



Using the One time Expenditure Feature in Facilities 7

Sometimes you have those once in a lifetime repair projects, such as a complete road rebuild. The challenge in reserve study software is that these systems are designed to handle recurring projects, but most have great difficulty in how to handle a one-time project. In other words, you've got to save up money for this one time project, but once it's done, you don't have to save for a future recurrence of that project. F7 has the perfect solution.

Your paving contractor has just told you that you will need a one-time repair – remove and replace asphalt – that, if done now, will cost you \$15,000. However, he is giving you an early warning, and believes the job can be postponed for an additional two years.

First step, create the component.

Second step, in the “Method” field, select the down arrow, then select “One Time” from the list.

Because we established a 30 year life on this, and the association construction date (“Initial Date”) was 8/1/04, the system automatically creates the “Expend Date” of 8/1/34. We will correct that in a moment.

F7 - Sample Condominium Association

New Reserve Item

View Menu

- Component Data
- Item Notes

Update

- Save New
- Cancel New

Common Area - Logistic

Description: Asphalt Repair Category: Paving

Item Number: 11 NA

Exclude Inflation:

Estimated Useful Life: 30:00

Measurement Basis: Job

Basis Cost: 15,000.0000

Tracking: Single Item 1

Method: Fixed (dropdown menu open showing Fixed, Adjusted, One Time)

Component Data

Code	Initial Date	Expend Date	Replace Yr:Mn	Quantity	Current Cost	Future Cost
910-000-0011	08/01/2004	08/01/2034	19:07	1.00	15,000.00	18,227.12

Using the one time method means that no future expenditure will be calculated.

Step three is to correct the expenditure date. Once the “One Time” method is selected, the “Placed in Service” date disappears, as it is no longer relevant. The screen now looks like this.

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Save New
Cancel New

Common Area - Logistic

Description: Asphalt Repair Category: Paving

Item Number: 11 NA

Exclude Inflation:

Term Funded: 30:00

Measurement Basis: Job

Basis Cost: 15,000.0000

Tracking: Single Item 1

Method: One Time

Component Data

Code	Expend Date	Expend Yr:Mn	Quantity	Current Cost	Future Cost
910-000-0011	08/01/2016	1:07	1.00	15,000.00	15,238.19

You will notice that the future cost reduced down as we established the corrected expenditure date.

If the contractor advised that the cost will be \$15,000 in the future, you can simply exclude inflation on this expenditure and make the current cost at \$15,000, which is also the future cost.

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Common Area - Logistic

Description: Asphalt Repair Category: Paving

Item Number: 11 NA

Exclude Inflation:

Term Funded: 30:00

Measurement Basis: Job

Basis Cost: 15,000.0000

Tracking: Single Item 1

Method: One Time

Component Data

Code	Expend Date	Expend Yr:Mn	Quantity	Current Cost	Future Cost
910-000-0011	08/01/2016	1:07	1.00	15,000.00	15,000.00