

ROCKPORT








BUDGET

The CRE Budgeting Platform Built the Way **You** Actually Work

Rockport BUDGET is a collaborative, cloud-based platform that simplifies CRE budgeting, reforecasting, and reporting. Built by CRE professionals, it connects your accounting systems, leasing data, and entire team in one place, so property managers, asset managers, and finance teams can plan, reforecast, and report with speed and confidence, without the manual workarounds.

Rockport BUDGET Feature Overview:

Budgeting & Forecasting

-  **Rapid Budget Model Creation:** Create budget models quickly for all buildings with the Budget Wizard, reducing manual setup at the start of the planning cycle.
-  **Multi-Year Budgeting:** Support both annual and multi-year planning with models that extend up to four years with calendar and fiscal year support.
-  **Current-Year Reforecasting and Next-Year Budgeting:** Reforecast the current year with financial actuals overlaid and build the next year's budget within the same model to simplify planning continuity.
-  **Budget Copy Forward:** Use prior budgets as a starting point for reforecasts or the next budget cycle instead of rebuilding models from scratch.
-  **Controlled Model Copy Options:** When copying models, choose whether to retain or replace rent roll data, carry forward line items or zero-base them and keep or remove expired leases and budget notes.
-  **Shared Expense Allocation:** Allocate shared expenses across buildings as part of the budgeting process, without relying on separate offline calculations.
-  **GAAP Accounting Support:** Perform straight-line rent calculations for speculative leases within the budgeting workflow; automatically calculate amortization and depreciation for projected building and tenant capital expenses.

Ease of Use

-  **Built for Collaboration:** Designed for the full budgeting team, including property managers, leasing teams, building operations, accountants, asset management, executives, and other stakeholders.
 -  **Easy for Non-Accountants:** Supports the end users who know the property and operating plan - no accounting expertise required.
 -  **Scales Across Portfolio Size:** Supports firms managing a small portfolio as well as global organizations with hundreds of properties.
 -  **Rapid Onboarding:** End users can be trained quickly, helping teams participate sooner and reducing implementation drag.
 -  **Familiar Excel-Style Inputs:** Uses familiar grid-based input structures to reduce the learning curve for expense budgeting.
 -  **Account-Level Detail:** Budget at the account level with detailed line-item support where greater visibility is required.
 -  **Flexible Input Methods:** Support multiple modeling methods, including monthly, quarterly, semi-annual, annual, per-square-foot and percentage-based inputs.
 -  **Excel Import and Export:** Use Excel imports and exports for a single building or across buildings to accelerate data input and updates while preserving familiar workflows.
 -  **Accounting Structure Alignment:** Leverage your chart of accounts and charge codes to simplify comparison to accounting reports and support smoother transfer back to the accounting system.
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Rent Roll & Recovery

- Contractual Lease Import:** Start the budgeting process with contractual leases imported from the accounting system.
- Future Leasing and Suite Reconfiguration:** Use wizards to easily split and combine suites.
- Rent Roll Reconciliation Wizard:** Decide which leases to import or update from the accounting system through a guided reconciliation process.
- Vacant Space Assumptions:** Create detailed assumptions for individual vacant spaces.
- Market and Template Lease Support:** Use market leases or template leases to expedite vacant lease-up.
- Integrated Recoveries Module:** Build recoveries within Rockport BUDGET, create annual estimates and reconciliations, or import recovery charges from the accounting system based on operational needs.
- Recovery Estimate Invoice Generation:** Generate annual recovery estimate invoices as part of the recoveries process.
- Portfolio Recovery Calculations:** Calculate recoveries across multiple properties with shared expenses.

Leasing Pipeline

- Pipeline Management Within Budget:** Maintain a leasing pipeline and bring it into the budget to manage lease-up.
- Detailed Pipeline Lease Assumptions:** Include rent, rent steps, abatements, recoveries and tenant capital within pipeline lease assumptions.
- Pipeline Comparison to Budget and Market:** Compare deals at different negotiation stages against budget expectations and market assumptions.
- NER and NPV Analysis:** Calculate NER and NPV for pipeline deals to support leasing evaluation within the budgeting process.
- Excel Import and Export for Pipeline Data:** Import and export leasing pipeline data through Excel.
- Pipeline Lease Import:** Use the Rent Roll Reconciliation Wizard to import probable pipeline leases into the budget.

Access & Permissions

- Role-Based Security:** Support finely grained, role-based security across the platform.
- Audit Log:** Maintain an audit log to support oversight and traceability.
- Enterprise SSO Support:** Support enterprise single sign-on requirements.
- Multi-Factor Authentication:** Support multi-factor authentication for stronger access control.
- Cloud Delivery:** Delivered as a pure cloud platform. Unlimited Users: Extend system access broadly without added per-user cost.

Integration

- CRE Accounting Integration:** Integrates daily with your accounting and property management systems to keep budgeting connected to source data.
- Leverage Accounting Data:** Bring buildings, contractual leases, and financial actuals into your budget on your schedule.
- Reduced Manual Setup:** Minimize manual creation of models, buildings and contractual leases at the outset.
- Lease Change Updates:** Update budgets with new or changed leases from the accounting system as conditions evolve.
- Actuals Import for Reforecasting:** Import financial actuals directly to support reforecasting.

Collaboration

- Multi-User Budgeting:** Built for collaborative budgeting across teams and functions.
- Concurrent Team Contribution:** Allow multiple team members to work within the same property budget at the same time while staying focused on their own responsibilities.
- Budget, Building and Tab Controls:** Lock budgets, buildings, or individual tabs to support process discipline during review and approval.
- Workflow Status Management:** Use status controls to manage access at the budget, building and tab level as the process moves forward.
- Broad Organizational Access:** Support participation across the organization with unlimited users.

Reporting & Analytics

- Broad Report Coverage:** Access financial, leasing, recovery, administrative and assumptive reports to support day-to-day management and executive review.
- User-Defined Financial Reporting:** Create user-defined financial reports that serve a wide range of users, from engineering teams through executive leadership.
- Configurable Variance Reporting:** Build financial reports that support multi-year and multi-budget variance comparisons.
- Presentation-Ready Reporting:** Produce presentation-style outputs for leadership review and export them to PDF, Excel, Word, PowerPoint, or CSV.
- Property and Portfolio Reporting:** Report at both the property and portfolio level, across unlimited user-defined portfolios.
- Standard Leasing Reports:** Access core leasing reports such as rent roll, occupancy, leasing activity and tenant income.

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