

Nutters Crossing HOA
INVENTORY OF COMPONENTS
September 2024

MAJOR REPAIRS AND REPLACEMENTS

Item #	Component	Estimated Useful Life	Estimated Remaining Useful Life	Unit	Quantity	Unit Replacement Cost	Estimated Current Replacement Cost	Current Funding Requirement	Annual Funding Requirement
SITE									
Site Elements									
1	Front Signage (periodic repairs)	5	5	EA	1	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 800.00
2	Irrigation Controls/Pumps	35	3	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 5,485.71	\$ 171.43
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	60	28	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 4,266.67	\$ 133.33
4	Vinyl Fencing	50	18	LF	175	\$ 25.00	\$ 4,375.00	\$ 2,800.00	\$ 87.50
5	Southampton Bridge Road Street Sign	30	29	EA	1	\$ 490.00	\$ 490.00	\$ 16.33	\$ 16.33
6	Piney Ridge Court Street Sign	30	5	EA	1	\$ 490.00	\$ 490.00	\$ 408.33	\$ 16.33
7	Haymarket Court Street Sign	30	4	EA	1	\$ 490.00	\$ 490.00	\$ 424.67	\$ 16.33
8	Stoneybrooke Drive Street Sign	30	3	EA	1	\$ 490.00	\$ 490.00	\$ 441.00	\$ 16.33
9	White Marsh Terrace Street Sign	30	2	EA	1	\$ 490.00	\$ 490.00	\$ 457.33	\$ 16.33
10	Dixon Road Street Sign	30	22	EA	1	\$ 490.00	\$ 490.00	\$ 130.67	\$ 16.33
11	Rolling Meadows Road Street Sign	30	5	EA	1	\$ 490.00	\$ 490.00	\$ 408.33	\$ 16.33
12	Longview Drive Street Sign	30	1	EA	1	\$ 490.00	\$ 490.00	\$ 473.67	\$ 16.33
13	Stratford Court Street Sign	30	29	EA	1	\$ 490.00	\$ 490.00	\$ 16.33	\$ 16.33
STORMWATER MANAGEMENT									
Stormwater Elements									
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	20	17	EA	1	\$ 10,000.00	\$ 10,000.00	\$ 1,500.00	\$ 500.00
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	120	88	LF	450	\$ 120.00	\$ 54,000.00	\$ 14,400.00	\$ 450.00
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	120	88	LF	228	\$ 120.00	\$ 27,360.00	\$ 7,296.00	\$ 228.00
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here								
18	Drainage Easement Lots 39/40, Block D	120	88	LF	242	\$ 120.00	\$ 29,040.00	\$ 7,744.00	\$ 242.00
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)								
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)								
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	120	88	LF	243	\$ 120.00	\$ 29,160.00	\$ 7,776.00	\$ 243.00

\$ 3,002.26

Nutters Crossing HOA
SCHEDULE OF REPLACEMENTS
September 2024

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				1	2	3	4	5
				2025	2026	2027	2028	2029
SITE								
Site Elements								
1	Front Signage (periodic repairs)	\$ 4,000	5	\$ -	\$ -	\$ -	\$ -	\$ 4,637
2	Irrigation Controls/Pumps	\$ 6,000	3	\$ -	\$ -	\$ 6,556	\$ -	\$ -
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	\$ 8,000	28	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Fencing	\$ 4,375	18	\$ -	\$ -	\$ -	\$ -	\$ -
5	Southampton Bridge Road Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
6	Piney Ridge Court Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ 568
7	Haymarket Court Street Sign	\$ 490	4	\$ -	\$ -	\$ -	\$ 551	\$ -
8	Stoneybrooke Drive Street Sign	\$ 490	3	\$ -	\$ -	\$ 535	\$ -	\$ -
9	White Marsh Terrace Street Sign	\$ 490	2	\$ -	\$ 520	\$ -	\$ -	\$ -
10	Dixon Road Street Sign	\$ 490	22	\$ -	\$ -	\$ -	\$ -	\$ -
11	Rolling Meadows Road Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ 568
12	Longview Drive Street Sign	\$ 490	1	\$ 505	\$ -	\$ -	\$ -	\$ -
13	Stratford Court Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER MANAGEMENT								
Stormwater Elements								
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	\$ 10,000	17	\$ -	\$ -	\$ -	\$ -	\$ -
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	\$ 54,000	88	\$ -	\$ -	\$ -	\$ -	\$ -
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	\$ 27,360	88	\$ -	\$ -	\$ -	\$ -	\$ -
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here							
18	Drainage Easement Lots 39/40, Block D	\$ 29,040	88	\$ -	\$ -	\$ -	\$ -	\$ -
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)							
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)							
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	\$ 29,160	88	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 505	\$ 520	\$ 7,092	\$ 551	\$ 5,773
Starting Balance		\$ 10,000		\$ 10,000	\$ 12,495	\$ 14,975	\$ 10,884	\$ 13,332
Annual Deposit		\$ 3,000		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Expenditures				\$ 505	\$ 520	\$ 7,092	\$ 551	\$ 5,773
Estimated Interest @ 2%				\$ 200	\$ 250	\$ 300	\$ 218	\$ 267
Ending Balance				\$ 12,495	\$ 14,975	\$ 10,884	\$ 13,332	\$ 10,559

Nutters Crossing HOA
SCHEDULE OF REPLACEMENTS
September 2024

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				6	7	8	9	10
				2030	2031	2032	2033	2034
SITE								
Site Elements								
1	Front Signage (periodic repairs)	\$ 4,000	5	\$ -	\$ -	\$ -	\$ -	\$ 5,376
2	Irrigation Controls/Pumps	\$ 6,000	3	\$ -	\$ -	\$ -	\$ -	\$ -
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	\$ 8,000	28	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Fencing	\$ 4,375	18	\$ -	\$ -	\$ -	\$ -	\$ -
5	Southampton Bridge Road Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
6	Piney Ridge Court Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
7	Haymarket Court Street Sign	\$ 490	4	\$ -	\$ -	\$ -	\$ -	\$ -
8	Stoneybrooke Drive Street Sign	\$ 490	3	\$ -	\$ -	\$ -	\$ -	\$ -
9	White Marsh Terrace Street Sign	\$ 490	2	\$ -	\$ -	\$ -	\$ -	\$ -
10	Dixon Road Street Sign	\$ 490	22	\$ -	\$ -	\$ -	\$ -	\$ -
11	Rolling Meadows Road Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
12	Longview Drive Street Sign	\$ 490	1	\$ -	\$ -	\$ -	\$ -	\$ -
13	Stratford Court Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER MANAGEMENT								
Stormwater Elements								
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	\$ 10,000	17	\$ -	\$ -	\$ -	\$ -	\$ -
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	\$ 54,000	88	\$ -	\$ -	\$ -	\$ -	\$ -
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	\$ 27,360	88	\$ -	\$ -	\$ -	\$ -	\$ -
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here							
18	Drainage Easement Lots 39/40, Block D	\$ 29,040	88	\$ -	\$ -	\$ -	\$ -	\$ -
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)							
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)							
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	\$ 29,160	88	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ -	\$ -	\$ -	\$ -	\$ 5,376
Starting Balance		\$ 10,000		\$ 10,559	\$ 13,959	\$ 17,359	\$ 20,759	\$ 24,159
Annual Deposit		\$ 3,000		\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400
Expenditures				\$ -	\$ -	\$ -	\$ -	\$ 5,376
Estimated Interest @ 2%				\$ 211	\$ 279	\$ 347	\$ 415	\$ 483
Ending Balance				\$ 13,959	\$ 17,359	\$ 20,759	\$ 24,159	\$ 22,183

Nutters Crossing HOA
SCHEDULE OF REPLACEMENTS
September 2024

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				11	12	13	14	15
				2035	2036	2037	2038	2039
SITE								
Site Elements								
1	Front Signage (periodic repairs)	\$ 4,000	5	\$ -	\$ -	\$ -	\$ -	\$ 6,232
2	Irrigation Controls/Pumps	\$ 6,000	3	\$ -	\$ -	\$ -	\$ -	\$ -
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	\$ 8,000	28	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Fencing	\$ 4,375	18	\$ -	\$ -	\$ -	\$ -	\$ -
5	Southampton Bridge Road Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
6	Piney Ridge Court Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
7	Haymarket Court Street Sign	\$ 490	4	\$ -	\$ -	\$ -	\$ -	\$ -
8	Stoneybrooke Drive Street Sign	\$ 490	3	\$ -	\$ -	\$ -	\$ -	\$ -
9	White Marsh Terrace Street Sign	\$ 490	2	\$ -	\$ -	\$ -	\$ -	\$ -
10	Dixon Road Street Sign	\$ 490	22	\$ -	\$ -	\$ -	\$ -	\$ -
11	Rolling Meadows Road Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
12	Longview Drive Street Sign	\$ 490	1	\$ -	\$ -	\$ -	\$ -	\$ -
13	Stratford Court Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER MANAGEMENT								
Stormwater Elements								
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	\$ 10,000	17	\$ -	\$ -	\$ -	\$ -	\$ -
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	\$ 54,000	88	\$ -	\$ -	\$ -	\$ -	\$ -
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	\$ 27,360	88	\$ -	\$ -	\$ -	\$ -	\$ -
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here							
18	Drainage Easement Lots 39/40, Block D	\$ 29,040	88	\$ -	\$ -	\$ -	\$ -	\$ -
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)							
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)							
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	\$ 29,160	88	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ -	\$ -	\$ -	\$ -	\$ 6,232
Starting Balance		\$ 10,000		\$ 22,183	\$ 25,983	\$ 29,783	\$ 33,583	\$ 37,383
Annual Deposit		\$ 3,000		\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800
Expenditures				\$ -	\$ -	\$ -	\$ -	\$ 6,232
Estimated Interest @ 2%				\$ 444	\$ 520	\$ 596	\$ 672	\$ 748
Ending Balance				\$ 25,983	\$ 29,783	\$ 33,583	\$ 37,383	\$ 34,951

Nutters Crossing HOA
SCHEDULE OF REPLACEMENTS
September 2024

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				16	17	18	19	20
				2040	2041	2042	2043	2044
SITE								
Site Elements								
1	Front Signage (periodic repairs)	\$ 4,000	5	\$ -	\$ -	\$ -	\$ -	\$ 7,224
2	Irrigation Controls/Pumps	\$ 6,000	3	\$ -	\$ -	\$ -	\$ -	\$ -
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	\$ 8,000	28	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Fencing	\$ 4,375	18	\$ -	\$ -	\$ 7,448	\$ -	\$ -
5	Southampton Bridge Road Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
6	Piney Ridge Court Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
7	Haymarket Court Street Sign	\$ 490	4	\$ -	\$ -	\$ -	\$ -	\$ -
8	Stoneybrooke Drive Street Sign	\$ 490	3	\$ -	\$ -	\$ -	\$ -	\$ -
9	White Marsh Terrace Street Sign	\$ 490	2	\$ -	\$ -	\$ -	\$ -	\$ -
10	Dixon Road Street Sign	\$ 490	22	\$ -	\$ -	\$ -	\$ -	\$ -
11	Rolling Meadows Road Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
12	Longview Drive Street Sign	\$ 490	1	\$ -	\$ -	\$ -	\$ -	\$ -
13	Stratford Court Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER MANAGEMENT								
Stormwater Elements								
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	\$ 10,000	17	\$ -	\$ 16,528	\$ -	\$ -	\$ -
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	\$ 54,000	88	\$ -	\$ -	\$ -	\$ -	\$ -
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	\$ 27,360	88	\$ -	\$ -	\$ -	\$ -	\$ -
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here							
18	Drainage Easement Lots 39/40, Block D	\$ 29,040	88	\$ -	\$ -	\$ -	\$ -	\$ -
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)							
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)							
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	\$ 29,160	88	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ -	\$ 16,528	\$ 7,448	\$ -	\$ 7,224
Starting Balance		\$ 10,000		\$ 34,951	\$ 39,151	\$ 26,823	\$ 23,575	\$ 27,775
Annual Deposit		\$ 3,000		\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
Expenditures				\$ -	\$ 16,528	\$ 7,448	\$ -	\$ 7,224
Estimated Interest @ 2%				\$ 699	\$ 783	\$ 536	\$ 471	\$ 555
Ending Balance				\$ 39,151	\$ 26,823	\$ 23,575	\$ 27,775	\$ 24,750

Nutters Crossing HOA
SCHEDULE OF REPLACEMENTS
September 2024

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION				
				21	22	23	24	25
				2045	2046	2047	2048	2049
SITE								
Site Elements								
1	Front Signage (periodic repairs)	\$ 4,000	5	\$ -	\$ -	\$ -	\$ -	\$ 8,375
2	Irrigation Controls/Pumps	\$ 6,000	3	\$ -	\$ -	\$ -	\$ -	\$ -
3	Irrigation Wells (4" dia.) - two wells, but they are shared with golf course/clubhouse so one is listed	\$ 8,000	28	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Fencing	\$ 4,375	18	\$ -	\$ -	\$ -	\$ -	\$ -
5	Southampton Bridge Road Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
6	Piney Ridge Court Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
7	Haymarket Court Street Sign	\$ 490	4	\$ -	\$ -	\$ -	\$ -	\$ -
8	Stoneybrooke Drive Street Sign	\$ 490	3	\$ -	\$ -	\$ -	\$ -	\$ -
9	White Marsh Terrace Street Sign	\$ 490	2	\$ -	\$ -	\$ -	\$ -	\$ -
10	Dixon Road Street Sign	\$ 490	22	\$ -	\$ 939	\$ -	\$ -	\$ -
11	Rolling Meadows Road Street Sign	\$ 490	5	\$ -	\$ -	\$ -	\$ -	\$ -
12	Longview Drive Street Sign	\$ 490	1	\$ -	\$ -	\$ -	\$ -	\$ -
13	Stratford Court Street Sign	\$ 490	29	\$ -	\$ -	\$ -	\$ -	\$ -
STORMWATER MANAGEMENT								
Stormwater Elements								
14	Drainage Easement Lot 9 Block F (pond at end of Stoneybrook Drive)	\$ 10,000	17	\$ -	\$ -	\$ -	\$ -	\$ -
15	Drainage Easement Lots 17/18, Block D (drainage pipe)	\$ 54,000	88	\$ -	\$ -	\$ -	\$ -	\$ -
16	Drainage Easement Lots 59/60, Block D - Piney Ridge Court	\$ 27,360	88	\$ -	\$ -	\$ -	\$ -	\$ -
17	Drainage Easement Lots 68, Block D - next to golf course - I don't believe a pipe exists here							
18	Drainage Easement Lots 39/40, Block D	\$ 29,040	88	\$ -	\$ -	\$ -	\$ -	\$ -
19	Drainage Easement Lot 37, Block D (I don't think there is a pipe here - near the house that's in back of #2 tee box)							
20	Drainage Easement Lot 7, Block B (reverted to owner after street was extended)							
21	Drainage Easement Lots 19/20, Block E (drainage pipe)	\$ 29,160	88	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ -	\$ 939	\$ -	\$ -	\$ 8,375
Starting Balance		\$ 10,000		\$ 24,750	\$ 29,350	\$ 33,011	\$ 37,611	\$ 42,211
Annual Deposit		\$ 3,000		\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600
Expenditures				\$ -	\$ 939	\$ -	\$ -	\$ 8,375
Estimated Interest @ 2%				\$ 495	\$ 587	\$ 660	\$ 752	\$ 844
Ending Balance				\$ 29,350	\$ 33,011	\$ 37,611	\$ 42,211	\$ 48,436

NUTTERS CROSSING HOA 25 YEAR CASH FLOW DIAGRAM

