

F7 FACILITIES 7

FACILITIES MANAGEMENT SOFTWARE

SMARTER FACILITIES. STRONGER PERFORMANCE. BETTER RESULTS.

Facilities 7 is a comprehensive facilities management system designed to help organizations streamline operations, reduce costs, and improve service delivery across all facilities and assets.



STREAMLINE OPERATIONS

Automate work orders, maintenance, and service requests.



MANAGE ASSETS

Track assets, warranties, and lifecycle costs in one place.



MAINTAIN COMPLIANCE

Ensure safety and regulatory compliance with inspections and reporting.



DATA-DRIVEN DECISIONS

Powerful dashboards and reports that deliver real-time insights.

ONE SYSTEM. COMPLETE CONTROL.

Empowering facility teams to do more with less—every day.


WORK ORDER
MANAGEMENT


PREVENTIVE
MAINTENANCE


CAPITAL
BUDGETING


INSURANCE
MANAGEMENT


DEPRECIATION
MANAGEMENT

DESIGNED FOR TODAY. BUILT FOR TOMORROW.



Systems Overview

Facilities 7 (F7) is an integrated, next-generation facilities management platform designed to unify asset intelligence, financial planning, and operational execution into a single, centralized system. Built on more than two decades of industry experience, F7 enables organizations to manage the full lifecycle of their physical assets with greater clarity, efficiency, and control.

At the core of F7 is a centralized asset database that seamlessly feeds all modules, ensuring data consistency, eliminating redundancy, and providing real-time visibility across all functions. This unified approach allows users to track assets, plan expenditures, manage maintenance, and maintain critical documentation—all within one connected ecosystem.

A Fully Integrated 7-Module Platform

F7 combines seven essential components into one cohesive system:

- **Reserve Study (RS)** – An advanced, next-generation reserve study platform featuring unique capabilities such as portfolio-level consolidation, delivering insights unavailable in competing solutions.
- **Asset Tracking** – A streamlined module for managing all assets, including those within and outside the reserve study scope.
- **Maintenance Tracker** – A scalable solution evolving from basic expenditure tracking to a fully integrated maintenance management system (CMMS), designed with the right level of sophistication for today's users.
- **Capital Improvements** – A dedicated tool for planning and tracking capital projects separately from reserve expenditures, providing greater financial clarity.
- **Insurance Management** – A purpose-built module supporting insurance appraisal requirements and leveraging shared asset data for efficiency and accuracy.
- **Depreciation Management** – A flexible module supporting standard book depreciation with the ability to expand into more advanced methodologies as needed.
- **Project Management** – A forward-looking module that enables grouping and managing complex reconstruction projects as single initiatives.

Intelligent Data & Integrated Tools

Every client's asset portfolio becomes part of a dynamic database that drives all seven modules. A robust master asset database enables users to quickly build and standardize their asset inventories using detailed, pre-defined data, including lifecycle information, maintenance procedures, and technical guidance.

F7 also integrates with specialized tools such as **Data Capture**, which streamlines field data collection and ensures accurate, consistent input at the source. Together, these capabilities create a seamless workflow from data collection to planning and execution.

Designed for Better Decisions

The F7 central dashboard provides a unified view of how each asset interacts across all modules—whether in maintenance, financial planning, insurance, or depreciation. This holistic perspective improves accuracy, strengthens operational control, and supports more informed decision-making.

A key differentiator of F7 is its client-first philosophy: **the association owns its data**. This ensures continuity, flexibility, and long-term control, regardless of changes in management or service providers.

Facilities 7 delivers one system, one database, and complete control over your assets and operations.



The **F7 Reserves application** is the cornerstone of the Facilities 7 platform—delivering a powerful, next-generation approach to reserve study preparation, analysis, and long-term financial planning. Built on decades of industry expertise and enhanced by modern, browser-based technology, F7 Reserves goes far beyond traditional reserve study software to provide deeper insight, greater accuracy, and unmatched usability.

A Smarter Approach to Reserve Planning

At its core, F7 Reserves transforms how organizations plan for the repair and replacement of physical assets. By leveraging a centralized asset database, the application ensures that all reserve components are consistently defined, accurately priced, and fully integrated with the broader Facilities 7 ecosystem. This eliminates redundancy, reduces errors, and provides a single source of truth for all reserve-related data.

Unmatched Insight Through Innovation

F7 Reserves introduces advanced capabilities that set it apart from any competing solution. Its unique **consolidation feature** allows management companies and portfolio managers to view and analyze reserve data across multiple properties—delivering insights that were previously unavailable in the industry. This enables more strategic decision-making at both the property and portfolio level.

Data-Driven Accuracy

Unlike traditional systems that focus primarily on future projections, F7 Reserves incorporates real-world data to improve forecasting reliability. Through features such as **Component History Tracking**, users can capture detailed records of past repairs, replacements, and expenditures at the individual asset level. This historical perspective provides critical context for predicting future costs and timing with greater confidence.

Seamless Integration Across the F7 Platform

F7 Reserves is fully integrated with other Facilities 7 modules, particularly the **Maintenance Tracker**, allowing users to view both planned and completed maintenance activities for each asset. This integration creates a continuous feedback loop between planning and execution—ensuring that reserve studies remain dynamic, accurate, and aligned with actual asset performance.

In addition, integration with **Data Capture (F7-DC)** streamlines field data collection, enabling technicians to gather and upload asset information efficiently and consistently. This ensures that reserve studies are built on accurate, up-to-date data from the field.

Preserving Institutional Knowledge

A major challenge in facilities management is the loss of historical knowledge due to staff and vendor turnover. F7 Reserves addresses this by maintaining a permanent, organized record of asset data, history, and supporting documentation. This ensures continuity over time and empowers organizations to make informed decisions regardless of personnel changes.

Client Ownership and Control

F7 is built on a client-first philosophy: **the association owns its data**. This guarantees that organizations retain full control of their reserve information, even if management companies or service providers change—eliminating one of the most common pain points in the industry.

F7 Reserves delivers more than a reserve study—it provides a smarter, more connected, and more reliable foundation for long-term financial planning and asset management.



Asset Tracking

The **F7 Asset Tracking application** is designed to work seamlessly alongside the Reserve Study module, enhancing accuracy, completeness, and confidence in asset management. Rather than functioning as a standalone tool, it serves as a critical complement—ensuring that every significant asset within a property has been properly identified, evaluated, and accounted for.

Complete Visibility Across All Assets

Most associations establish a financial threshold (for example, \$2,000) to determine which assets are included in the reserve study. Items above this threshold are typically included, while those below are excluded. However, without a structured tracking system, there has historically been no comprehensive record of excluded assets—creating potential gaps in oversight.

F7 eliminates this uncertainty by providing a **complete inventory of all assets**, regardless of their inclusion in the reserve study. This ensures that nothing is overlooked and that all assets are evaluated against established criteria.

Flexible Asset Classification

The Asset Tracking application organizes assets into three clear categories:

1. **Individually Tracked Assets** - Assets included in the reserve study on a one-to-one basis, where each item is tracked independently.
2. **Grouped Assets** - Assets that may fall below the individual cost threshold but are collectively significant. For example, individual light fixtures may not meet the inclusion threshold on their own, but when aggregated across a property, they are included as a grouped reserve component.
3. **Excluded Assets** - Assets that are not included in the reserve study in any capacity but are still documented for completeness and reference.

Confidence, Accuracy, and Added Value

By maintaining a comprehensive asset inventory, F7 provides assurance that **all assets have been considered and nothing has been missed**. This level of visibility not only strengthens reserve planning but also supports broader operational and financial decision-making.

Additionally, the Asset Tracking system delivers valuable insights for third-party stakeholders. For example, insurance professionals can use this detailed inventory to validate and compare against schedules of values, improving accuracy in coverage and risk assessment.

With F7 Asset Tracking, organizations gain complete visibility, stronger accountability, and confidence that every asset is properly managed.

F7 Maintenance

The **F7 Maintenance application** is a comprehensive, integrated solution designed to streamline maintenance operations, improve asset performance, and ensure that every component is properly maintained throughout its lifecycle. As a core module within the Facilities 7 platform, F7 Maintenance connects day-to-day operational activity directly with long-term planning—bridging the gap between maintenance execution and reserve strategy. The maintenance application links to the Reserve Study application.

From Planning to Execution

F7 Maintenance builds on the proven capabilities of the Maintenance Planner application, enabling organizations to create consistent, standardized maintenance programs for every asset. These plans are directly linked to the central asset database, ensuring that recommended procedures, schedules, and requirements are always aligned with each component's characteristics and lifecycle.

Scalable Functionality

The Maintenance application is designed to evolve with user needs through a multi-level structure:

- **Maintenance Management** – Provides a simple and effective way to track maintenance-related expenditures, offering immediate visibility into costs and activity. This integrates detailed maintenance plans, procedures, and asset-level guidance, creating a more robust and structured maintenance program. The core system delivers essential work order management and tracking without unnecessary complexity.
- **Maintenance Procedures** - Users can select to use the system generated generic maintenance procedures, Expand to a more detailed and robust set of procedures. or develop their own customized procedures.
- **Enhanced Maintenance Management** – This level adds maintenance management tools such as warranty management for more in-depth analysis. While this level adds more power it also adds more complexity as seen in commercial CMMS applications. Market research over the last several years informs us that most associations realize that this level complexity actually prevents system adoption.

Integrated Asset Intelligence

Every maintenance activity within F7 is tied directly to a specific asset, creating a complete and continuous record of work performed. This integration provides users with immediate access to:

- Recommended maintenance procedures
- Completed maintenance history
- Associated costs and work orders

When combined with the **F7 Reserves application**, this creates a powerful feedback loop—linking actual maintenance activity with long-term reserve planning and improving the accuracy of future forecasts.

Preserving Knowledge and Improving Continuity

F7 Maintenance addresses one of the industry's most persistent challenges: the loss of institutional knowledge. By documenting all maintenance activities at the component level, the system ensures that critical information is retained and easily accessible, regardless of staff or vendor turnover.

Designed for Practical Use

Unlike many traditional CMMS platforms that are often too complex for everyday users, F7 Maintenance is intentionally designed to deliver the right balance of functionality and usability. It provides the essential tools needed to manage maintenance effectively—without unnecessary complexity—making it ideal for the community association industry and beyond.

F7 Maintenance transforms maintenance from a reactive task into a structured, data-driven process—improving efficiency, extending asset life, and supporting smarter long-term planning.

F7 Capital Improvements

The **F7 Capital Improvements application** is a dedicated planning and management tool designed to give associations clear visibility and control over capital projects—separate and distinct from reserve-based repair and replacement activities. As part of the integrated Facilities 7 platform, this module ensures that capital improvements are properly identified, planned, and managed with the same level of precision as all other asset-related activities.

Clear Separation, Better Planning

One of the most common challenges in facilities management is the overlap between reserve expenditures and capital improvements. F7 addresses this by providing a **standalone module specifically for capital projects**, ensuring that improvements—such as upgrades, enhancements, and new installations—are tracked independently from routine reserve items.

Built on Proven Reserve Study Technology

The Capital Improvements module is built on the same robust framework as the F7 Reserves application, leveraging familiar structures and data to simplify adoption and ensure consistency.

Comprehensive Project Planning

F7 Capital Improvements enables organizations to:

- Define and prioritize capital projects
- Estimate costs and timelines
- Track project status and expenditures
- Maintain detailed documentation for each initiative

By organizing this information in a single, structured environment, the system ensures that capital projects are managed proactively rather than reactively.

Integrated Insight Across the F7 Platform

Because the Capital Improvements application is fully integrated with the broader Facilities 7 system, users gain valuable context for each project. Assets can be evaluated alongside their reserve schedules, maintenance history, and overall lifecycle data—ensuring that improvement decisions are aligned with long-term operational and financial goals.

Supporting Smarter Investment Decisions

Whether planning major renovations, system upgrades, or property enhancements, F7 provides the tools needed to evaluate and execute capital projects with confidence. The result is a more strategic approach to investing in physical assets—balancing immediate needs with long-term value.

F7 Capital Improvements empowers organizations to plan, prioritize, and manage capital projects with clarity—turning long-term vision into actionable results.



The **F7 Insurance Appraisal application** is a specialized module designed to simplify and strengthen the process of developing accurate, defensible insurance valuations. Fully integrated within the Facilities 7 platform, this application leverages the system's centralized asset database to deliver a more efficient, consistent, and data-driven approach to insurance appraisal.

Accurate Valuations Built on Real Asset Data

Unlike traditional appraisal methods that rely on fragmented information, F7 Insurance Appraisal is built on the same comprehensive asset database that powers the entire F7 system. This ensures that all assets are consistently defined, properly categorized, and supported by detailed information—providing a solid foundation for accurate valuation. By utilizing shared data from the Reserve Study and Asset Tracking modules, the system eliminates duplication and reduces the risk of omissions or inconsistencies.

Designed for Compliance and Confidence

Insurance appraisals are a critical requirement in many markets, particularly in regulated environments such as community associations. F7 streamlines this process by organizing asset data in a format that supports the development of a complete and reliable **schedule of values**. This structured approach improves transparency and provides confidence to all stakeholders, including insurance professionals.

Integrated Insight Across the Platform

Because the Insurance Appraisal module is fully connected to the broader F7 ecosystem, users benefit from a complete view of each asset, including:

- Reserve data and projected replacement costs and timing
- Maintenance history and condition insights
- Asset classification and location details

This integration ensures that insurance valuations are not created in isolation but are informed by real-world data and ongoing asset performance.

Efficiency Through Centralization

F7 eliminates the need to compile information from multiple sources or systems. All relevant data—including asset details, cost information, and supporting documentation—is stored in one centralized location, making it easy to access, update, and validate. This not only reduces the time and effort required to complete appraisals but also improves accuracy and consistency across reporting periods.

Supporting Insurance Professionals and Property Owners

The F7 Insurance Appraisal application provides significant value to both property owners and insurance professionals. By delivering a clear, organized, and data-rich view of assets, it supports more accurate underwriting, better risk assessment, and improved coverage decisions.

F7 Insurance Appraisal transforms a complex, time-consuming process into a streamlined, data-driven solution—delivering accuracy, efficiency, and confidence in every valuation.

F7 Depreciation

The **F7 Depreciation Management application** provides a structured, flexible approach to tracking and analyzing asset depreciation—giving organizations greater financial clarity and control over the long-term value of their physical assets. Fully integrated within the Facilities 7 platform, this module ensures that depreciation data is directly aligned with real asset information, eliminating inconsistencies and improving accuracy.

Clear Financial Insight

F7 Depreciation enables organizations to calculate and monitor the declining financial value of assets over time using standardized methodologies. The application is designed to support **Straight-line (book) depreciation** for financial reporting and internal analysis. The ability exists to expand into more advanced **tax-based depreciation methods** as needs evolve.

By linking depreciation directly to the reserve and asset tracking database, F7 ensures that all calculations are based on accurate, up-to-date asset data, including cost, useful life, and condition.

Integrated with the Full Asset Lifecycle

Unlike standalone depreciation tools, F7 connects depreciation data with the broader Facilities 7 ecosystem. Each asset's depreciation schedule is aligned with:

- Reserve study projections and replacement planning
- Maintenance history and lifecycle performance
- Capital improvement decisions

This integration provides a more complete financial picture, helping organizations understand not just when assets will be replaced—but how their value changes over time.

Improved Planning and Decision-Making

By incorporating depreciation into the overall asset management strategy, F7 supports more informed financial planning. Users can better evaluate:

- Timing of replacements versus continued use
- Financial impact of capital investments
- Long-term budgeting and reporting requirements

This level of insight allows organizations to balance operational needs with financial objectives more effectively.

Consistency Through Centralization

All depreciation data is maintained within the same centralized system as asset, maintenance, and reserve information. This eliminates the need for separate tracking tools, reduces manual effort, and ensures consistency across all financial and operational reports.

Designed for Flexibility and Growth

F7 Depreciation is built to meet current needs while allowing for future expansion. Organizations can begin with straightforward depreciation tracking and adopt more advanced capabilities as requirements evolve—without changing systems or disrupting workflows.

F7 Depreciation Management brings clarity to asset value—helping organizations plan smarter, report more accurately, and make better long-term financial decisions.

F7 Projects

The **F7 Project Management application** is designed to bring structure, clarity, and control to complex capital and reconstruction projects. As part of the fully integrated Facilities 7 platform, this module enables organizations to plan, coordinate, and manage multi-component projects with confidence—while maintaining full alignment with asset data, reserve planning, and financial objectives.

Managing Projects as a Single, Unified Effort

Facility projects often involve multiple components that must be addressed together—such as roof systems, structural elements, or major infrastructure upgrades. F7 Project Management allows users to **group related assets into a single project**, ensuring that all elements are planned, executed, and tracked as one coordinated initiative rather than as disconnected tasks.

Integrated with Asset and Reserve Data

Because the Project Management module is built on the F7 centralized asset database, every project is directly tied to real asset information. This integration allows users to:

- Identify components from the Reserve Study for inclusion in a project
- Align project timing with reserve schedules and funding plans
- Access asset history, condition, and related documentation

This ensures that project decisions are informed, consistent, and aligned with long-term planning.

Improved Planning and Coordination

F7 Project Management provides a structured framework for organizing project details, including:

- Project scope and component grouping
- Budget estimates and cost tracking
- Timeline planning and coordination
- Supporting documentation and records

By consolidating all project-related information in one place, the system improves visibility, reduces risk of oversight, and enhances coordination among stakeholders.

From Planning to Execution

The module bridges the gap between long-term planning and real-world execution. Projects identified in the Reserve Study or Capital Improvements modules can be seamlessly transitioned into actionable plans—ensuring continuity from initial concept through completion.

Supporting Better Outcomes

With all project data centralized and connected to the broader Facilities 7 system, organizations gain greater control over project outcomes. Decisions are based on accurate data, historical context, and financial alignment—resulting in more efficient execution and better long-term value.

F7 Project Management transforms complex, multi-component projects into organized, manageable initiatives—delivering clarity, coordination, and confidence from planning through completion.