



Expect as much from us as your community expects from you

SAM/SID

Special Assessment Manager (SAM) and Special Improvement District (SID) enable you to manage both maintenance and improvement districts. Combined they offer the perfect solution for special assessments with special improvement districts. Upgrade from the individual **SAM** program to the full **SAM/SID** version whenever a special improvement district is created.

Four Assessment Methods

Create a district using any one of the following:

- Proportional units such as area, taxable value, or frontage
- Rate codes (residential, commercial)
- Flat amount
- Fixed rate per proportional unit

Receipting

Take full or partial payments Assessments can be receipted individually or through a batch entry document.

Prepayment Calculation

Easily calculate, in advance, principle payoffs with the option to take partial payments on balance of principal.

Penalty and Interest Assessments on Delinquent Taxes

System calculates based on date of payment and percentage entered by user.

Interest Calculations:

- Serial (Principal amount per payment equal over life of SID)
- Amortized (Payment amount equal over life of SID)
- Summary Finances (principal and interest payments are set up for SID and individual properties calculated from master schedule)
- Parcel Finances (principal and interest payments are set up for individual parcels)

Accounting Integration

Systems journalized all billing and receipt entries for posting to **ACCOUNTING**.

Recalculation of SID Schedules Due to Variable Interest Rate and/or Partial Principal Payment

Rebuilds remaining unbilled principal and interest amortization table based on new rate.

Form Letters

Provides merge data fields so you can use your word processor to create custom delinquent, assessment, or other types of notices.

Transfer Information to/from Counties Using Black Mountain Software Systems

This includes download of annual name/address updates and receipt information with upload of annual assessment information and may be customized for links to other software.

Payment History Query

Information available onscreen by assessment.

Tax Query

Showing property information, tax amount by due date, and status (paid, unpaid) assessment lines to be paid. Tax payments may be calculated by setting the payment (interest) date.

Search for Properties

Tax Identification, Name, In Care of Name, Geographic Code, Township/Range/Section or Subdivision.

Capitalization of Interest

When bond payments are due in advance of assessments being billed, interest may be capitalized over the life of the SID.

Deferred Property Assessment Billing

Individual properties may be marked to be excluded from billing.

REPORTS

SAM/SID enables you to selectively tailor reports. Choose from a large selection of built-in variations; all can be previewed on screen, sent to a file or printer, or emailed to any number of recipients.

- Tax Roll Book
- Tax Statement
- Assessment Notice
- Assessed Value Recap
- Name and Address List
- Mailing Labels
- Receipt Detail
- Daily Receipt Summary
- Receipt History
- Billing Detail
- Uncollected Taxes
- SAM/SID Accounting Reconciliation
- Tax/Assessment Reconciliation
- SID Detail
- Deferred Principal Balances
- Reports can be printed to screen for preview, directly to printer, to a file, or to email



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