

610 Fargo Seller Improvements

2021/2022

- Complete Remodel of Primary Bathroom
- Repainted all kitchen cabinets
- New Paint throughout
- Annual HVAC maintenance

2019/2020

- New Refrigerator
- New Dishwasher
- New Lighting and fans
- Replaced all carpet with wood flooring on stairs and 2nd floor

2016/2017

- New Washer & Dryer

HOA Improvements (Capital Expenditures)

- 2023 Expected sidewalk leveling on Fargo, Hopkins and W. Drew Streets
- 2022 Sidewalk leveling on Stanford Street
- 2021 Repainting of exterior trim around front door
- 2020 Installation of double paned, energy efficient windows in all units
- 2020 Cleaning of front exterior awnings of all units
- 2019 Repainting of all patio gates and French doors
- 2018 Roof work (preventative, completed on all units) – Inspection of any broken or cracked shingles. Reset and sealed all roof penetrations and rain guards

HOA fee Breakdown & Details

Stanford Square HOA covers many standard expenses. Below is a breakdown of the \$475/month maintenance fee is used based on the 2022 HOA Approved Budget.

Use of Funds

Funding HOA Reserve Capital Expenditures (see above list of recent improvements)	87
Insurance	112
Pool Services & Maintenance	39
Landscaping & Sprinkler System Maintenance	36
Routine Maintenance on building and common areas (includes semi-annual termite & pest control preservation)	105
Utilities (water, sewer, drainage & exterior electricity)	57
HOA management services and admin. (Sterling Associates)	33
Trash & Recycling	5
Audit and Taxes	1

Note: Information Provided by Seller