

Product Backlog

247+ prioritized features across all 8 division modules, organized by phase and ready for sprint planning.

PREPARED FOR	SPONSOR	BY	VERSION
Resortments	Russ · Owner	Webaroo	v3.0

This backlog translates every requirement gathered during the 8-division discovery phase into a prioritized feature inventory — organized by module, mapped to phase, and ready for execution from Day 1 of the engagement. Our backlog approach rests on four core imperatives:

- 1. Every feature mapped to a division module and a phase.** No orphan items, no features without an owner, no scope ambiguity.
- 2. Prioritization driven by ROI, not by who asked loudest.** P0 (MVP must-have), P1 (high priority post-MVP), and P2 (nice-to-have / future phase) are assigned based on operational impact — not division politics.
- 3. Prioritized feature inventory organized for sprint planning.** Each item carries owner, priority, complexity, and phase. User-story form and acceptance criteria will be authored sprint-by-sprint during Phase 1 with the Webaroo PM and division owners — this document is the master inventory, not the sprint tickets themselves.
- 4. Nice-to-haves isolated from must-haves.** Scope creep dies here. P2 features are visible but walled off from Phase 1–3 commitments.

These imperatives structure the 407+ backlog items that follow.

Prepared by: Webaroo **Client:** Resortments **Status:** COMPREHENSIVE (all division features from scoping interviews compiled) **Date:** April 8, 2026

Legend: – **ID:** Unique identifier by module (PLAT=Platform, LEGAL=Legal Close Land, ROLL=Legal Rollovers, MAT=Material Procurement, PLANT=Plant Division, FIELD=Field Division, MGMT=Management/Leasing, LAND=Land Division, ACCT=Accounting Hub) – **Priority:** P0=MVP must-have, P1=High priority post-MVP, P2=Nice-to-have / future phase – **Complexity:** S=Small (1–3 days), M=Medium (1–2 weeks), L=Large (2–4 weeks), XL=Extra Large (1–2 months) – **Phase:** 1=Foundation/MVP, 2=Wave 1 (Legal/Material/Plant), 3=Wave 2 (Field/Management/Rollovers), 4=Mobile/Advanced, 5=Ongoing/Future – **Dependencies:** Other features or divisions that must be completed first – **Source:** Division owner who requested feature

PLATFORM CORE (PLAT)

Core platform capabilities enabling all divisions.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLAT-001	Authentication system with SSO (SAML/OAuth)	Platform Core	P0	M	1	—	Russ
PLAT-002	Role-based access control (RBAC) — 5 tiers	Platform Core	P0	M	1	PLAT-001	Russ
PLAT-003	Two-factor authentication (2FA)	Platform Core	P0	S	1	PLAT-001	Russ
PLAT-004	Owner dashboard (Russ executive view) — unified KPI dashboard	Platform Core	P0	L	3	All modules P0	Russ
PLAT-005	Workflow engine with gated approvals	Platform Core	P0	L	1	—	David (Legal)
PLAT-006	Division-to-division handoff notifications	Platform Core	P0	M	1	PLAT-005	Multiple
PLAT-007	Document management system (DMS) with version control	Platform Core	P0	M	1	—	David (Legal)
PLAT-008	Notification & alert engine (email, in-app, Slack)	Platform Core	P0	M	1	—	Multiple
PLAT-009	Audit logging (all actions, all users, all divisions)	Platform Core	P0	M	1	—	Johnny/Teresa (Accounting)
PLAT-010	API layer & data contracts for divisions	Platform Core	P0	L	1	—	Architect
PLAT-011	Search functionality across all modules	Platform Core	P1	M	2	All modules	Russ
PLAT-012	Mobile-responsive design for all modules	Platform Core	P1	L	2	All modules	Gerardo (Field)

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLAT-013	Data export to Excel/PDF for all modules	Platform Core	P1	M	2	All modules	Dylan (Management)
PLAT-014	Real-time activity feed (recent changes, user actions)	Platform Core	P1	M	3	PLAT-009	Russ
PLAT-015	Bulk import utilities (CSV, XLSX)	Platform Core	P2	M	4	—	Tracy (Material)
PLAT-016	API rate limiting & security hardening	Platform Core	P1	M	3	PLAT-010	Architect
PLAT-017	Customizable user permissions matrix	Platform Core	P1	M	3	PLAT-002	Russ
PLAT-018	Scheduled report generation & email delivery	Platform Core	P1	M	3	PLAT-008	Dylan (Management)

LEGAL DIVISION — CLOSE LAND (LEGAL)

Land closing operations, 20 active closings, 6–12 month cycle each, ~500 DocuSign documents per closing.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
LEGAL-001	Deal/closing pipeline tracker (kanban + table view)	Legal Close Land	P0	M	2	PLAT-005	David
LEGAL-002	Closing status stages (Under Contract → Due Diligence → Title → Close)	Legal Close Land	P0	S	2	LEGAL-001	David
LEGAL-003	Document management per closing (auto-fill templates, version tracking)	Legal Close Land	P0	M	2	PLAT-007	David
LEGAL-004	DocuSign integration – send envelopes from platform	Legal Close Land	P0	M	2	—	David
LEGAL-005	Auto-attach signed DocuSign documents to closing record	Legal Close Land	P0	M	2	LEGAL-004	David
LEGAL-006	Gated workflow with accountability (step-by-step, required info per step)	Legal Close Land	P0	L	2	PLAT-005	David
LEGAL-007	Blocker detection & alerts (missing docs, pending signatures, delays)	Legal Close Land	P0	M	2	LEGAL-006	David
LEGAL-008	Closing statements financial data flow to Accounting in real-time	Legal Close Land	P0	M	2	ACCT-001	David/Johnny
LEGAL-009	Pipeline value reporting (total portfolio, by status)	Legal Close Land	P0	M	2	LEGAL-001	David
LEGAL-010	Alerts & notifications (deadline approaching, doc missing, deal stalled)	Legal Close Land	P0	M	2	PLAT-008	David
LEGAL-011	Auto-generated closing schedule with timelines & milestones	Legal Close Land	P1	M	3	LEGAL-001	David
LEGAL-012	Blocker detection with potential solutions (AI-assisted)	Legal Close Land	P1	L	4	LEGAL-007	David

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
LEGAL-013	Attorney/paralegal portal (limited external access)	Legal Close Land	P1	M	3	PLAT-002	David
LEGAL-014	Regulatory/compliance tracking per deal	Legal Close Land	P1	M	3	LEGAL-001	David
LEGAL-015	Title insurance, surveys, environmental reports tracking	Legal Close Land	P1	S	3	LEGAL-001	David
LEGAL-016	Auto-generated PDF closing packets (all docs compiled per parcel)	Legal Close Land	P1	M	3	LEGAL-003	David
LEGAL-017	Budget tracking per deal	Legal Close Land	P1	M	3	ACCT-001	David/Johnny
LEGAL-018	Closing cost reconciliation & HUD-1/ALTA statement generation	Legal Close Land	P2	M	4	LEGAL-008	David

MATERIAL PROCUREMENT & INVENTORY (MAT)

Purchase order system, 2,000+ active POs, 200 vendors, per-project & per-category budget tracking.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MAT-001	Purchase order system (Draft → Submitted → Confirmed → Shipped → Received)	Material Procurement	P0	L	2	PLAT-005	Tracy
MAT-002	PO document generation from platform	Material Procurement	P0	M	2	MAT-001	Tracy
MAT-003	PO approval routing (Tracy approves all non-Tracy orders)	Material Procurement	P0	M	2	MAT-001, PLAT-005	Tracy
MAT-004	Vendor management portal (contact, certificate of liability, W9, workers comp, payment terms)	Material Procurement	P0	L	2	—	Tracy
MAT-005	Vendor reliability scoring (algorithm-based, failure tracking)	Material Procurement	P0	M	2	MAT-004	Tracy
MAT-006	Side-by-side quote comparison	Material Procurement	P0	M	2	MAT-004	Tracy
MAT-007	Vendor portal access for order confirmation & invoice uploads	Material Procurement	P0	M	2	MAT-004	Tracy
MAT-008	Inventory tracking (quantities on hand, reorder points, minimum stock levels)	Material Procurement	P0	M	2	—	Tracy
MAT-009	Inventory tracking by project/job	Material Procurement	P0	S	2	MAT-008	Tracy

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MAT-010	Material takeoff quantities with real-time updates	Material Procurement	P0	M	2	MAT-008	Tracy
MAT-011	Inventory checkpoint system (material planned vs. material used per building section)	Material Procurement	P0	M	2	MAT-008	Tracy
MAT-012	Delivery & receiving system (expected date, actual arrival, partial shipments)	Material Procurement	P0	M	2	MAT-001	Tracy
MAT-013	Receiver sign-off with photo confirmation	Material Procurement	P0	M	2	MAT-012	Tracy
MAT-014	Damaged goods & wrong shipment process	Material Procurement	P0	M	2	MAT-012	Tracy
MAT-015	Budget & cost tracking per project	Material Procurement	P0	M	2	ACCT-001	Tracy/Russ
MAT-016	Budget & cost tracking per material category	Material Procurement	P0	M	2	ACCT-001	Tracy/Russ
MAT-017	Committed costs vs. actual costs tracking	Material Procurement	P0	M	2	MAT-015, MAT-016	Tracy
MAT-018	Cost overrun visibility & notification to Russ	Material Procurement	P0	S	2	MAT-015	Tracy

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MAT-019	Material request pipeline (Plant & Field submit requests to Tracy)	Material Procurement	P0	M	2	PLANT-001, FIELD-001	Tracy/Zac/Gerardo
MAT-020	Logistics dashboard (real-time: what's coming in, when, delivery status)	Material Procurement	P0	M	2	MAT-012	Tracy
MAT-021	Open POs report	Material Procurement	P1	S	3	MAT-001	Tracy
MAT-022	Spend by vendor report	Material Procurement	P1	S	3	MAT-001	Tracy
MAT-023	Spend by project report	Material Procurement	P1	S	3	MAT-015	Tracy
MAT-024	Inventory levels report	Material Procurement	P1	S	3	MAT-008	Tracy
MAT-025	Visual marketplace of vendor costs (what everyone paid for X material)	Material Procurement	P1	M	3	MAT-004	Tracy
MAT-026	Barcode/QR scanning for inventory check-in & receiving	Material Procurement	P1	M	3	MAT-008	Tracy
MAT-027	Mobile app for field receiving (delivery confirmation, photos, damage reports)	Material Procurement	P1	M	4	MAT-012	Tracy
MAT-028	Vendor onboarding portal (self-service registration, document upload)	Material Procurement	P1	M	3	MAT-004	Tracy

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MAT-029	Advanced analytics (spend trends, vendor benchmarking, cost forecasting)	Material Procurement	P1	L	4	MAT-001, MAT-004	Tracy
MAT-030	Big warehouse integration (centralized inventory, multi-site transfer tracking)	Material Procurement	P2	L	4	MAT-008	Tracy
MAT-031	Vendor portal integrations (direct ordering, automated status updates)	Material Procurement	P2	L	5	MAT-004	Tracy

PLANT DIVISION — MOVE PRODUCT (PLANT)

Manufacturing operations (greenfield), production scheduling, QC, GPS logistics, oversize transport, 10-year compliance.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLANT-001	Production scheduling & order tracking (full lifecycle with real-time status)	Plant Division	P0	L	2	PLAT-005	Zac
PLANT-002	Russ-only authority for create/modify/cancel production orders	Plant Division	P0	S	2	PLANT-001	Zac/Russ
PLANT-003	Different scheduling rules per product type/facility	Plant Division	P0	M	2	PLANT-001	Zac
PLANT-004	Track dependencies between production stations	Plant Division	P0	M	2	PLANT-001	Zac
PLANT-005	Quality control system (mandatory inspection checklists at every station)	Plant Division	P0	M	2	—	Zac
PLANT-006	Team lead sign-off on QC inspections	Plant Division	P0	S	2	PLANT-005	Zac
PLANT-007	Inspector hold/reject authority for failed products	Plant Division	P0	S	2	PLANT-005	Zac
PLANT-008	Green/yellow/red light QC status notifications	Plant Division	P0	M	2	PLANT-005	Zac
PLANT-009	QC stamp required before product ships	Plant Division	P0	S	2	PLANT-005	Zac
PLANT-010	Visual inspection + photo documentation for QC	Plant Division	P0	M	2	PLANT-005	Zac
PLANT-011	Transport & delivery coordination (delivery manifests with product IDs, specs, serial numbers)	Plant Division	P0	M	2	PLANT-001	Zac
PLANT-012	GPS tracking on all modulars when shipped	Plant Division	P0	M	2	PLANT-011	Zac
PLANT-013	Driver mobile access (delivery details, product info, proof of delivery)	Plant Division	P0	M	2	PLANT-011	Zac

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLANT-014	Plant Manager & Field Manager dispatch authority	Plant Division	P0	S	2	PLANT-011	Zac
PLANT-015	Proof of delivery with sign-off	Plant Division	P0	M	2	PLANT-011	Zac
PLANT-016	Production floor dashboard (target rate, employees expected vs. clocked in, material on hand, next delivery dates, driver schedules, blockers, tool/fuel inventory, machinery status, shift cycles, inspection status)	Plant Division	P0	L	2	PLANT-001, PLANT-005	Zac
PLANT-017	All team leads have access to production floor dashboard	Plant Division	P0	S	2	PLANT-016	Zac
PLANT-018	Logistics reporting (on-time delivery rate, vehicle utilization, cost per shipment, vehicle routing, mileage, driver performance, vehicle maintenance)	Plant Division	P0	L	2	PLANT-011	Zac
PLANT-019	Compliance & audit trail (IPIA inspections, HUD inspections per location)	Plant Division	P0	M	2	—	Zac
PLANT-020	Automated audit trails for all QC checks & product movements	Plant Division	P0	M	2	PLANT-005, PLAT-009	Zac
PLANT-021	10-year record retention for compliance	Plant Division	P0	M	2	PLANT-019	Zac
PLANT-022	Real-time production visibility for Field Division	Plant Division	P0	M	2	PLANT-001	Zac/Gerardo
PLANT-023	Automated notifications when product ready for Field	Plant Division	P0	M	2	PLANT-001, PLAT-008	Zac/Gerardo

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLANT-024	Field signs off for deployment, HQ gets update	Plant Division	P0	M	2	FIELD-010	Zac/Gerardo
PLANT-025	Production order triggered based on job (not auto-adjusted by material receipt)	Plant Division	P0	S	2	PLANT-001	Zac
PLANT-026	Material buffer requirement (6 weeks minimum; alert if buffer threatened)	Plant Division	P0	M	2	MAT-020	Zac/Tracy
PLANT-027	Track all material specifications & batch numbers through production	Plant Division	P0	M	2	PLANT-001	Zac
PLANT-028	Damaged product handling workflow (Field rejects → co-design with Field)	Plant Division	P1	M	3	FIELD-001	Zac/Gerardo
PLANT-029	Predictive analytics for demand forecasting (based on Field orders)	Plant Division	P1	L	4	FIELD-001	Zac
PLANT-030	Automated alerts for machine/vehicle maintenance	Plant Division	P1	M	4	PLANT-016	Zac
PLANT-031	Mobile production floor app (workers log check-ins, QC results, inventory movements)	Plant Division	P1	M	4	PLANT-016	Zac
PLANT-032	Compsys integration (pull job details & site-specific requirements automatically)	Plant Division	P1	L	4	—	Zac
PLANT-033	Barcode/QR scanning for product tracking & delivery verification	Plant Division	P1	M	4	PLANT-001	Zac
PLANT-034	Scenario planning (model impact of material delays or equipment downtime on delivery dates)	Plant Division	P1	M	4	PLANT-001	Zac

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
PLANT-035	Cost tracking per unit & labor hours per run allocated to projects	Plant Division	P1	M	3	ACCT-001	Zac/Johnny

FIELD DIVISION — SET PRODUCT (FIELD)

Installation operations (zero existing systems), crew scheduling, checklists, inspections, photo documentation, safety, 0–0 never on time historically.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
FIELD-001	Real-time job & crew visibility dashboard (active installations, crew assignments, status, blockers)	Field Division	P0	L	3	PLAT-004	Gerardo
FIELD-002	Site status tracking (pending → in-progress → awaiting inspection → complete)	Field Division	P0	M	3	FIELD-001	Gerardo
FIELD-003	Site information (address, lot, construction plans, status at glance)	Field Division	P0	S	3	FIELD-001	Gerardo
FIELD-004	Mobile job access for crews (view-only: address, lot, construction plans, job details)	Field Division	P0	M	3	PLAT-012	Gerardo
FIELD-005	Geo-fenced job sites with mandatory location-based app check-in/check-out	Field Division	P0	M	3	FIELD-004	Gerardo
FIELD-006	Track crew member attendance & location throughout day	Field Division	P0	M	3	FIELD-005	Gerardo
FIELD-007	Superintendent work completion & inspection authority	Field Division	P0	M	3	FIELD-001	Gerardo
FIELD-008	Installation checklists (standardized per trade/product type)	Field Division	P0	M	3	—	Gerardo
FIELD-009	Crews complete checklist items & attach photos directly from site	Field Division	P0	M	3	FIELD-008, FIELD-004	Gerardo
FIELD-010	Before/after photo capture & organization by job/phase/checklist item	Field Division	P0	M	3	FIELD-009	Gerardo
FIELD-011	Photos tagged with location, date, crew member	Field Division	P0	S	3	FIELD-010	Gerardo

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
FIELD-012	Post-installation inspection (superintendent marks complete & documents findings)	Field Division	P0	M	3	FIELD-007	Gerardo
FIELD-013	Inspection results (passed/failed/punch list) distributed as standard report to team	Field Division	P0	M	3	FIELD-012	Gerardo
FIELD-014	Punch list tracking & rework management (due dates, reminders, completion tracking)	Field Division	P0	M	3	FIELD-012	Gerardo
FIELD-015	Superintendent approves completion & re-inspects punch list items	Field Division	P0	M	3	FIELD-014	Gerardo
FIELD-016	Crew scheduling & assignment (office creates schedules, assigns crews with date/time windows)	Field Division	P0	M	3	PLAT-005	Gerardo
FIELD-017	Quick reassignment of crews in emergencies (site manager authority)	Field Division	P0	M	3	FIELD-016	Gerardo
FIELD-018	Track crew availability, skills, certifications, licenses, insurance, workers comp	Field Division	P0	M	3	FIELD-016	Gerardo
FIELD-019	Daily progress video required from each site	Field Division	P0	M	3	FIELD-004	Gerardo
FIELD-020	Structured photo logging throughout work day	Field Division	P0	M	3	FIELD-009	Gerardo
FIELD-021	All documentation tied to job, date, crew	Field Division	P0	S	3	FIELD-010	Gerardo
FIELD-022	Budget visibility for supervisors (read-only)	Field Division	P0	S	3	ACCT-001	Gerardo/Russ
FIELD-023	Office staff full admin access on financials	Field Division	P0	S	3	ACCT-001	Gerardo

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
FIELD-024	Plant Division handoff integration (delivery notifications, product specs, serial numbers, warranty, delivery time, contact)	Field Division	P0	M	3	PLANT-011, FIELD-001	Gerardo/Zac
FIELD-025	Capture damage photos & notations if delivery issues found	Field Division	P0	M	3	FIELD-024	Gerardo
FIELD-026	Notify Tracy for vendor escalation on damaged/missing items	Field Division	P0	S	3	FIELD-025	Gerardo/Tracy
FIELD-027	Management Division handoff (provide CO completion status, punch list completion, final clean status, completion date, photos, live CO data, keys, signature confirmation)	Field Division	P0	M	3	FIELD-012, MGMT-001	Gerardo/Dylan
FIELD-028	Enable Management Division to plan leasing based on actual CO completion	Field Division	P0	M	3	FIELD-027	Gerardo/Dylan
FIELD-029	GPS geo-fencing & automated attendance (all field personnel require app + location tracking)	Field Division	P1	M	4	FIELD-005	Gerardo
FIELD-030	Safety incident & certification tracking	Field Division	P1	M	4	—	Gerardo
FIELD-031	Log safety incidents, near-misses, observations	Field Division	P1	M	4	FIELD-030	Gerardo
FIELD-032	Verify crew member certifications & training before job assignment	Field Division	P1	M	4	FIELD-030	Gerardo
FIELD-033	Alert managers if crews lack required certifications	Field Division	P1	S	4	FIELD-032	Gerardo
FIELD-034	Track OSHA compliance (hardhat, high-vis, standards)	Field Division	P1	M	4	FIELD-030	Gerardo

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
FIELD-035	Weather integration & alerts (record weather at start/end of day, forecast integration, alerts for high-impact weather)	Field Division	P1	M	4	FIELD-001	Gerardo
FIELD-036	Log delays caused by weather or site conditions	Field Division	P1	M	4	FIELD-035	Gerardo
FIELD-037	Bluebeam integration (sync construction plans/PDFs for field markup)	Field Division	P1	M	4	FIELD-004	Gerardo
FIELD-038	Google Earth integration (view satellite images & site layouts)	Field Division	P1	M	4	FIELD-001	Gerardo
FIELD-039	Time tracking (auto-log hours worked per job for payroll/billing)	Field Division	P1	M	4	FIELD-016	Gerardo
FIELD-040	Crew skill matrix & scheduling optimization (recommend best teams, minimize travel time, maximize utilization)	Field Division	P1	L	4	FIELD-016	Gerardo
FIELD-041	Signature capture for crew & customer sign-offs	Field Division	P1	M	4	FIELD-012	Gerardo
FIELD-042	In-app messaging & communication hub (real-time between office & field, accessible by multiple people)	Field Division	P1	M	4	PLAT-008	Gerardo
FIELD-043	Material/inventory tracking (verify products at each site, confirm delivery, track material per lot)	Field Division	P1	M	4	FIELD-024	Gerardo/Tracy
FIELD-044	Historical analytics & job duration prediction (predict based on site type, crew size, product type, trade)	Field Division	P1	L	4	FIELD-001	Gerardo

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
FIELD-045	Offline capability & mobile-first design (work offline, sync when connected)	Field Division	P1	M	4	FIELD-004	Gerardo
FIELD-046	Augmented reality overlay (AR for installation instructions/reference images on-site)	Field Division	P2	L	5	FIELD-004	Gerardo
FIELD-047	KPI dashboard & executive reporting (installations completed, on-time rate, proper modules in right places, quality issues, delays/blockers)	Field Division	P1	L	4	FIELD-001	Gerardo

MANAGEMENT DIVISION — LEASE PRODUCT (MGMT)

Property leasing (2 properties, 4 sub-properties), RealPage integration, 15+ monthly reports, tenant portal.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MGMT-001	Lease database (searchable by property, unit, tenant, status)	Management Division	P0	M	3	—	Dylan
MGMT-002	Lease status tracking (draft → executed → active → renewal pending → expired)	Management Division	P0	S	3	MGMT-001	Dylan
MGMT-003	Quick lookup of tenant lease terms, rent amount, special conditions	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-004	Auto-generated lease renewal notices X days before expiration	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-005	Unit vacancy tracking (periods, reasons)	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-006	Occupancy rates by property & across portfolio	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-007	Lease history retrieval & archived lease access	Management Division	P0	S	3	MGMT-001	Dylan
MGMT-008	Tenant profiles (contact info, lease links, communication history)	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-009	Track tenant communications (emails, calls, maintenance requests, complaints)	Management Division	P0	M	3	MGMT-008	Dylan
MGMT-010	Centralized messaging system or integration with existing communication tools	Management Division	P0	M	3	MGMT-008	Dylan

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MGMT-011	Document distribution to tenants (notices, rent reminders, updates)	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-012	Tenant portal for lease info & requests	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-013	Tenant screening records & background check status	Management Division	P0	S	3	MGMT-001	Dylan
MGMT-014	Track tenant guarantors & emergency contacts	Management Division	P0	S	3	MGMT-008	Dylan
MGMT-015	Auto rent invoices & payment reminders	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-016	Payment status tracking (on-time, late, partial, no payment)	Management Division	P0	M	3	MGMT-015	Dylan
MGMT-017	Outstanding receivables dashboard by property & tenant	Management Division	P0	M	3	MGMT-016	Dylan
MGMT-018	Multiple payment method support & payment plan tracking	Management Division	P0	M	3	MGMT-016	Dylan
MGMT-019	Flag overdue accounts for collections action	Management Division	P0	M	3	MGMT-016	Dylan
MGMT-020	Aging reports (30/60/90+ days overdue)	Management Division	P0	M	3	MGMT-016	Dylan
MGMT-021	Auto reconcile payments with lease accounts	Management Division	P0	M	3	MGMT-016	Dylan
MGMT-022	Track late fees, penalties, other charges	Management Division	P0	M	3	MGMT-016	Dylan

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MGMT-023	Listing availability (rent, features, availability dates)	Management Division	P0	M	3	MGMT-001	Dylan
MGMT-024	Marketing channel performance tracking (where inquiries come from)	Management Division	P0	M	3	MGMT-023	Dylan
MGMT-025	Lead capture & qualification workflow	Management Division	P0	M	3	MGMT-023	Dylan
MGMT-026	Track which properties/units generating inquiries	Management Division	P0	M	3	MGMT-024	Dylan
MGMT-027	Lead-to-application conversion rates	Management Division	P0	M	3	MGMT-025	Dylan
MGMT-028	Tenant-facing maintenance request portal (submit from mobile/web)	Management Division	P0	M	3	MGMT-012	Dylan
MGMT-029	Auto-categorize maintenance requests (plumbing, electrical, cosmetic, emergency)	Management Division	P0	M	3	MGMT-028	Dylan
MGMT-030	Route maintenance to appropriate team/contractor	Management Division	P0	M	3	MGMT-029	Dylan
MGMT-031	Status tracking from submission to completion	Management Division	P0	M	3	MGMT-030	Dylan
MGMT-032	Photo uploads for before/after documentation	Management Division	P0	M	3	MGMT-030	Dylan
MGMT-033	Maintenance cost & vendor info tracking	Management Division	P0	M	3	MGMT-030	Dylan
MGMT-034	Maintenance reports by	Management Division	P0	M	3	MGMT-033	Dylan

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
	property & cost category						
MGMT-035	SLA response time setting & monitoring	Management Division	P0	M	3	MGMT-030	Dylan
MGMT-036	Lease renewal pipeline (30/60/90-day outlook, status tracking)	Management Division	P0	M	3	MGMT-004	Dylan
MGMT-037	Renewal status (contacted, accepted, declined, expired)	Management Division	P0	M	3	MGMT-036	Dylan
MGMT-038	Rent escalation calculations for renewals	Management Division	P0	M	3	MGMT-036	Dylan
MGMT-039	Flag at-risk renewals (intent to leave signals)	Management Division	P1	M	4	MGMT-036	Dylan
MGMT-040	Renewal rate & lease retention reports by property	Management Division	P1	M	3	MGMT-036	Dylan
MGMT-041	RealPage/OneSite integration (lease data, financial data)	Management Division	P0	L	3	MGMT-001	Dylan
MGMT-042	Executive dashboard (occupancy %, revenue, collections, renewals, move-ins, move-outs, transfers, closing account statements)	Management Division	P0	L	3	MGMT-001	Dylan
MGMT-043	15+ automated monthly reports (rent roll, delinquency, box score, collections, concessions, prepaid, lost rent, transaction detail, etc.)	Management Division	P0	L	3	MGMT-001	Dylan

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MGMT-044	Auto-generate & email reports to property manager & assistants	Management Division	P0	M	3	MGMT-043	Dylan
MGMT-045	NLP data query agent (on-demand analytics, supplementing automated reports)	Management Division	P1	L	4	MGMT-043	Dylan
MGMT-046	Predictive analytics for lease renewal likelihood	Management Division	P1	L	4	MGMT-036	Dylan
MGMT-047	Tenant satisfaction surveys & retention risk flagging	Management Division	P1	M	4	MGMT-008	Dylan
MGMT-048	Mobile app for property manager field access (inspections, lease signing, rent collection)	Management Division	P1	M	4	PLAT-012	Dylan
MGMT-049	Vendor management portal (bid submission, job tracking, billing)	Management Division	P1	M	4	MGMT-030	Dylan
MGMT-050	Automated lease document generation (variable terms, escalation clauses)	Management Division	P1	M	4	MGMT-001	Dylan
MGMT-051	Accounting integration (real-time sync for revenue recognition, receivables)	Management Division	P1	L	3	ACCT-001	Dylan/Johnny

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
MGMT-052	Marketing automation (leasing campaign emails by availability)	Management Division	P2	M	4	MGMT-023	Dylan
MGMT-053	SMS notifications (payment reminders, maintenance status)	Management Division	P2	M	4	MGMT-015	Dylan
MGMT-054	Lease comparison tool (portfolio-wide term optimization)	Management Division	P2	M	5	MGMT-001	Dylan

LEGAL DIVISION — CLOSE ROLLOVERS (ROLL)

Lease rollovers (renewals), RealPage dependent, eviction escalations, 7-year retention.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ROLL-001	RealPage data dashboard (renewal pipeline, status, signature tracking)	Legal Rollovers	P0	M	3	MGMT-041	David
ROLL-002	Eviction & escalation workflow (when lease not renewed, tenant doesn't respond, or disputes arise)	Legal Rollovers	P0	M	3	MGMT-036	David
ROLL-003	Case capture (tenant info, lease terms, reason for escalation)	Legal Rollovers	P0	M	3	ROLL-002	David
ROLL-004	Track escalation resolution status & outcome	Legal Rollovers	P0	M	3	ROLL-002	David
ROLL-005	Approval trails for dispute decisions (compliance)	Legal Rollovers	P0	M	3	ROLL-004	David
ROLL-006	Financial terms summary export to Accounting (rent amounts, escalations, old vs. new rent comparison)	Legal Rollovers	P0	M	3	ACCT-001	David/Johnny
ROLL-007	Monthly export of renewal rent data for Finance	Legal Rollovers	P0	M	3	ROLL-006	David/Johnny
ROLL-008	Track month-to-month premium amounts when tenants roll to month-to-month	Legal Rollovers	P0	M	3	ROLL-001	David
ROLL-009	Retention & compliance audit trail (7-year retention requirement)	Legal Rollovers	P0	M	3	PLAT-009	David
ROLL-010	Store renewal documents with timestamps & decision logs	Legal Rollovers	P0	M	3	ROLL-009	David
ROLL-011	Predictive renewal likelihood scoring	Legal Rollovers	P1	M	4	MGMT-036	David

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
	(payment history, lease terms)						
ROLL-012	Flag at-risk renewals early for proactive management	Legal Rollovers	P1	M	4	ROLL-011	David
ROLL-013	Tenant portal for self-service renewal acceptance/decline	Legal Rollovers	P1	M	4	MGMT-012	David
ROLL-014	Mobile app for legal staff (review escalations, approve disputes)	Legal Rollovers	P1	M	4	PLAT-012	David
ROLL-015	Integration with Accounting for real-time revenue recognition (renewals, premiums)	Legal Rollovers	P1	L	3	ACCT-001	David/Johnny
ROLL-016	Advanced reporting (renewal success rate, revenue impact, churn predictions, month-over-month trends)	Legal Rollovers	P1	L	4	ROLL-001	David

LAND DIVISION — PROCURE, ENGINEER, APPROVE (LAND)

Land procurement, engineering (Autodesk/Rhino/Lumion), 50+ agencies, due diligence chaos, multi-year timelines.

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
LAND-001	Unified site prospecting pipeline (inquiry → LOI → due diligence → approved → rejected/archived)	Land Division	P0	L	1	—	Russ
LAND-002	Site prospecting tracker (location, acreage, asking price, direct contact, topography suitability, NOI viability)	Land Division	P0	M	1	LAND-001	Russ
LAND-003	Broker relationship tracking (preferring JLL)	Land Division	P0	M	1	LAND-002	Russ
LAND-004	Auto-alerts on LOI expirations & decision deadlines	Land Division	P0	M	1	LAND-002	Russ
LAND-005	Search/filter by location, price, acreage, zoning	Land Division	P0	M	1	LAND-002	Russ
LAND-006	Standardized due diligence checklist (15+ items: zoning, acreage, utilities, municipality codes, wetlands, soil, compaction, drainage, flood, survey, topography, Phase I environmental, comps, financing, entity, preliminary staff meeting, title)	Land Division	P0	L	1	LAND-001	Russ
LAND-007	Due diligence progress tracking (ownership per item, completion, linked documents)	Land Division	P0	M	1	LAND-006	Russ
LAND-008	Auto-alerts on approaching due diligence deadlines	Land Division	P0	S	1	LAND-007	Russ
LAND-009	Audit trail (what checked, by whom, when)	Land Division	P0	M	1	LAND-007, PLAT-009	Russ
LAND-010	Engineering document hub (Autodesk Civil, Rhino, Lumion, Google Earth exports)	Land Division	P0	L	1	—	Russ
LAND-011	Version control & file history with rollback	Land Division	P0	M	1	LAND-010	Russ
LAND-012	File tagging (by project, site, phase, type)	Land Division	P0	M	1	LAND-010	Russ

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
LAND-013	Easy file sharing with external architects/engineers/legal	Land Division	P0	M	1	LAND-010	Russ
LAND-014	Bluebeam integration (markup/review workflows)	Land Division	P0	M	1	LAND-010	Russ
LAND-015	Version comparison reports (changes between iterations)	Land Division	P0	M	1	LAND-011	Russ
LAND-016	Support ~20 site plan iterations without file chaos	Land Division	P0	M	1	LAND-011	Russ
LAND-017	Permitting & government approval tracker (50+ regulatory bodies per project)	Land Division	P0	L	1	LAND-001	Russ
LAND-018	Capture submission dates, expected timelines, actual approvals per permit	Land Division	P0	M	1	LAND-017	Russ
LAND-019	Capture agency contacts & permit documents	Land Division	P0	M	1	LAND-017	Russ
LAND-020	Alerts on deadlines & missing info requests from agencies	Land Division	P0	M	1	LAND-017	Russ
LAND-021	Track permit conditions flowing into post-approval obligations	Land Division	P0	M	1	LAND-017	Russ
LAND-022	Timeline view (all active/completed permits per site)	Land Division	P0	M	1	LAND-017	Russ
LAND-023	Zoning & entitlements management (document requirements, variance requests, entitlement checklist)	Land Division	P0	L	1	LAND-006	Russ
LAND-024	Track entitlement conditions as ongoing obligations	Land Division	P0	M	1	LAND-023	Russ
LAND-025	Flag zoning compliance pre/post-approval	Land Division	P0	M	1	LAND-023	Russ
LAND-026	Environmental compliance & reporting tracker (Phase 1,	Land Division	P0	L	1	LAND-006	Russ

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
	contamination, wetlands, etc.)						
LAND-027	Track environmental findings, recommendations, remediation actions	Land Division	P0	M	1	LAND-026	Russ
LAND-028	Link environmental contingencies to approval conditions	Land Division	P0	M	1	LAND-026	Russ
LAND-029	Create post-approval environmental compliance checklist	Land Division	P0	M	1	LAND-026	Russ
LAND-030	Alert on environmental study deadlines	Land Division	P0	S	1	LAND-026	Russ
LAND-031	Generate environmental summaries for Legal & Finance	Land Division	P0	M	1	LAND-026	Russ
LAND-032	Sub-team real-time coordination (Procurement ↔ Engineering ↔ Approve)	Land Division	P0	M	1	PLAT-005	Russ
LAND-033	Task assignment interface for all sub-teams	Land Division	P0	M	1	LAND-032	Russ
LAND-034	Track revisions requested/responses from external firms	Land Division	P0	M	1	LAND-033	Russ
LAND-035	Centralize all internal feedback (from Russ, leadership)	Land Division	P0	M	1	LAND-033	Russ
LAND-036	Status reports on deliverables & pending actions	Land Division	P0	M	1	LAND-033	Russ
LAND-037	Alert team to pending actions & deadlines	Land Division	P0	M	1	LAND-033	Russ
LAND-038	Enable Procurement ↔ Engineering ↔ Approve handoffs with clear stage gates	Land Division	P0	M	1	LAND-032	Russ
LAND-039	Financial tracking & monthly reporting to Accounting	Land Division	P0	M	1	ACCT-001	Russ/Johnny
LAND-040	Capture all site costs (land purchase, engineering, permitting,	Land Division	P0	M	1	LAND-039	Russ

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
	broker commissions, consultant fees)						
LAND-041	Support budget vs. actual tracking	Land Division	P0	M	1	LAND-040	Russ
LAND-042	Track cost overruns & communicate via notifications	Land Division	P0	M	1	LAND-040	Russ
LAND-043	Maintain historical cost data for benchmarking	Land Division	P0	M	1	LAND-040	Russ
LAND-044	GIS mapping with zoning overlays & site location visualization	Land Division	PI	L	4	LAND-001	Russ
LAND-045	Google Earth integration for site imagery & historical analysis	Land Division	PI	M	4	LAND-001	Russ
LAND-046	AI-powered environmental report summarization	Land Division	PI	M	4	LAND-026	Russ
LAND-047	Automated integration with city/state permitting portals (where available)	Land Division	PI	L	4	LAND-017	Russ
LAND-048	Competitor site tracking & market analysis	Land Division	PI	M	4	LAND-001	Russ
LAND-049	Automated legal document generation (LOI templates, variance request forms)	Land Division	PI	M	4	LAND-023	Russ
LAND-050	Timeline estimation engine (auto-generate approval timelines based on historical sites)	Land Division	PI	L	4	LAND-017	Russ
LAND-051	Anomaly alerts (flag when similar site issues arise elsewhere)	Land Division	PI	M	4	LAND-001	Russ
LAND-052	Automated risk scoring (location, zoning, environmental factors)	Land Division	PI	M	4	LAND-023, LAND-026	Russ
LAND-053	Predictive reporting (forecast approval dates, identify bottlenecks)	Land Division	PI	L	4	LAND-017	Russ
LAND-054	Mobile app for Russ (check project status, review blockers, approve decisions on-go)	Land Division	PI	M	4	PLAT-012	Russ

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
LAND-055	Automated report generation & scheduled delivery (daily, weekly, monthly)	Land Division	PI	M	4	PLAT-018	Russ
LAND-056	Jurisdiction-specific requirement databases (reduce research time)	Land Division	PI	L	4	LAND-023	Russ
LAND-057	Searchable repository of past approvals & decisions (as precedent)	Land Division	PI	L	4	LAND-017	Russ
LAND-058	Playbooks for common site types (beach resort, mountain resort, etc.)	Land Division	PI	L	4	LAND-001	Russ
LAND-059	Knowledge management (lessons learned from completed sites)	Land Division	PI	M	4	LAND-001	Russ
LAND-060	Historical cost/timeline benchmarking data	Land Division	PI	M	4	LAND-040	Russ

ACCOUNTING DIVISION — HUB (ACCT)

Central financial hub connecting all 7 divisions, QuickBooks/ADP integration, financial dashboards, budgets (PENDING interview).

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-001	Automated feed from Resortments platform to QuickBooks general ledger	Accounting Hub	P0	M	2	—	Johnny/Teresa
ACCT-002	Maintain mapping between Resortments cost categories & QB chart of accounts	Accounting Hub	P0	M	2	ACCT-001	Johnny/Teresa
ACCT-003	Sync transaction data at configured frequency (real-time, daily, or weekly)	Accounting Hub	P0	M	2	ACCT-001	Johnny/Teresa
ACCT-004	Capture journal entries & manual adjustments flowing back to divisions	Accounting Hub	P0	M	2	ACCT-001	Johnny/Teresa
ACCT-005	Validate all data before posting to prevent erroneous entries	Accounting Hub	P0	M	2	ACCT-001	Johnny/Teresa
ACCT-006	Create audit log showing all syncs, errors, manual overrides	Accounting Hub	P0	M	2	ACCT-001	Johnny/Teresa
ACCT-007	Project budget establishment by division & major cost category	Accounting Hub	P0	M	2	—	Johnny/Teresa
ACCT-008	Track actual spending against budget by cost category & time period	Accounting Hub	P0	M	2	ACCT-007	Johnny/Teresa
ACCT-009	Calculate variance (\$ and %) & flag significant overages	Accounting Hub	P0	M	2	ACCT-008	Johnny/Teresa
ACCT-010	Enable budget owners to request & approve budget changes	Accounting Hub	P0	M	2	ACCT-008	Johnny/Teresa
ACCT-011	Link budget line items to actual cost transactions for reconciliation	Accounting Hub	P0	M	2	ACCT-008	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-012	Generate budget variance reports by project, division, cost type, period	Accounting Hub	P0	M	2	ACCT-008	Johnny/Teresa
ACCT-013	Financial dashboard for Russ (executive-level summary, total costs, budget status, financial health)	Accounting Hub	P0	L	2	ACCT-008	Johnny/Teresa/Russ
ACCT-014	Portfolio view of all sites/projects with individual P&L summary	Accounting Hub	P0	L	2	ACCT-013	Russ
ACCT-015	Key metrics display (total spend, revenue, margin, cash position, burn rate)	Accounting Hub	P0	M	2	ACCT-013	Russ
ACCT-016	Highlight projects at risk (over budget, behind schedule, delayed revenue)	Accounting Hub	P0	M	2	ACCT-013	Russ
ACCT-017	Enable drill-down from dashboard to division-level & project-level detail	Accounting Hub	P0	M	2	ACCT-013	Russ
ACCT-018	Alert on critical financial events (large overages, cash shortfalls, payment issues)	Accounting Hub	P0	M	2	ACCT-013	Russ
ACCT-019	Divisional financial reports (costs, revenues, profitability)	Accounting Hub	P0	M	3	ACCT-013	Johnny/Teresa
ACCT-020	Division-specific metrics (operational costs, project allocation, performance ratios)	Accounting Hub	P0	M	3	ACCT-019	Johnny/Teresa
ACCT-021	Cross-division cost allocation & settlement	Accounting Hub	P0	M	3	ACCT-019	Johnny/Teresa
ACCT-022	Divisional P&Ls for performance evaluation	Accounting Hub	P0	M	3	ACCT-019	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-023	Division head visibility into budget performance	Accounting Hub	P0	S	3	ACCT-012	Johnny/Teresa
ACCT-024	Project-level cost tracking (not just division) for ROI & profitability	Accounting Hub	P0	M	3	ACCT-008	Johnny/Teresa
ACCT-025	Allocate shared costs (management, overhead) to projects	Accounting Hub	P0	M	3	ACCT-024	Johnny/Teresa
ACCT-026	Maintain cost detail by phase/milestone per project	Accounting Hub	P0	M	3	ACCT-024	Johnny/Teresa
ACCT-027	Project-level P&L (cost, revenue, margin)	Accounting Hub	P0	M	3	ACCT-024	Johnny/Teresa
ACCT-028	Cost forecasting to project final project profitability	Accounting Hub	P0	M	3	ACCT-024	Johnny/Teresa
ACCT-029	Track cost performance against comparable historical projects	Accounting Hub	P0	M	3	ACCT-024	Johnny/Teresa
ACCT-030	ADP payroll data sync into platform (per division, per cost center)	Accounting Hub	P0	M	3	—	Johnny/Teresa
ACCT-031	Payroll cost summaries on Russ's owner dashboard (by division, by period)	Accounting Hub	P0	M	3	ACCT-030, PLAT-004	Johnny/Teresa/Russ
ACCT-032	Track bonus accruals & payouts per employee & per division	Accounting Hub	P0	M	3	ACCT-030	Johnny/Teresa
ACCT-033	Surface vacation/PTO balances & usage per employee & per division	Accounting Hub	P0	M	3	ACCT-030	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-034	Allocate payroll costs to projects & divisions automatically (ADP cost centers)	Accounting Hub	P0	M	3	ACCT-030	Johnny/Teresa
ACCT-035	Generate payroll-related financial reports (labor cost trends, overtime, benefits)	Accounting Hub	P0	M	3	ACCT-030	Johnny/Teresa
ACCT-036	Alert on payroll anomalies (large overtime, missed runs, benefit changes)	Accounting Hub	P0	S	3	ACCT-030	Johnny/Teresa
ACCT-037	Aggregate cash position across all operating accounts & projects	Accounting Hub	P0	M	3	ACCT-001	Johnny/Teresa
ACCT-038	Forecast future cash inflows/outflows based on timelines & payment schedules	Accounting Hub	P0	M	3	ACCT-037	Johnny/Teresa
ACCT-039	Alert to cash shortfalls & recommend timing adjustments	Accounting Hub	P0	M	3	ACCT-038	Johnny/Teresa
ACCT-040	Track cash reserves & maintain minimum balance requirements	Accounting Hub	P0	M	3	ACCT-037	Johnny/Teresa
ACCT-041	Provide weekly/monthly cash position reports to leadership	Accounting Hub	P0	M	3	ACCT-037	Johnny/Teresa
ACCT-042	Model impact of different funding scenarios on cash position	Accounting Hub	P0	M	3	ACCT-038	Johnny/Teresa
ACCT-043	Capture vendor invoices & auto-code to cost categories & projects	Accounting Hub	P0	M	3	—	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-044	Route invoices for approval (amount, cost type, approval authority)	Accounting Hub	P0	M	3	ACCT-043	Johnny/Teresa
ACCT-045	Track payment status (received, approved, scheduled, paid)	Accounting Hub	P0	M	3	ACCT-044	Johnny/Teresa
ACCT-046	Prevent duplicate payments (matching to prior payments & POs)	Accounting Hub	P0	M	3	ACCT-043	Johnny/Teresa
ACCT-047	Enable 3-way matching (PO, receipt, invoice) for quality control	Accounting Hub	P0	M	3	ACCT-043	Johnny/Teresa
ACCT-048	Generate AP aging reports & payment forecasts	Accounting Hub	P0	M	3	ACCT-045	Johnny/Teresa
ACCT-049	Capture & track revenue transactions by project & division	Accounting Hub	P0	M	3	MGMT-001, LEGAL-001	Johnny/Teresa
ACCT-050	Apply revenue recognition rules (timing, amount) per contract terms	Accounting Hub	P0	M	3	ACCT-049	Johnny/Teresa
ACCT-051	Track invoiced vs. received vs. billed revenue	Accounting Hub	P0	M	3	ACCT-049	Johnny/Teresa
ACCT-052	Generate aged receivables reports & collection follow-up lists	Accounting Hub	P0	M	3	ACCT-049	Johnny/Teresa
ACCT-053	Enable revenue forecasting based on pipeline & contract status	Accounting Hub	P0	M	3	ACCT-049	Johnny/Teresa
ACCT-054	Track revenue by customer/division for performance analysis	Accounting Hub	P0	M	3	ACCT-049	Johnny/Teresa
ACCT-055	Create month-end close workflow (identify missing data/reconciliations)	Accounting Hub	P0	M	3	PLAT-005	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-056	Automate standard journal entries (depreciation, accruals, allocations)	Accounting Hub	P0	M	3	ACCT-055	Johnny/Teresa
ACCT-057	Track reconciliation status (bank, GL, sub-ledgers) & flag incomplete items	Accounting Hub	P0	M	3	ACCT-055	Johnny/Teresa
ACCT-058	Enable prior-month adjustment tracking & posting	Accounting Hub	P0	M	3	ACCT-055	Johnny/Teresa
ACCT-059	Generate close checklists & completion status reports	Accounting Hub	P0	M	3	ACCT-055	Johnny/Teresa
ACCT-060	Provide pre-close & post-close reporting for analysis	Accounting Hub	P0	M	3	ACCT-055	Johnny/Teresa
ACCT-061	Define allocation bases for shared costs (headcount, revenue, sqft, hours)	Accounting Hub	P0	M	3	—	Johnny/Teresa
ACCT-062	Auto-calculate & post allocations at period end	Accounting Hub	P0	M	3	ACCT-061	Johnny/Teresa
ACCT-063	Track allocation changes & variance over time	Accounting Hub	P0	M	3	ACCT-062	Johnny/Teresa
ACCT-064	Enable scenario modeling (what-if allocation changes)	Accounting Hub	P0	M	3	ACCT-061	Johnny/Teresa
ACCT-065	Create allocation audit reports showing cost movement	Accounting Hub	P0	M	3	ACCT-062	Johnny/Teresa
ACCT-066	Reconcile allocated costs back to source (no duplicates)	Accounting Hub	P0	M	3	ACCT-065	Johnny/Teresa
ACCT-067	Track tax-relevant transactions separately (depreciation, capitalized costs, deductions)	Accounting Hub	P0	M	3	—	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-068	Organize data by tax category for year-end preparation	Accounting Hub	P0	M	3	ACCT-067	Johnny/Teresa
ACCT-069	Generate tax reporting by entity & jurisdiction	Accounting Hub	P0	M	3	ACCT-068	Johnny/Teresa
ACCT-070	Track estimated tax payments & reconcile to actual liability	Accounting Hub	P0	M	3	ACCT-069	Johnny/Teresa
ACCT-071	Maintain tax documentation & support for audit purposes	Accounting Hub	P0	M	3	ACCT-068	Johnny/Teresa
ACCT-072	Provide tax data feeds to external tax preparers	Accounting Hub	P0	M	3	ACCT-069	Johnny/Teresa
ACCT-073	Generate standard financial statements (P&L, balance sheet, cash flow) on demand	Accounting Hub	P0	M	3	ACCT-001, ACCT-049	Johnny/Teresa
ACCT-074	Create customized financial reports by division, project, or time period	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-075	Enable comparative reporting (prior period, budget vs. actual, trends)	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-076	Track key metrics & KPIs for financial health assessment	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-077	Generate audit-ready reports with full supporting documentation	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-078	Enable external sharing of financial statements (access controls)	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-079	Capture all financial transactions (source, date, amount, approver)	Accounting Hub	P0	M	3	PLAT-009	Johnny/Teresa

ID	Feature	Module	Priority	Complexity	Phase	Dependencies	Source
ACCT-080	Track all changes to financial data (who, what, when, why)	Accounting Hub	P0	M	3	PLAT-009	Johnny/Teresa
ACCT-081	Maintain immutable record of all journal entries & adjustments	Accounting Hub	P0	M	3	ACCT-001	Johnny/Teresa
ACCT-082	Generate audit reports showing transaction flow from source to financial statement	Accounting Hub	P0	M	3	ACCT-081	Johnny/Teresa
ACCT-083	Enable segregation of duties (no single person can create, approve, post)	Accounting Hub	P0	M	3	PLAT-002, ACCT-001	Johnny/Teresa
ACCT-084	Maintain compliance with GAAP & audit requirements	Accounting Hub	P0	M	3	ACCT-073	Johnny/Teresa
ACCT-085	Unit economics analysis (cost per site, per room, per phase)	Accounting Hub	PI	L	4	ACCT-024	Johnny/Teresa/Russ
ACCT-086	Trend analysis (cost & profitability over time)	Accounting Hub	PI	L	4	ACCT-024	Johnny/Teresa
ACCT-087	Scenario modeling (what-if budget/timeline changes)	Accounting Hub	PI	L	4	ACCT-008	Johnny/Teresa
ACCT-088	Predictive analytics (cost & schedule forecasting)	Accounting Hub	PI	L	4	ACCT-024	Johnny/Teresa
ACCT-089	Benchmark analysis (vs. industry/historical data)	Accounting Hub	PI	L	4	ACCT-024	Johnny/Teresa
ACCT-090	Machine learning for anomaly detection & cost pattern identification	Accounting Hub	P2	L	5	ACCT-079	Johnny/Teresa
ACCT-091	Bank feeds (eliminate manual transaction entry & reconciliation)	Accounting Hub	PI	M	4	ACCT-001	Johnny/Teresa

ID	Feature	Module	Priority	Complexity	Phase	Dependencies	Source
ACCT-092	Credit card processing integration (auto expense categorization)	Accounting Hub	P1	M	4	ACCT-043	Johnny/Teresa
ACCT-093	Procurement integration (POs, requisitions, streamline cost tracking)	Accounting Hub	P1	L	4	MAT-001	Johnny/Teresa
ACCT-094	Banking platform integration for liquidity management	Accounting Hub	P1	M	4	ACCT-037	Johnny/Teresa
ACCT-095	Automated invoice matching & payment (reduce approval cycles)	Accounting Hub	P1	M	4	ACCT-044	Johnny/Teresa
ACCT-096	Integration with project management tools (real-time cost updates)	Accounting Hub	P1	L	4	ACCT-024	Johnny/Teresa
ACCT-097	Drill-down capability (high-level dashboard to transaction detail)	Accounting Hub	P1	M	4	ACCT-013	Johnny/Teresa
ACCT-098	Custom report builder (ad-hoc reports)	Accounting Hub	P2	L	5	ACCT-073	Johnny/Teresa
ACCT-099	Data visualization (charts, heat maps, waterfall charts)	Accounting Hub	P1	M	4	ACCT-073	Johnny/Teresa
ACCT-100	Automated report distribution & scheduling	Accounting Hub	P1	M	4	PLAT-018	Johnny/Teresa
ACCT-101	Mobile access for financial monitoring on-the-go	Accounting Hub	P1	M	4	PLAT-012	Johnny/Teresa
ACCT-102	White-label reporting options for external stakeholders	Accounting Hub	P1	M	4	ACCT-073	Johnny/Teresa

	ID	Feature	Module	Priority	Complexity	Phase	Dependencies	Source
ACCT-100	ACCT-103	Rolling forecasts (continuous updating throughout period)	Accounting Hub	P1	L	4	ACCT-038	Johnny/Teresa
	ACCT-104	Variance analysis tools (explain cost drivers automatically)	Accounting Hub	P1	M	4	ACCT-012	Johnny/Teresa
	ACCT-105	Monte Carlo simulation for financial risk quantification	Accounting Hub	P2	L	5	ACCT-038	Johnny/Teresa
	ACCT-106	Headcount & staffing forecasting (improve payroll accuracy)	Accounting Hub	P1	M	4	ACCT-030	Johnny/Teresa
	ACCT-107	Scenario planning tools for strategic decision-making	Accounting Hub	P1	L	4	ACCT-087	Johnny/Teresa
	ACCT-108	Automated compliance monitoring (flag violations)	Accounting Hub	P1	M	4	ACCT-084	Johnny/Teresa
	ACCT-109	Segregation of duties enforcement & monitoring	Accounting Hub	P1	M	4	ACCT-083	Johnny/Teresa
	ACCT-110	Variance analysis for fraud detection (highlight unusual transactions)	Accounting Hub	P1	M	4	ACCT-012	Johnny/Teresa
	ACCT-111	Audit log querying & anomaly detection	Accounting Hub	P1	M	4	ACCT-080	Johnny/Teresa
	ACCT-112	Real-time alerts on critical transactions & threshold breaches	Accounting Hub	P1	M	4	ACCT-018	Johnny/Teresa
	ACCT-113	Automated policy enforcement (approval limits, cost restrictions)	Accounting Hub	P1	M	4	ACCT-044	Johnny/Teresa
	ACCT-114	Investor reporting packages (auto-generate financial data & presentations)	Accounting Hub	P1	M	4	ACCT-073	Johnny/Teresa

ID	Feature	Module	Priority	Complexity	Phase	Dependencies	Source
ACCT-115	Lender reporting for debt covenant compliance	Accounting Hub	P1	M	4	ACCT-073	Johnny/Teresa
ACCT-116	Performance measurement for management incentive programs	Accounting Hub	P1	M	4	ACCT-019	Johnny/Teresa
ACCT-117	API access for third-party applications	Accounting Hub	P1	M	4	PLAT-010	Johnny/Teresa
ACCT-118	Project-level earned value analysis (cost control)	Accounting Hub	P1	L	4	ACCT-024	Johnny/Teresa
ACCT-119	Automated cost control alerts (overages, unauthorized spend)	Accounting Hub	P1	M	4	ACCT-009	Johnny/Teresa
ACCT-120	Procurement optimization recommendations (reduce material costs)	Accounting Hub	P2	L	5	MAT-001	Johnny/Teresa
ACCT-121	Labor productivity metrics (tied to project costs)	Accounting Hub	P1	M	4	ACCT-031	Johnny/Teresa
ACCT-122	Contingency management (reserve tracking, burn rate)	Accounting Hub	P1	M	4	ACCT-008	Johnny/Teresa
ACCT-123	Zero-based budgeting tools	Accounting Hub	P2	L	5	ACCT-007	Johnny/Teresa
ACCT-124	Consolidated reporting (multiple legal entities)	Accounting Hub	P1	L	4	ACCT-073	Johnny/Teresa
ACCT-125	Inter-company transaction elimination (accurate P&Ls)	Accounting Hub	P1	M	4	ACCT-019	Johnny/Teresa
ACCT-126	Dollar management (projects in different jurisdictions)	Accounting Hub	P1	M	4	ACCT-073	Johnny/Teresa
ACCT-127	Equity accounting (joint ventures, partnerships)	Accounting Hub	P1	L	4	ACCT-019	Johnny/Teresa

ID	FEATURE	MODULE	PRIORITY	COMPLEXITY	PHASE	DEPENDENCIES	SOURCE
ACCT-128	Transfer pricing documentation (related-party transactions)	Accounting Hub	P1	M	4	ACCT-049	Johnny/Teresa

Summary Statistics

Total Backlog Items: 407

Breakdown by Priority: - **P0 (MVP Must-Have):** 240 items - **P1 (High Priority, Post-MVP):** 140 items - **P2 (Nice-to-Have/Future):** 27 items

Breakdown by Module: - Platform Core: 18 items - Legal Close Land: 18 items - Legal Rollovers: 16 items - Material Procurement: 31 items - Plant Division: 35 items - Field Division: 47 items - Management Division: 54 items - Land Division: 60 items - Accounting Hub: 128 items

Breakdown by Phase: - Phase 1 (Foundation): 80 items - Phase 2 (Wave 1): 95 items - Phase 3 (Wave 2): 125 items - Phase 4 (Mobile + Advanced): 85 items - Phase 5 (Future): 22 items

Feature Prioritization Notes

Must-Have for Go-Live (P0 MVP — Phase 1–3)

All features marked **P0** across all modules are considered mission-critical for initial platform launch. These include: - Complete workflow gating & approvals (foundational) - Core divisional tracking modules (Legal Close Land, Material Procurement, Plant, Field, Management/Leasing) - Financial integration (QuickBooks, ADP, cost tracking to Accounting) - Audit trails & compliance logging - Basic dashboards & reporting

High-Priority for Post-Launch (P1 — Phase 4 & beyond)

P1 features add significant value but are not required for MVP go-live. These should be prioritized based on ROI and division feedback: - Mobile applications (Field, Plant, Management) - Advanced integrations (RealPage depth, Compsys, city portals) - Predictive analytics & forecasting - Executive dashboards & KPI reporting - Scenario modeling & what-if analysis

Optional / Future (P2)

P2 features are nice-to-haves with lower immediate impact: - AI-powered environmental summarization - Monte Carlo financial modeling - Custom BI reporting (beyond standard dashboards) - Marketing automation - Advanced vendor analytics

Dependencies & Critical Paths

Foundation (Must Complete First)

- PLAT-001 through PLAT-010 (auth, workflows, document management, API)
- LAND-001 through LAND-043 (site prospecting, due diligence, permits — largest phase 1 scope)

Wave 1 (Depends on Foundation)

- LEGAL-001–LEGAL-018 (requires document management + workflows)
- MAT-001–MAT-031 (requires workflows + budget tracking)
- PLANT-001–PLANT-035 (requires production scheduling + QC workflows)
- ACCT-001–ACCT-060 (requires all division cost data flowing in)

Wave 2 (Depends on Wave 1)

- FIELD-001–FIELD-047 (depends on Plant handoff + Management handoff readiness)
- MGMT-001–MGMT-054 (depends on Field Division completion dates + RealPage integration)
- ROLL-001–ROLL-016 (depends on Management renewal pipeline + Accounting export)

Wave 3 (Depends on Waves 1–2)

- PLAT-011–PLAT-018 (search, mobile, exports, reports)
- LAND-044–LAND-060 (advanced GIS, automation, AI summaries)
- ACCT-085–ACCT-128 (advanced analytics, consolidated reporting, scenario modeling)

Recommendations

- 1. Maintain strict phase gates** — Do not pull Phase 2 features into Phase 1; each phase adds ~4 weeks.
- 2. Accounting Hub scope confirmed** — Interview complete (April 8, 2026); multi-entity QB, ADP payroll for 12 employees, cost allocation engine confirmed (13–17 dev-months HIGH complexity); design Phase 2–3 accordingly.
- 3. Prioritize Field Division mobile app** — High adoption risk; recommend early mobile development (Phase 2 or early Phase 3).
- 4. Plan RealPage integration carefully** — Deep integration critical for Management/Rollovers; scope this in Week 2–3 of project.
- 5. Establish change control board** — 407 features, easy to scope creep; enforce formal change control with cost/schedule impact.
- 6. Validate reporting requirements** — Management's "15+ monthly reports" and Land's "50+ agencies" tracking are both high-touch; validate exact spec in detail design.

Prepared by: Webaroo Solutions

Date: April 8, 2026

Status: COMPREHENSIVE — All division features compiled from scoping interviews

Next Review: Phase 1 Closure / Phase 2 Planning (Week 2, 2026)

NAVIGATE THE PACKAGE

All Discovery Materials

01 Audit & Competitor Analysis

02 Technical & Project Evaluation

03 Project Charter

04 Project Roadmap & Milestones

05 Risk Analysis & Mitigation

06 Budget Estimate

07 Product Backlog

08 Payment Schedule & Terms
