode is changed for the attached file.
11103	Error opening 'Project Graph' window when no printer is installed.
11159	Section 106 and the section 278 costs do not show on Definitions page.
11163	Leasing Commission not calculating on Grown Rent to end of lease.
11171	Leasing Commission calculates incorrectly if an LC is assigned on a lease that inflates and runs longer than the project length.
11177	Cumulative metrics in cashflow are multiplying the monthly total by 12.
11181	Change to Leasing Commission Profile is not propagated to all records.
11242	Area records and cashflow are cleared after loading file.
11244	Application holds the Lease profile value in memory even after deleting the profile.
11276	Cancelling and ignoring changes from the Cap Rent form can change the displayed calculated results when stepped rent is used.
11286	Export to Excel Project Template is double counting summary lines, making it unusable for Operated Assets output.
11301	Excel template export has incorrect Category names.

## Defects Fixed in ARGUS Developer V4.00.001

ID	Title	Area
6031	Negative sales value creates warning on summary and condensed summary reports	Reports-Appraisal Summary
6062	Summary report needs updating for new commission line types	Reports-Appraisal Summary
6063	Summary report needs updating for new hotel income lines	Reports
6066	Log areas with unfinished area <> 0, but unfinished area rate = 0 in data checker	Core Components-Data Checker
6067	Construction cost build up to be shown on summary report	Reports-Appraisal Summary
6070	Area form does not focus to correct line in the schedule after cash flow double-click	Cashflow
6076	Editor for custom area columns (schedule view) needs to be called from base area form	Dialogs-Area Column Selection
6081	Need to rationalize the use of alternate unit area	Editors - Area Schedule-General
6082	Sales and Completion commissions to use same sign as sales fees.	Calculations-Cashflow
6083	Sign change on sales & completion commissions to behave as sign change on sales fees.	Calculations-Cashflow
6089	Timing validation for single unit construction and sales needs to be implemented	Dialogs-Timescale and Phasing
6091	Hotel type areas in historic files are not being calculated correctly	Calculations-Rent Valuation
6092	Repayments of interest by another source should account for InAdvance	Financing-Interest and Fees
6185	Not able to define a fee before the area schedule has been created	Cashflow
6188	Sinking Fund & Tax note appear on Report	Reports
6192	Unexpected page break after notes section	Reports
6198	Stepped Rent valuation revisions	Calculations-Rent Valuation
6248	D&E Repayments tab has wrong font in Sources column	Financing-Repayments
6249	Repeating a value in the cash flow feeds incorrect info to the area schedule	Cashflow
6252	Deleting row - change confirmation message	Cashflow
6253	Not possible to add a Fixed Land Price through the cash flow	Cashflow
6254	Zero Rows function not working correctly	Cashflow-Standard Data Grid
6266	Area form Schedule view column selector - some columns are not displayed	Dialogs-Area Column Selection
6267	Update Grouped DCF Report with new Cost Types	Reports-Standard
6273	Cashflow page does not show the total Margin Tax in the Total column	Cashflow
6279	Standard cash flow current cell moves position after editing in a dialog	Cashflow
6355	Implement Cost code for sales deposit line	Editors - Area Schedule-Traditional Sales
6362	Add the total PV amount to the cash flow page	Cashflow
6363	Grouped Cashflow throws Range Check Error message	Reports
6367	Access violation due to stepped rents	Editors - Area Schedule-

ID	Title	Area
		Stepped Rent Profiles
6369	Reported Profit Warning - Balancing Account	Reports-Appraisal Summary
6370	Data Checker - add warning when Net Land > Gross Land Area	Core Components-Data Checker
6381	Cashflow editing of unit information lines	Cashflow
6383	Value does not stick when typing a value in the cash flow for a sale tenant	Cashflow
6388	Copying phases and then deleting one results in an 'Index out of bounds' error	Dialogs-Timescale and Phasing
6390	Contributions for partner not correct when Net Cashflow option used	Financing-Contributions
6396	Index out of Bounds message in Timescale	Dialogs-Timescale and Phasing
6401	Context-sensitive help does not always jump to the correct section in the help file.	Documentation - Help-Context Help
6416	Pasting data into the cash flow does not work consistently	Cashflow
6419	Periodic Split Cycle view is not enabled in View cycle	Cashflow
6425	NPV not appearing on Condensed Summary Report	Reports
6427	Page size of previewed report is not correct	Reports
6456	Automatically Adjust Timescale - doesn't reduce construction duration	Dialogs-Timescale and Phasing
6457	Summary Report - Exclude Gross area report inconsistency	Reports
6462	Move Up/Down functions not working on the Financing Partners tab	Financing-Contributions
6492	Balancing Partner is not fully repaid at end of Cashflow	Financing-Repayments
6548	Items are not always deleted from the cash flow when removed from the additional construction/additional rent areas	Cashflow
6558	Construction Breakdown lines are not deleted from the cash flow	Editors - Area Schedule-General
6627	Loan Fees not calculating correctly in advanced financing cash flows	Financing-Interest and Fees
6628	Notes Report - notes are spilling into the footer area	Reports-Standard
6770	Construction Cost Breakdown schedule not populated	Editors - Area Schedule-Construction Cost Breakdown
6772	Imperial/Metric conversion of area records not consistent	Editors - Area Schedule
7118	Create area records for construction costs that were directly added to the cash flow	Cashflow
7320	Added new row to the cash flow is hidden.	Cashflow
7349	In Cashflow screen, the values entered in Area are not displayed but are added to the Area 0 column	Cashflow
7368	Operating Asset Yield Sensitivity	Calculations-Sensitivity Analysis
7613	Progress dialog not closed when exporting a report to Word	Reports
7616	Profit Distribution not correct on Summary reports	Reports
7648	Enable Partial Distribution - curve type Single missing & wrong distribution for selected type.	Calculations-Data Distribution
7716	Timescale change - Timed items in advanced finance	Dialogs-Timescale and Phasing
7802	'Export Cashflow to Excel' has typical behavior	Cashflow

ID	Title	Area
7804	Discrepancy in column totals in period 0	Cashflow
7805	After cancelling Cost Code dialog, all cost codes are removed from the cash flow	Dialogs-Cost Code Setup
7806	Professional Fees do not get related to Demolition & Road/Site	Editors - General-Related Item Selection
7809	Sales Fee calculation assumption changes between versions.	Calculations-Assumptions for Calculation
7810	Residual Percentage profit distribution accepts total in excess of 100%	Financing-Profit Distribution
7812	Deleting and copying a Phase leaves the application in Cashflow Phase sequence check not passed b/n lines error	Dialogs-Timescale and Phasing
7813	Margin Tax is not reflected in the Gross Development Value on the Summary Report	Reports
7846	IRR not calculated in advanced financing mode.	Calculations-IRR Calculation
7895	Error Message popup when Weighted curve type is selected with 50% weight in Data Distribution window.	Calculations-Data Distribution
7980	Fees are not always grouped together onto a single line in the merged view of the summary page when they have the same percentage value	Reports-Appraisal Summary
8023	AV error when tried to align start dates after manually changing the timescale bar	Dialogs-Timescale and Phasing
8025	The Summary Report shows a discrepancy in total costs.	Reports
8052	Cash flow discrepancy with Area - Cost Breakdown	Calculations
8054	Construction Cost Breakdown should not show inflated amounts	Editors - Area Schedule-Construction Cost Breakdown
8081	AV message when trying to calculate Sensitivity Analysis	Calculations-Sensitivity Analysis
8293	Leasing costs in error when repetitively changing timing (holding period) parameters	Dialogs-Timescale and Phasing
8379	Phase Start Date is updated even though Project Start Date is updated prior to Phase Start Date.	Dialogs-Timescale and Phasing
8382	System crashes when timeline bars are dragged.	Dialogs-Timescale and Phasing
8389	Offset shouldn't be changed when timeline bar is moved for a Fixed Date stage	Dialogs-Timescale and Phasing
8432	Turning OFF Options for Assumptions Report in report window causes an AV error when running Timescale & Assumptions report	Dialogs-Reports
8445	Financing setup form allows exit by cancelling after changing profit distribution	Financing-Profit Distribution
8461	Inconsistency between options chosen on screen and options shown when previewing Debt and Equity Repayments Report	Financing
8462	Unlinked area addition lines in cash flow but not reported in the data checker	Core Components-Data Checker
8481	Up and Down arrow buttons don't work in Debt and Equity window.	Financing-Contributions
8482	Possible problem with the backup/restore functionality - profit changes after opening/closing editor after making no changes	Financing-Interest and Fees
8514	Construction Breakdown Defaults dialog shows Cost Code columns	Editors - Area Schedule-Construction Cost

ID	Title	Area
		Breakdown
8561	Costs deleted in Construction Cost Breakdown editor do not clear the memory	Editors - Area Schedule-Construction Cost Breakdown
8596	Sales for single and multi unit sales should not be allowed to be anchored to phase/project end - Breaks auto timescale adjustment.	Calculations-Data Distribution
8597	Timing errors load and fixes need to be reviewed for sales areas.	Calculations-Data Distribution
8657	Developer does not report that linked cost code file cannot be found when opening the project	Files - Templates-Project Data File (WCF)
8720	Construction Cost amount does not clear in Area forms even after deleting from Construction Cost Editor	Editors - Area Schedule-Construction Cost Breakdown
8799	Step amount in sensitivity analysis accepts greater than 500%	Calculations-Sensitivity Analysis
8838	In Data Distribution   Editor - Split Curve does not highlight the selected Period.	Calculations-Data Distribution
8857	Equity Partners-Partner Equity tab - Phase column should not be editable	Core Components-Equity JV
8871	Data overlapping in PDF doc - downgrade to 2.06 format	Reports
8884	Error shown when using Copy Area Schedule	Editors - Area Schedule-General
8892	Clicking to bring up the Construction Cost Breakdown window when no lines are defined for that area brings up the breakdown editor but the whole window is transparent	Editors - Area Schedule-Construction Cost Breakdown
8907	Copy rate button doesn't copy the selected option to all phases under Assumptions for Calculation tab.	Dialogs
8910	Changed distribution graph doesn't affect the existing area record.	Calculations-Assumptions for Calculation
8911	Cashflow export to Excel and CSV is not exporting Total column amounts for Finance Details rows	Import - Export-Basic Cashflow
8918	Debt & Equity-Mortgage tab - a few fields accept negative values when copy and pasting	Financing-Mortgage
8932	Data checker reports discrepancy but amounts shown change when double-clicking to drill down	Core Components-Data Checker
8933	Cash Flow Excel export is totaling Cumulative unit rows	Import - Export-Basic Cashflow
8934	Maximum Cost Code column width needed? There was an issue where the Cost Code column was too big to fit on the screen.	Cashflow-Standard Data Grid
8939	Data checker reports correction to ITZA area on load into v.4.0 for non ITZA unit	Core Components-Data Checker
8944	Comments '...Please check the appraisal' appearing in Summary page	Reports-Appraisal Summary
8959	Small change to floor area affects revenue	Editors - Area Schedule-General
8966	Total floor areas change between v.3 and v.4 - affects results	Editors - Area Schedule
8990	Monthly / Annual rent switch not working correctly in Cap Area form	Editors - Area Schedule-General
9001	File reports a reported total revenue error in v.4 and not in v.3	Reports-Appraisal Summary

ID	Title	Area
9004	File loads with a reported total warning in v.4	Reports-Appraisal Summary
9015	Irrelevant error pops-up in 'Lock Gross:Net Ratio' window even though valid data entered	Editors - Area Schedule
9055	Turning off the "Include Leasehold Valuations" option from system configuration box causes the application to crash when opening the Cap Rent area form	Editors - Area Schedule
9059	'List index out of bounds' error in Use Type Classes window	Dialogs
9060	Summary Report is not printing correct headings for Fixed Land Price items	Reports-Appraisal Summary
9061	TI Cost headings not updated in cash flow	Editors - Area Schedule-General
10107	For Reports the Print Part or Phase option defaults to Part on new installations	Reports
10110	Inappropriate selection of Hotel as a use type in Sales forms	Dialogs
10112	Include All button doesn't select all check boxes.	Calculations-Sensitivity Analysis
10116	Calculations not correct when an ITZA Definition areas are defined	Editors - Area Schedule-Retail Zoning
10118	V4.00.000 losing ITZA Definition details when loading a ITZA Definition defined file	Editors - Area Schedule-Retail Zoning
10120	Some issues with ITZA Definition window	Editors - Area Schedule-Retail Zoning
10140	Land transfer tax is displayed as "Stamp duty" in USA version	Core Components-Language Translation
10145	Please add information (Removal reason) in license when a license has been removed	Core Components-Licensing
10148	Construction Schedule report does not include the new construction items Unfinished Area, Parking Spaces	Reports-Standard
10160	No Help System for ITZA Definition window	Editors - Area Schedule-Retail Zoning
10164	In ITZA Definition window, spot residualized value not assigned to Rate	Editors - Area Schedule-Retail Zoning
10177	Reported total revenue error - Cap Rent on Summary changes each time Refresh button is clicked	Reports-Appraisal Summary
10195	Legal fee editor-Date not remaining the same as selected after clicking Cancel in 'Related Items Selection' screen	Editors - General-Related Item Selection
10257	Stepped Rents with Monthly Rates not calculating correctly	Editors - Area Schedule-Stepped Rent Profiles
10277	Operated Assets Capitalization - NOI projection does not include growth.	Calculations-Operated Assets
10280	F1 does not populate help on related topic for several screens	Documentation - Help
10314	Switching from Leasehold to Freehold tenure does not remove GR Deductions	Editors - Area Schedule-Traditional Rent
10316	Changes to Master Ground Lease dialog are not copied to area records	Editors - Area Schedule-General
10326	Running Sensitivity on the attached file throws List index out of bounds error	Calculations-Sensitivity Analysis
10335	Capitalized Rent value is not calculated when distributed from 'Rent Capitalization' tab.	Calculations-Data Distribution
10363	'Interest & Fees' showing different values - V4 vs V3.	Calculations
10380	Gross Rent entry for old-style Hotels cannot be zeroed	Editors - Area Schedule-

ID	Title	Area
		General
10414	Please rename a Revenue Sales line in 'Cost/Revenue Category' window	Cashflow
10642	There is a problem with selection of distributions for construction costs.	Calculations
10668	(Traditional) Unit Sales - Deposits - Manual Distribution dropdown not visible and can cause crash	Dialogs
10777	Rent Rates changing + Reported Total Revenue Warning	Editors - Area Schedule
10790	Timescale Validations are causing construction costs to shift start date	Files - Templates-Data Validation
10791	Validation of Construction Costs not maintaining correct value	Files - Templates-Data Validation
10846	Profit warning on summary report in financing mode	Financing-Mortgage
10887	Structured finance does not include VAT for some items	Financing
10891	Positive payment in period 0 are double counted in financing	Financing