



## Using the Multiple Components Feature in Facilities 7

Using the Multiple Components feature in F7 is not only easy, but gives you a powerful tool to create components at a detail level, taking advantage of the multi-level database in F7. This allows you to have detail, but, at the same time, still be able to view reports at a master component level. Our competitors with their “flat” database structures can’t achieve this level of sophistication.

Let’s say that you initially set up asphalt shingle roofs as a single line item, because you thought they would all be replaced at the same time. Now you’re discovering that each building has aged differently, and they will not all be replaced at the same time.

Simple solution. We open the component edit screen and go to the “Tracking” field, which is now set at “Single Item” and “1” (this is the default). We are going to change the quantity to 8, for our 8 buildings. You will note that is also changes the description to “Multi items.” We also need to change the quantity from 22,400 (in total) to 2,800 (for each building). The unit cost remains the same.

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: 10 NA

Exclude Inflation:

---

Estimated Useful Life:

Measurement Basis:

Basis Cost:

---

Tracking: Single Item

Method:

---

**Component Data**

Code	Service Date	Replace Date	Replace Yr:Mn	Quantity	Current Cost	Future Cost
910-000-0010	07/01/2004	07/01/2039	24:06	22400.00	1,500,800.00	1,915,122.15

Simply entering the “8” causes the 7 additional blank component lines to appear. Next step is to modify each of these lines.

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: 10 NA

Exclude Inflation:

---

Estimated Useful Life:

Measurement Basis:

Basis Cost:

---

Tracking: Multi Item

Method:

Component Data						
Code	Service Date	Replace Date	Replace Yr:Mn	Quantity	Current Cost	Future Cost
920-001-0010	07/01/2004	07/01/2039	24:06	22400.00	1,500,800.00	1,915,122.15
920-002-0010	//	//			0.00	0.00
920-003-0010	//	//			0.00	0.00
920-004-0010	//	//			0.00	0.00
920-005-0010	//	//			0.00	0.00
920-006-0010	//	//			0.00	0.00
920-007-0010	//	//			0.00	0.00
920-008-0010	//	//			0.00	0.00

Here we have entered dates, revised quantities, and added a description in the “Location” field (optional)

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: 10 NA

Exclude Inflation:

---

Estimated Useful Life:

Measurement Basis:

Basis Cost:

---

Tracking: Multi Item

Method:

Component Data								
Code	Service Date	Replace Date	Replace Yr:Mn	Quantity	Current Cost	Future Cost	Description	Location
920-001-0010	07/01/2004	07/01/2039	24:06	2800.00	187,600.00	239,390.27		Building 1
920-002-0010	07/01/1999	07/01/2034	19:06	2800.00	187,600.00	227,771.63		Building 2
920-003-0010	07/01/2000	07/01/2035	20:06	2800.00	187,600.00	230,049.34		Building 3
920-004-0010	07/01/2003	07/01/2038	23:06	2800.00	187,600.00	237,020.07		Building 4
920-005-0010	07/01/2001	07/01/2036	21:06	2800.00	187,600.00	232,349.84		Building 5
920-006-0010	07/01/2002	07/01/2037	22:06	2800.00	187,600.00	234,673.33		Building 6
920-007-0010	07/01/2006	07/01/2041	26:06	2800.00	187,600.00	244,202.01		Building 7
920-008-0010	07/01/1998	07/01/2033	18:06	2800.00	187,600.00	225,516.46		Building 8

When you save and close the component edit screen and return to your component list in the work area screen, note that the component list still only displays a single line item for asphalt shingle roofing. The detail only displays in the component edit screen.

The details of the 8 multiple roof components will also appear in selected expenditure and component list reports.

**F7 - Sample Condominium Association (Recovery)**

## 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

**Recover**

Annlv

**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	11	Weighted Average Life	19:09	Calculation Method	Future Cost
Unit Components	0	Current Costs	3,153,800	Warnings	0

**View-Reserve Items**

	Description ▲	Category	Item	Tracking	Estimate Life	Basis	Basis Cost
	Asphalt Repair	Paving	11	Common-L1	30:00	Job	15,000.00
	Door - Unit Entry Metal	Paint	3	Common-LF	10:00	Each	125.00
	Garage Door - Double	Paint	4	Common-LF	15:00	Each	100.00
	Gutters & Downspouts	Gutters & Downspouts	1	Common-LF	35:00	Set	25,000.00
	Light Fixtures	Lights	2	Common-LF	20:00	Each	145.00
	Railing	Paint	5	Common-LF	15:00	Each	100.00
	Railing Replace	Railing	9	Common-LF	30:00	Each	700.00
	Roof - Asphalt Shingle	Roof	10	Common-LF	35:00	Square	67.00
	Stucco - Paint	Paint	6	Common-LF	15:00	Job	75,000.00
	Tile - Replace Underlayment	Roof	8	Common-LF	35:00	SF	200,000.00
	Trim Paint	Paint	7	Common-LF	7:00	Job	50,000.00