

APPENDIX C
REPAIR/REPLACEMENT RESERVE TABLE
TARA WOODS PROPERTY OWNERS ASSOCIATION
BUMPASS, VIRGINIA
ETC PROJECT M0-1700

Items	Comments/ Notes	Model/Type	Unit	Estimated Quantity	General Condition	Typical Design Life (years)	Estimated Remaining Useful Life (years)	Estimated Replacement		Available Funds	Annual Contribution
								Unit Cost	Total Cost		
I. Pavement											
- Roadway and Parking Lot	A	Asphalt	sy	1,050	Fair	20	5	\$ 35	\$ 36,750	\$ 18,752	\$ 3,600
- Boat Ramp		Concrete	sf	200	Poor	25	5	\$ 30	\$ 6,000	\$ 5,743	\$ 51
II. Access Control System											
		Card reader	ea	1	Fair	25	2	\$ 6,500	\$ 6,500	\$ 2,119	\$ 2,191
III. Pier											
- Structure		Wood	sf	2,400	Good	40	19	\$ 50	\$ 120,000	\$ 35,398	\$ 4,453
- Decking		Composite		2,400	Good	20	19	\$ 5	\$ 12,000	\$ 8,183	\$ 201
IV. Pavillion											
- Structure		Wood	ea	1	Good	50	30	\$ 15,000	\$ 15,000	\$ 3,661	\$ 378
- Roofing		Shingle	sf	1,100	Good	25	25	\$ 3	\$ 3,300	\$ 2,970	\$ 13
- Electrical System		60 Amp	ea	1	Unknown	30	10	\$ 2,500	\$ 2,500	\$ 1,701	\$ 80
TOTAL									\$ 202,050	\$ 78,527	\$ 10,966

Notes:

A. Estimated cost to place two (2) inch-thick (compacted) asphalt overlay.