

SPECIAL MEETING OF THE UNIT OWNERS



DISCUSSION OF PROPOSED BUDGET FOR 2023-2024

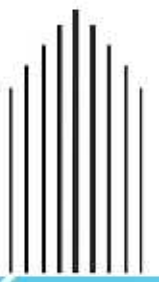
MONDAY, JANUARY 9, 2023

THE PAST

1. Over the past 13 years, the Board has capped assessment increases to no more than 3.9%
2. Last year (2022), Reserve Advisors did a “Reserve Study Update” to analyze our current status and more accurately project our expenses for the future

THE PRESENT AND THE FUTURE

1. In order to meet these expenses and today's inflationary economy, the Board must increase assessments by 4.5% for the upcoming year
2. We are being rewarded from proper financial planning while other buildings face 6% to 13% increases
3. For future assessment increases, the Board will do another Reserve Study in 2024-2025 to have additional up-to-date information



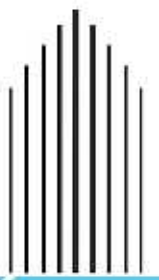
OUR WORLD CONTINUES IN UNCHARTERED TERRITORY

1. **Omicron variant of COVID-19 proved difficult to control**
2. **Inflation at a 40-year high, reaching a high 9.1% in June and a “low” of 7.1% in November**
3. **War in Ukraine and sanctions put upon Russia**
4. **Broken supply chain disrupting global trade**
5. **Tight labor market**

Source:

<https://www.theguardian.com/business/2022/dec/26/inflation-explainer-2023>

2023-2024 PROPOSED BUDGET



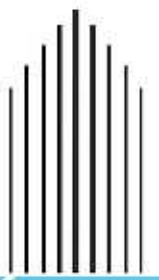
Proposed 4.5% Increase in Assessments

Proposed Changes:

Valet Parking	Increase \$7.50 (from \$145 to \$152.50)
Self-Parking	Increase \$7.50 (from \$145 to \$152.50)
Premium Parking	Increase \$8 (from \$160 to \$168)
Tandem Parking	Increase \$7.50 per vehicle (or \$15 for the one spot, from \$235 to \$250)
Motorcycle Parking	Increase \$5 (from \$85 to \$90)
Commercial Day Parking	Increase \$9 (from \$190 to \$199)
Guest Parking Passes	Increase \$5 3-day from \$50 to \$55 5-day from \$65 to \$70 7-day from \$80 to \$85 2-week from \$105 to \$110

Those that use the garage should bear most of the burden

2023-2024 PROPOSED BUDGET



Laundry

TOP LOAD WASHERS	FRONT LOAD WASHERS	30# FRONT LOAD WASHERS
Regular From \$2.10 to \$2.20	Regular From \$2.10 to \$2.20	Regular From \$2.90 to \$3.05
Medium From \$2.20 to \$2.30	Medium From \$2.25 to \$2.35	Medium From \$3.05 to \$3.20
Heavy From \$2.30 to \$2.40	Heavy From \$2.40 to \$2.50	Heavy From \$3.20 to \$3.35
STACK DRYERS		30# TUMBLER DRYERS
45 min (From \$1.45 to \$1.55)		25 min (from 55¢ to 60¢)
Additional 10 min (from 30¢ to 35¢)		Additional 10 min (from 30¢ to 35¢)

2023-2024 PROPOSED BUDGET

Health Club Membership – Propose increase of 5%

	Park Tower	5445 and 5455 N. Sheridan Road
Single 6-month	From \$215 to \$226	From \$270 to \$284
Single 1-year	From \$303 to \$318	From \$380 to \$399
Double 6-month	From \$336 to \$353	From \$420 to \$441
Double 1-year	From \$546 to \$573	From \$683 to \$717
Family 6-month	From \$485 to \$509	From \$606 to \$636
Family 1-year	From \$760 to \$798	From \$950 to \$998

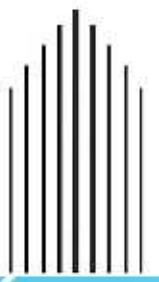
2023-2024 PROPOSED BUDGET

Late fee	Increase \$10 (from \$75 to \$85)
Maintenance service requests	Increase \$5 for the half-hour (from \$50 to \$55)
Plumbing service requests	Increase \$7.50 for the half hour (from \$60 to \$67.50)
Key copies	Increase \$1 (from \$4 to \$5)
New occupant registration fee	Increase \$100 (from \$550 to \$650)
Existing resident transfer fee	Increase \$50 (from \$150 to \$200)
Additional occupant registration fee	Increase \$50 (from \$250 to \$300)
Credit report fee	Increase \$50 (from \$50 to \$100)

2023-2024 PROPOSED BUDGET

Move out fee (residents prior to June 1, 2012)	Increase \$50 (from \$200 to \$250)
Lock-out fee	Increase \$5 (from \$50 to \$55)
Bike room	No change for lower rack (remains \$60) annual registration fee Decrease \$12 for upper rack (from \$60 to \$48) annual registration fee Monthly option \$10 per month
Astound (formerly RCN) Bulk Cable/Internet	Increases \$3.75 (from \$57.88 to \$61.63) (Note that this is beyond the association's control)

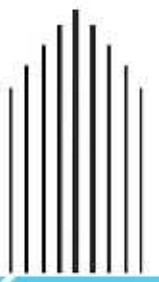
2023-2024 PROPOSED BUDGET



Major Projects over \$50,000:

'06 pantry insulation	\$94,500
Passenger elevator cabs	\$91,500
Hallway light fixtures	\$230,000
Hallway carpeting	\$617,400
Hallway painting and decorating	\$415,300
Hallway signage	\$67,000
Residential cooling tower repairs	\$80,700
Domestic hot water storage tank	\$230,800
Elevator door safety operator and fire service	\$82,500
Commercial heat exchanger	\$107,000
Domestic pump VFD & panel	\$90,000

BUDGET INCREASE HISTORY

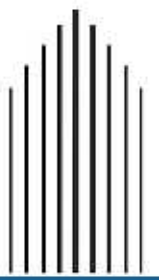


80/81 – 16%	91/92 – 2%	02/03 – 4%	13/14 – 3.5%
81/82 – 14.1%	92/93 – 4.75%	03/04 – 1%	14/15 – 3.5%
82/83 – 14.6%	93/94 – 5%	04/05 – 2%	15/16 – 3.5%
83/84 – 8.5%	94/95 – 5%	05/06 – 3.75%	16/17 – 3.5%
84/85 – 0%	95/96 – 5%	06/07 – 6.26%	17/18 – 3.5%
85/86 – 3.8%	96/97 – 5%	07/08 – 8%	18/19 – 3.5%
86/87 – 2%	97/98 – 4%	08/09 – 5%	19/20 – 3%
87/88 – 2.5%	98/99 – 2.5%	09/10 – 5.6%	20/21 – 3.5%
88/89 – 0%	99/00 – 3%	10/11 – 3.75%	21/22 – 3.4%
89/90 – 0%	00/01 – 2%	11/12 – 1.3%	22/23 – 3.9%
90/91 – 8%	01/02 – 3.5%	12/13 – 3.5%	23/24 – 4.5% ?

Average (all years) 4.43%

Average (last ten years) 3.58%

WHAT OUR ASSESSMENTS COVER



- Bicycle Room (subsidy)
 - Cable, including Showtime
 - Doorman 24/7
 - Dry cleaning drop off / pick up (PressBox by Tide Spin)
 - Go Grocer market (subsidy)
 - Guest parking (subsidy)
 - Habitat onsite management team
 - Health Club (subsidy)
 - Heating and air conditioning
 - High speed internet and broadband
 - Hikers (car parkers) 24/7
 - Insurance (common property and liability)
 - Landscaping and snow removal
 - Laundry room
 - Lobby furnishings and décor
 - Lock out service
 - Maintenance 24/7
 - Otis elevator maintenance
 - Package room
 - Real estate tax appeals (periodic)
 - Reserve fund for scheduled maintenance / repairs / emergencies
 - Rooftop deck and garden
 - Security equipment and personnel
 - Social Committee functions
 - Utilities in common areas
 - Waste removal and recycling
 - Water and sewer
 - Window washing (exterior)
 - Work orders
- (original list from TowerTalk contributors / unit owners Dan Johnston and Catherine Kestler)

Never Had a Special
Assessment!

Let's Keep It That Way

