

Yearly Summaries

2019 Harbour Hill Reserve Plan Yearly Summaries

Year	Opening Balance	Contributions to Reserves	Actual Expenditures	Adjustments	Planned Expenditure	Ending Balance
2012	232,648	118,128	-25,173	-		325,603
2013	325,603	103,128	-347,331	2,665		84,065
2014	84,065	103,128	-143,659	97	146,694	43,630
2015	43,630	118,128	-61,122	887	84,875	101,523
2016	101,523	122,880	-78,415	804	123,158	146,792
2017	146,792	126,566	-171,975	16,103	231,102	117,486
2018	117,486	130,363			52,892	194,957
Year 2019	194,957	135,578			143,100	187,434
2020	187,434	141,001			83,000	245,435
2021	245,435	146,641			345,700	46,376
2022	46,376	152,506			168,900	29,982
2023	29,982	152,506			78,850	103,638
2024	103,638	152,506			183,956	72,189
2025	72,189	152,506			20,100	204,595
2026	204,595	152,506			93,470	263,631
2027	263,631	152,506			334,132	82,006
2028	82,006	152,506			15,600	218,912
2029	218,912	152,506			224,600	146,819
2030	146,819	147,931			20,000	274,750
2031	274,750	143,493			179,295	238,948
2032	238,948	139,188			111,900	266,236
2033	266,236	135,013			25,600	375,649
2034	375,649	130,962			128,275	378,337
2035	378,337	127,034			123,100	382,270
2036	382,270	127,034			24,370	484,934
2037	484,934	127,034			301,200	310,767
2038	310,767	127,034			66,430	371,371
2039	371,371	127,034			123,600	374,804
2040	374,804	127,034			70,000	431,838
2041	431,838	127,034			19,000	539,871
2042	539,871	127,034			18,900	648,005
2043	648,005	127,034			83,600	691,438
2044	691,438	127,034			372,845	445,627
2045	445,627	127,034			349,500	223,160
2046	223,160	127,034			107,765	242,429
2047	242,429	127,034			79,700	289,762
2048	289,762	127,034			50,600	366,196
2049	366,196	127,034			49,600	443,629
2050	443,629	127,034			23,000	547,663
2051	547,663	127,034			320,680	354,016
2052	354,016	127,034			12,900	468,150
2053	468,150	127,034			387,882	207,302
2054	207,302	127,034			104,025	230,310
2055	230,310	127,034			103,655	253,689
2056	253,689	127,034			81,743	298,979
2057	298,979	127,034			111,200	314,813

Reserve Schedule

Harbour Hill Condominium

2,958,513

4,928,074 5,141,773 213,699

484,934

Pooled Reserve Plan
10-RP-0526

Vers. 8.0

2019 Plan Year

Common Element Reserve Component Inventory	Quantity	Units	Last Replaced	Published		HH Useful Life	Remaining Life	Estimated Unit Cost	Estimated Replmt. Cost	Next Replmt. Year	Second Replmt. Year	Third Replmt. Year	4th Replmt. Year	5th Replmt. Year	6th Replmt. Year	7th Replmt. Year	8th Replmt. Year
				Useful Life	Source												
Exterior Building Elements																	
Painting only	1	EA	2013	8-12	RA	8	2	76,000	76,000	2021	2029	2037	2045	2053	2061	2069	2077
add for Waterproofing every oth	1	EA	2013			16	10	62,000	62,000	2029	2045	2061	2077	2093	2109	2125	2141
Balconies Slabs	1	EA	2013	8-12	RA	8	2	25,000	25,000	2021	2029	2037	2045	2053	2061	2069	2077
Railings - repair/paint	1322	LF	2004			17	2	15	19,830	2021	2038	2055	2072	2089	2106	2123	2140
Railings - Replace	1322	LF	2004			49	34	181	239,282	2053	2102	2151	2200	2249	2298	2347	2396
Windows -Exterior-remove, repai	1	EA	2013	30	BS	32	26	87,739	91,000	2045	2077	2109	2141	2173	2205	2237	2269
Windows - Hall-Remove. Replace	1	EA	2013	30	BS	32	26	91,000	48,000	2045	2077	2109	2141	2173	2205	2237	2269
Windows - Hall-Remove. Replace	1	EA				6		5,000	5,000	2025	2025	2025	2025	2025	2025	2025	2025
SGD- Harbour Room	1	EA	2014	30	BS	30	25	25,000	25,000	2044	2074	2104	2134	2164	2194	2224	2254
Common windows - laundry,204,	1	EA	2013	30	BS	32	26	21,400	21,400	2045	2077	2109	2141	2173	2205	2237	2269
Common windows - stairwell	1	EA		30	BS		10	27,000	27,000	2029	2029	2029	2029	2029	2029	2029	2029
Front Entrance	1	EA	1972	30	BS	45	3	11,000	11,000	2022	2067	2112	2157	2202	2247	2292	2337
Rear Entrance	1	EA	2008	30	BS	40	29	5,000	5,000	2048	2088	2128	2168	2208	2248	2288	2328
Sundeck Entrance	1	EA	2015	30	BS	40	36	5,000	4,725	2055	2095	2135	2175	2215	2255	2295	2335
									660,237								
Roof																	
Stack 01 & 08	2400	SF	2006	20	BS	20	7	25	87,000	2026	2046	2066	2086	2106	2126	2146	2166
Stacks 2, 3, 5-7, elevator, front er	10000	SF	1998	20	BS	23	2	20	214,870	2021	2044	2067	2090	2113	2136	2159	2182
Interim Repairs	1	EA	2014			4	0	8,000	8,000	2019	2023	2027	2031	2035	2039	2043	2047
Garage	4000	SF	1996	20	BS	20	1	20	70,000	2020	2040	2060	2080	2100	2120	2140	2160
Stack 04 (Sun Deck) Retile	0	EA	2006	20		20	100	0	0	2119	2139	2159	2179	2199	2219	2239	2259
Stack 04 (Sun Deck)	1	EA	2006	50		50	5	45,000	45,000	2024	2074	2124	2174	2224	2274	2324	2374
									424,870								
Elevators																	
Modernization (cab) - front	1	EA	2011	20	GAF	20	12	27,000	27,000	2031	2051	2071	2091	2111	2131	2151	2171
Modernization (cab) - rear	1	EA	2011	20	GAF	20	12	18,000	18,000	2031	2051	2071	2091	2111	2131	2151	2171
Equipment - Main	1	EA	2011	35	BS	40	32	98,000	98,000	2051	2091	2131	2171	2211	2251	2291	2331
Equipment - Rear	1	EA	2011	35	BS	40	32	98,000	98,000	2051	2091	2131	2171	2211	2251	2291	2331
AC (2)	2	EA	2011	15	BS	20	12	8,000	16,000	2031	2051	2071	2091	2111	2131	2151	2171
Consulting	1	EA	2010			40	31	9,000	9,000	2050	2090	2130	2170	2210	2250	2290	2330
									266,000								
Hallway slabs																	
2 floor prototype s,w	1	EA	2014	5-15	BS	52	4	18,250	18,250	2023	2075	2127	2179	2231	2283	2335	2387
2 floor prototype c	1	EA	2014	5-15	BS	10	4	6,000	6,000	2023	2033	2043	2053	2063	2073	2083	2093
Hall Carpeting	1	EA	2014	5-15	BS	10	5	18,000	18,000	2024	2034	2044	2054	2064	2074	2084	2094
Hall Tile	1	EA	2014	5-15	BS	20	15	7,000	7,000	2034	2054	2074	2094	2114	2134	2154	2174
Waterproofing	1	EA	1972	8-12	RA	52	5	26,464	26,464	2024	2076	2128	2180	2232	2284	2336	2388
Repairs & Sloping	1	EA	1972	8-12	RA	52	5	28,217	28,217	2024	2076	2128	2180	2232	2284	2336	2388
									103,931								

Reserve Schedule

Hallways Interior

Painting hallways	1	EA	2014	5	BS	10	5	22,000	22,000	2024	2034	2044	2054	2064	2074	2084	2094
Stairwells & Doors painting	1	EA	2014	5	BS	10	5	22,000	22,000	2024	2034	2044	2054	2064	2074	2084	2094
Lighting	75	EA	2014	20	BS	40	35	130	9,750	2054	2094	2134	2174	2214	2254	2294	2334
Closet doors 2016	1	EA	2016			40	37	25,344	25,344	2056	2096	2136	2176	2216	2256	2296	2336
Closet doors 2017	1	EA	2016			40	37	36,029	36,029	2056	2096	2136	2176	2216	2256	2296	2336
Unit Doors- painting	60	EA	2011	5		5	0	60	3,600	2019	2024	2029	2034	2039	2044	2049	2054
Store rooms - painting	127	EA		5		10	5	25	3,175	2024	2034	2044	2054	2064	2074	2084	2094
Stairwell Lighting	36	EA	2011	5		40	32	130	4,680	2051	2091	2131	2171	2211	2251	2291	2331
Decorative block	463	LF	1972	50		55	8	200	92,600	2027	2082	2137	2192	2247	2302	2357	2412
									219,178								

Harbour Room

Carpet	1	EA	2017	5-15	BS	10	8	7,800	7,800	2027	2037	2047	2057	2067	2077	2087	2097
Furniture	1	EA	2017			10	8	13,846	25,000	2027	2037	2047	2057	2067	2077	2087	2097
Appliances	1	EA	2017			10	8	6,000	6,000	2027	2037	2047	2057	2067	2077	2087	2097
Painting	1	EA	2017			10	8	5,000	5,000	2027	2037	2047	2057	2067	2077	2087	2097
Hot Water Heater	1	EA	2017	10	BS	10	8	1,000	1,000	2027	2037	2047	2057	2067	2077	2087	2097
Decorations (Window treatment)	1	EA	2017			10	8	7,500	7,500	2027	2037	2047	2057	2067	2077	2087	2097
Television & sound system	1	EA	2017			5	3	5,000	5,000	2022	2027	2032	2037	2042	2047	2052	2057
			2018			10	9	2,500	0	2028	2038	2048	2058	2068	2078	2088	2098
Tile balcony	1	EA	2011	4		20	2	6,000	6,000	2021	2041	2061	2081	2101	2121	2141	2161
Sun Deck Furniture	1	EA	2011			8	4	1,800	5,000	2023	2031	2039	2047	2055	2063	2071	2079
			2018			10	9	2,500	0	2028	2038	2048	2058	2068	2078	2088	2098
Design Services	1	EA	2017			20	18	2,500	2,500	2037	2057	2077	2097	2117	2137	2157	2177
Replace lighting/upg electrical	1	EA	2017			20	18	5,000	5,000	2037	2057	2077	2097	2117	2137	2157	2177
Kitchen Remodel Plus	1	EA	2017			20	18	20,000	20,000	2037	2057	2077	2097	2117	2137	2157	2177
Bath Room -Remodel/ fixtures	2	EA	2017	30	BS	20	18	5,000	10,000	2037	2057	2077	2097	2117	2137	2157	2177
									105,800								

Lobby & Library

Lobby Furniture	1	EA	2017			10	8	3,000	3,000	2027	2037	2047	2057	2067	2077	2087	2097
Lobby Lighting	1	EA	2017	20	BS	10	8	1,500	1,500	2027	2037	2047	2057	2067	2077	2087	2097
Lobby Decorations	1	EA	2017			10	8	2,000	2,000	2027	2037	2047	2057	2067	2077	2087	2097
Lobby Floor	1	EA	2009			20	10	9,000	9,000	2029	2049	2069	2089	2109	2129	2149	2169
Painting	1	EA	2017			5	4	2,600	2,600	2023	2028	2033	2038	2043	2048	2053	2058
Mail Boxes	1	EA	1972	to 35	RA	45	3	5,000	5,000	2022	2067	2112	2157	2202	2247	2292	2337
Bath Room -Remodel/ fixtures	1	EA	2014	30	BS	30	25	4,000	4,000	2044	2074	2104	2134	2164	2194	2224	2254
Library Furniture	1	EA	2015			15	11	6,000	6,000	2030	2045	2060	2075	2090	2105	2120	2135
Library Floor	1	EA	2015			10	6	2,000	2,000	2025	2035	2045	2055	2065	2075	2085	2095
Library Paint	1	EA	2015			10	6	2,000	2,000	2025	2035	2045	2055	2065	2075	2085	2095
Library Decorations/Window Tre	1	EA	2015			10	6	1,000	1,000	2025	2035	2045	2055	2065	2075	2085	2095
									38,100								

Unit 204

Carpet/Tile	1	EA	2016	5-15	BS	10	7	5,270	5,270	2026	2036	2046	2056	2066	2076	2086	2096
Window Treatment	1	EA	2016			10	7	1,200	1,200	2026	2036	2046	2056	2066	2076	2086	2096
Trim/Hot Water Heater	1	EA	2016	10	BS	15	12	725	4,280	2031	2046	2061	2076	2091	2106	2121	2136
Trash/Paint/Elec/Contig	1	EA	2016			15	12	2,515	2,515	2031	2046	2061	2076	2091	2106	2121	2136
Stove/Refrig/Micro	1	EA	2016			15	12	1,500	1,500	2031	2046	2061	2076	2091	2106	2121	2136
Kitchen	1	EA	2016			20	17	9,250	9,250	2036	2056	2076	2096	2116	2136	2156	2176
Bath Room - Remodel/Fixtures	1	EA	2016	30	BS	20	17	4,650	4,650	2036	2056	2076	2096	2116	2136	2156	2176
									28,665								

Internal Communications

Rekey exterior doors	1	EA	2017	5	BS	5	3	2,900	2,900	2022	2027	2032	2037	2042	2047	2052	2057
Call Box & Access Control	1	EA	2013	7	BS	7	1	13,000	13,000	2020	2027	2034	2041	2048	2055	2062	2069

Reserve Schedule

									15,900								
Drainage & Plumbing																	
Water Pumps	1	EA	2007	25	BS	30	18	21,000	21,000	2037	2067	2097	2127	2157	2187	2217	2247
Consulting Services	1	EA	1972			63	16	10,000	10,000	2035	2098	2161	2224	2287	2350	2413	2476
Domestic Water Piping - Galvaniz	0	EA	1972	30	BS	45	100	387,450	0	2119	2164	2209	2254	2299	2344	2389	2434
Domestic Water Phase 1	1	EA	1972	30	BS	63	16	75,000	75,000	2035	2098	2161	2224	2287	2350	2413	2476
Domestic Water Phase 2	1	EA	1972	30	BS	65	18	75,000	75,000	2037	2102	2167	2232	2297	2362	2427	2492
Domestic Water Phase 3	1	EA	1972	30	BS	67	20	75,000	75,000	2039	2106	2173	2240	2307	2374	2441	2508
Domestic Water Piping - Copper	0	EA	1972	30	BS	65	18	374,775	0	2037	2102	2167	2232	2297	2362	2427	2492
Sanitary risers (line)	1	EA	1972			55	8	77,740	99,400	2027	2082	2137	2192	2247	2302	2357	2412
Sanitary risers clean	1	EA	2013			30	24	35,000	36,000	2043	2073	2103	2133	2163	2193	2223	2253
Storm water risers	1	EA	1972			55	8	33,600	47,432	2027	2082	2137	2192	2247	2302	2357	2412
									438,832								
Electrical																	
Electrical Sys. Upgrade Phase 1	1	EA	1972	50	BS	50	3	83,000	83,000	2022	2072	2122	2172	2222	2272	2322	2372
Electrical Sys. Upgrade Phase 2	1	EA	1972	50	BS	50	3	48,000	48,000	2022	2072	2122	2172	2222	2272	2322	2372
Consulting Services PM	1	EA				50	3	5,000	5,000	2022	2072	2122	2172	2222	2272	2322	2372
Consulting Services	1	EA				50	3	5,000	5,000	2022	2072	2122	2172	2222	2272	2322	2372
									141,000								
Fire Protection																	
Fire Alarm System	1	EA	2011	10	BS	20	12	55,000	55,000	2031	2051	2071	2091	2111	2131	2151	2171
Fire Pump	1	EA	1972	25	BS	50	0	43,700	43,700	2019	2069	2119	2169	2219	2269	2319	2369
Jockey Pump	1	EA	2003	10	BS	10	0	2,000	2,000	2019	2029	2039	2049	2059	2069	2079	2089
								100,700	100,700								
Garbage System																	
Steel Doors	1	EA	1998			15	2	1,100	4,000	2021	2036	2051	2066	2081	2096	2111	2126
Trash Chute & doors	9	EA	1972	to 50	RA	60	13	4,968	48,000	2032	2092	2152	2212	2272	2332	2392	2452
								52,000	52,000								
Garage																	
South Gate	1	EA	2006			12	0	13,000	13,000	2019	2031	2043	2055	2067	2079	2091	2103
South Opener	1	EA	2006	5	BS	10	0	4,000	4,000	2019	2029	2039	2049	2059	2069	2079	2089
North Gate	1	EA	2007			12	0	9,000	9,000	2019	2031	2043	2055	2067	2079	2091	2103
North Opener	1	EA	2007	5	BS	10	0	4,000	4,000	2019	2029	2039	2049	2059	2069	2079	2089
2nd level Gate	1	EA	2007			12	0	9,000	9,000	2019	2031	2043	2055	2067	2079	2091	2103
2nd level Opener	1	EA	2007	5	BS	10	0	4,000	4,000	2019	2029	2039	2049	2059	2069	2079	2089
Access Camers (6), Recorder, Mtr	1	EA	2017	5		7	5	5,000	5,000	2024	2031	2038	2045	2052	2059	2066	2073
Lighting	1	EA	2008	20	BS	25	14	17,000	17,000	2033	2058	2083	2108	2133	2158	2183	2208
Painting	1	EA	2008	15-18	RA	15	4	39,000	39,000	2023	2038	2053	2068	2083	2098	2113	2128
Slab repair	1	EA	2008	15-18	RA	15	0	21,000	21,000	2019	2034	2049	2064	2079	2094	2109	2124
Concrete repair - Ramp Joint	1	EA	2014			20	15	8,000	8,000	2034	2054	2074	2094	2114	2134	2154	2174
Decorative Block walls	1	EA	1972			60	13	50,000	50,000	2032	2092	2152	2212	2272	2332	2392	2452
									183,000								
Heating & Cooling																	
Unit 204	1	EA	2016	15	BS	15	12	3,000	3,000	2031	2046	2061	2076	2091	2106	2121	2136
Lobby	1	EA	2016	15	BS	15	12	3,000	3,000	2031	2046	2061	2076	2091	2106	2121	2136
Harbour Room	1	EA	2012	15	BS	15	8	7,000	7,000	2027	2042	2057	2072	2087	2102	2117	2132
									13,000								

Reserve Schedule

Laundry

Circulating pump	1	EA	2015			10	6	2,000	2,000	2025	2035	2045	2055	2065	2075	2085	2095
HW Heater #1	1	EA	2015	10	BS	10	6	8,100	8,100	2025	2035	2045	2055	2065	2075	2085	2095
Repaint laundry Rooms, clean flo	1	EA	2014	10	BS	10	5	2,800	2,800	2024	2034	2044	2054	2064	2074	2084	2094
Replace flooring	7	EA	2014	30	BS	10	5	1,100	7,700	2024	2034	2044	2054	2064	2074	2084	2094
Remodel laundry & bath room	7	EA	2014	30	BS	30	25	7,100	49,700	2044	2074	2104	2134	2164	2194	2224	2254
									70,300								

Landscaping & Parking

Pavement & Parking	1	EA	1989			40	10	8,000	8,000	2029	2069	2109	2149	2189	2229	2269	2309
Well casing	1	EA	1972			30	0	2,000	2,000	2019	2049	2079	2109	2139	2169	2199	2229
Sprinkler System -(distributed)	0	SF	1972			30	100	0.35	0	2119	2149	2179	2209	2239	2269	2299	2329
Sign	1	EA	1999			20	0	3,000	3,000	2019	2039	2059	2079	2099	2119	2139	2159
Landscaping - @ Front entrance	1	EA	2008			20	9	13,000	13,000	2028	2048	2068	2088	2108	2128	2148	2168
Front Driveway	1	EA	2008			40	29	17,000	17,000	2048	2088	2128	2168	2208	2248	2288	2328
Landscaping - @ South Side	1	EA	2010			20	11	14,000	14,000	2030	2050	2070	2090	2110	2130	2150	2170
Landscaping - @ East Side	1	EA	2015			20	16	15,000	15,000	2035	2055	2075	2095	2115	2135	2155	2175
Landscaping - @ West Side	1	EA	1972			20	0	15,000	15,000	2019	2039	2059	2079	2099	2119	2139	2159
Landscaping -Alley Garden	1	EA	2002			20	3	4,000	4,000	2022	2042	2062	2082	2102	2122	2142	2162
Alley Wall	1	EA	1972			60	13	6,000	6,000	2032	2092	2152	2212	2272	2332	2392	2452
									97,000								

Expenditures

TOTALS

Override

2,958,513