

Reserve Schedule

Harbour Hill Condominium

Pooled Reserve Plan
10-RP-0526

Vers. 7.0

2018 Plan Year

Common Element	Reserve Component	Inventory	Quantity	Units	Last Replaced	Published		HH Useful Life	Remaining Life	Estimated Unit Cost	Estimated Replmt. Cost
						Useful Life	Source				
Exterior Building Elements											
Painting only			1	EA	2013	8-12	RA	8	3	76,000	76,000
add for Waterproofing every oth			1	EA	2013			16	11	62,000	62,000
Balconies Slabs			1	EA	2013	8-12	RA	8	3	25,000	25,000
Railings - repair/paint			1322	LF	2004			17	3	15	19,830
Railings - Replace			1322	LF	2004			49	35	181	239,282
Windows -Exterior-remove, repair			1	EA	2013	30	BS	32	27	87,739	91,000
Windows - Hall-Remove. Replace			1	EA	2013	30	BS	32	27	91,000	48,000
Windows - Hall-Remove. Replace			1	EA					7	5,000	5,000
SGD- Harbour Room			1	EA	2014	30	BS	30	26	25,000	25,000
Common windows - laundry,204,			1	EA	2013	30	BS	32	27	21,400	21,400
Common windows - stairwell			1	EA		30	BS		11	27,000	27,000
Front Entrance			1	EA	1972	30	BS	45	4	11,000	11,000
Rear Entrance			1	EA	2008	30	BS	40	30	5,000	5,000
Sundeck Entrance			1	EA	2015	30	BS	40	37	5,000	4,725
											660,237
Roof											
Stack 01 & 08			2400	SF	2006	20	BS	20	8	25	87,000
Stacks 2, 3, 5-7, elevator, front er			10000	SF	1998	20	BS	23	3	20	214,870
Interim Repairs			1	EA	2014			4	1	8,000	8,000
Garage			4000	SF	1996	20	BS	20	2	20	70,000
Stack 04 (Sun Deck) Retile			0	EA	2006	20		20	100	0	0
Stack 04 (Sun Deck)			1	EA	2006	50		50	6	45,000	45,000
											424,870
Elevators											
Modernization (cab) - front			1	EA	2011	20	GAF	20	13	27,000	27,000
Modernization (cab) - rear			1	EA	2011	20	GAF	20	13	18,000	18,000
Equipment - Main			1	EA	2011	35	BS	40	33	98,000	98,000
Equipment - Rear			1	EA	2011	35	BS	40	33	98,000	98,000
AC (2)			2	EA	2011	15	BS	20	13	8,000	16,000
Consulting			1	EA	2010			40	32	9,000	9,000
											266,000
Hallway slabs											
2 floor prototype s,w			1	EA	2014	5-15	BS	52	5	18,250	18,250
2 floor prototype c			1	EA	2014	5-15	BS	10	5	6,000	6,000
Hall Carpeting			1	EA	2014	5-15	BS	10	6	18,000	18,000
Hall Tile			1	EA	2014	5-15	BS	20	16	7,000	7,000
Waterproofing			1	EA	1972	8-12	RA	52	6	26,464	26,464
Repairs & Sloping			1	EA	1972	8-12	RA	52	6	28,217	28,217
											103,931
Hallways Interior											
Painting hallways			1	EA	2014	5	BS	10	6	22,000	22,000
Stairwells & Doors painting			1	EA	2014	5	BS	10	6	22,000	22,000
Lighting			75	EA	2014	20	BS	40	36	130	9,750
Closet doors 2016			1	EA	2016			40	38	25,344	25,344
Closet doors 2017			1	EA	2016			40	38	36,029	36,029
Unit Doors- painting			60	EA	2011	5		5	0	60	3,600
Store rooms - painting			127	EA		5		10	6	25	3,175
Stairwell Lighting			36	EA	2011	5		40	33	130	4,680
Decorative block			463	LF	1972	50		55	9	200	92,600
											219,178
Harbour Room											
Carpet			1	EA	2017	5-15	BS	10	9	7,800	7,800
Furniture			1	EA	2017			10	9	13,846	25,000

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Appliances			1	EA	2017			10	9	6,000	6,000
Painting			1	EA	2017			10	9	5,000	5,000
Hot Water Heater			1	EA	2017	10	BS	10	9	1,000	1,000
Decorations (Window treatment)			1	EA	2017			10	9	7,500	7,500
Television & sound system			1	EA	2017			5	4	5,000	5,000
					2018			10	10	2,500	0
Tile balcony			1	EA	2011	4		20	3	6,000	6,000
Sun Deck Furniture			1	EA	2011			8	5	1,800	5,000
					2018			10	10	2,500	0
Design Services			1	EA	2017			20	19	2,500	2,500
Replace lighting/upg electrical			1	EA	2017			20	19	5,000	5,000
Kitchen Remodel Plus			1	EA	2017			20	19	20,000	20,000
Bath Room -Remodel/ fixtures			2	EA	2017	30	BS	20	19	5,000	10,000
											105,800
Lobby & Library											
Lobby Furniture			1	EA	2017			10	9	3,000	3,000
Lobby Lighting			1	EA	2017	20	BS	10	9	1,500	1,500
Lobby Decorations			1	EA	2017			10	10	2,000	2,000
Lobby Floor			1	EA	2009			20	11	9,000	9,000
Painting			1	EA	2017			5	5	2,600	2,600
Mail Boxes			1	EA	1972	to 35	RA	45	4	5,000	5,000
Bath Room -Remodel/ fixtures			1	EA	2014	30	BS	30	26	4,000	4,000
Library Furniture			1	EA	2015			15	12	6,000	6,000
Library Floor			1	EA	2015			10	10	2,000	2,000
Library Paint			1	EA	2015			10	10	2,000	2,000
Library Decorations/Window Tre			1	EA	2015			10	7	1,000	1,000
											38,100
Unit 204											
Carpet/Tile			1	EA	2016	5-15	BS	10	8	5,270	5,270
Window Treatment			1	EA	2016			10	8	1,200	1,200
Trim/Hot Water Heater			1	EA	2016	10	BS	15	13	725	4,280
Trash/Paint/Elec/Contig			1	EA	2016			15	13	2,515	2,515
Stove/Refrig/Micro			1	EA	2016			15	13	1,500	1,500
Kitchen			1	EA	2016			20	18	9,250	9,250
Bath Room - Remodel/Fixtures			1	EA	2016	30	BS	20	18	4,650	4,650
											28,665
Internal Communications											
Rekey exterior doors			1	EA	2017	5	BS	5	4	2,900	2,900
Call Box & Access Control			1	EA	2013	7	BS	7	2	13,000	13,000
											15,900
Drainage & Plumbing											
Water Pumps			1	EA	2007	25	BS	30	19	21,000	21,000
Consulting Services			1	EA	1972			63	17	10,000	10,000
Domestic Water Piping - Galvaniz			0	EA	1972	30	BS	45	100	387,450	0
Domestic Water Phase 1			1	EA	1972	30	BS	63	17	75,000	75,000
Domestic Water Phase 2			1	EA	1972	30	BS	65	19	75,000	75,000
Domestic Water Phase 3			1	EA	1972	30	BS	67	21	75,000	75,000
Domestic Water Piping - Copper			0	EA	1972	30	BS	65	19	374,775	0
Sanitary risers (line)			1	EA	1972			55	9	77,740	99,400
Sanitary risers clean			1	EA	2013			30	25	35,000	36,000
Storm water risers			1	EA	1972			55	9	33,600	47,432
											438,832
Electrical											
Electrical Sys. Upgrade Phase 1			1	EA	1972	50	BS	50	4	83,000	83,000
Electrical Sys. Upgrade Phase 1			1	EA	1972	50	BS	50	5	48,000	48,000
Consulting Services PM			1	EA				50	4	5,000	5,000

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Consulting Services			1	EA				50	4	5,000	5,000	
											141,000	
Fire Protection												
Fire Alarm System			1	EA	2011		10	BS	20	13	55,000	55,000
Fire Pump			1	EA	1972		25	BS	50	4	38,000	38,000
Jockey Pump			1	EA	2003		10	BS	10	0	2,000	2,000
											95,000	95,000
Garbage System												
Steel Doors			1	EA	1998				15	3	1,100	4,000
Trash Chute & doors			9	EA	1972		to 50	RA	60	14	4,968	48,000
											52,000	52,000
Garage												
South Gate			1	EA	2006				12	0	13,000	13,000
South Opener			1	EA	2006		5	BS	10	0	4,000	4,000
North Gate			1	EA	2007				12	1	9,000	9,000
North Opener			1	EA	2007		5	BS	10	0	4,000	4,000
2nd level Gate			1	EA	2007				12	1	9,000	9,000
2nd level Opener			1	EA	2007		5	BS	10	0	4,000	4,000
Access Camers (6), Recorder, M			1	EA	2017		5		7	6	5,000	5,000
Lighting			1	EA	2008		20	BS	25	15	17,000	17,000
Painting			1	EA	2008		15-18	RA	15	5	39,000	39,000
Slab repair			1	EA	2008		15-18	RA	15	1	21,000	21,000
Concrete repair - Ramp Joint			1	EA	2014				20	16	8,000	8,000
Decorative Block walls			1	EA	1972				60	14	50,000	50,000
												183,000
Heating & Cooling												
Unit 204			1	EA	2016		15	BS	15	13	3,000	3,000
Lobby			1	EA	2016		15	BS	15	13	3,000	3,000
Harbour Room			1	EA	2012		15	BS	15	9	7,000	7,000
												13,000
Laundry												
Circulating pump			1	EA	2015				10	7	2,000	2,000
HW Heater #1			1	EA	2015		10	BS	10	7	8,100	8,100
Repaint laundry Rooms, clean flo			1	EA	2014		10	BS	10	6	2,800	2,800
Replace flooring			7	EA	2014		30	BS	10	6	1,100	7,700
Remodel laundry & bath room			7	EA	2014		30	BS	30	26	7,100	49,700
												70,300
Landscaping & Parking												
Pavement & Parking			1	EA	1989				40	11	8,000	8,000
Well casing			1	EA	1972				30	0	2,000	2,000
Sprinkler System -(distributed)			0	SF	1972				30	100	0.35	0
Sign			1	EA	1999				20	1	3,000	3,000
Landscaping - @ Front entrance			1	EA	2008				20	10	13,000	13,000
Front Driveway			1	EA	2008				40	30	17,000	17,000
Landscaping - @ South Side			1	EA	2010				20	12	14,000	14,000
Landscaping - @ East Side			1	EA	2015				20	17	15,000	15,000
Landscaping - @ West Side			1	EA	1972				20	0	15,000	15,000
Landscaping -Alley Garden			1	EA	2002				20	4	4,000	4,000
Alley Wall			1	EA	1972				60	14	6,000	6,000
												97,000
												2,952,813