



## Warnings – How to Fix Them

Whenever “Warnings” appear you need to review the warnings to see if you need to take action. Most warnings are the result of “rolling over” the analysis date to the next year, and discovering that items scheduled for repair or replacement were not completed as scheduled, so they now show a “negative replacement life.” Another common reason is that the useful life is reduced based on experience, or simply data entry error when adding a new component.

The number of warnings appears in the Analysis Information portion of your Work Area screen. Just double click on the “Warnings” to open the Warnings screen. All components that may need action are listed here, along with the warning message.

F7 - Sample Condominium Association (Unsaved Changes)

### Work Area

**Main Menu**

- New Component
- Component Update
- Global Parameters
- Cash Management
- Reports
- Report Writer
- Report Builder
- Image Manager
- Chart Manager
- Warnings

**View Menu**

- Components
- Expenditures
- Cash Flow
- Percent Funded
- Cash Availability

**Update**

- Apply
- Save
- Close

**Analysis Information**

Property	Financial	System
Number of Phases: 4	Analysis Date: 01/01/2015	Inflation Compounded: Annually
Number of Units: 200	Beginning Balance: 143,500	Ownership Format: Wholly Owned
Number of Models: 3	Inflation Rate: 1.00	Analysis Format: Analysis
Common Area Component: 10	Weighted Average Life: 21:01	Calculation Method: Future Cost
Unit Components: 0	Current Costs: 3,128,800	Warnings: 4

**View-Reser** F7 - Sample Condominium Association  
**Warnings**

Item	Code	Description	Error Message
3	920-001-0003	Door - Unit Entry Metal	Negative Replacement Life
3	920-002-0003	Door - Unit Entry Metal	Negative Replacement Life
3	920-003-0003	Door - Unit Entry Metal	Negative Replacement Life
3	920-004-0003	Door - Unit Entry Metal	Negative Replacement Life

Double click on each component listed in this screen, and it opens the “Edit reserve Item” screen. In this instance, it is showing us negative replacement date, and you can see the negative life displayed in the “Replace Yr:Mn” column (column 4).

If the item was already replaced but just not updated in the system, go into the “Service Date” column and indicate the date it was repaired/replaced. If the schedule work was not yet performed, go into the “Replace Date” column and change the date to when the work is now expected to be performed. This will eliminate the warnings.

Double click on each component listed in this screen, and it opens the “Edit reserve Item” screen. In this instance, it is showing us negative replacement date, and you can see the negative life displayed in the “Replace Yr:Mn” column (column 4).

If the item was already replaced but just not updated in the system, go into the “Service Date” column and indicate the date it was repaired/replaced. If the schedule work was not yet performed, go into the “Replace Date” column and change the date to when the work is now expected to be performed. This will eliminate the warnings.

F7 - Sample Condominium Association

### Edit/Delete Reserve Item

**View Menu**

- Component Data
- Item Notes

**Update**

- Save
- Close
- Delete

**Common Area - Logistic**

Description:  Category:

Item Number: 3 NA

Exclude Inflation:

Estimated Useful Life:

Measurement Basis:

Basis Cost:

Tracking:

Method:

Component Data								
Code	Service Date	Replace Date	Replace Yr:Mn	Quantity	Current Cost	Future Cost	Description	Location
920-001-0003	07/01/2005	07/01/2015	0:06	50.00	6,250.00	6,281.17		Building 1
920-002-0003	07/01/2004	07/01/2015	-0:06	50.00	6,250.00	6,250.00		Building 2
920-003-0003	07/01/2004	07/01/2014	-0:06	50.00	6,250.00	6,250.00		Building 3
920-004-0003	07/01/2004	07/01/2014	-0:06	50.00	6,250.00	6,250.00		Building 4

