

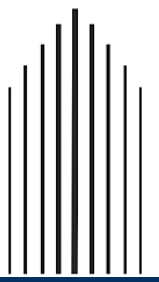
SPECIAL MEETING OF THE UNIT OWNERS



DISCUSSION OF PROPOSED BUDGET FOR 2025-2026

MONDAY, JANUARY 13, 2025

ELECTRICITY

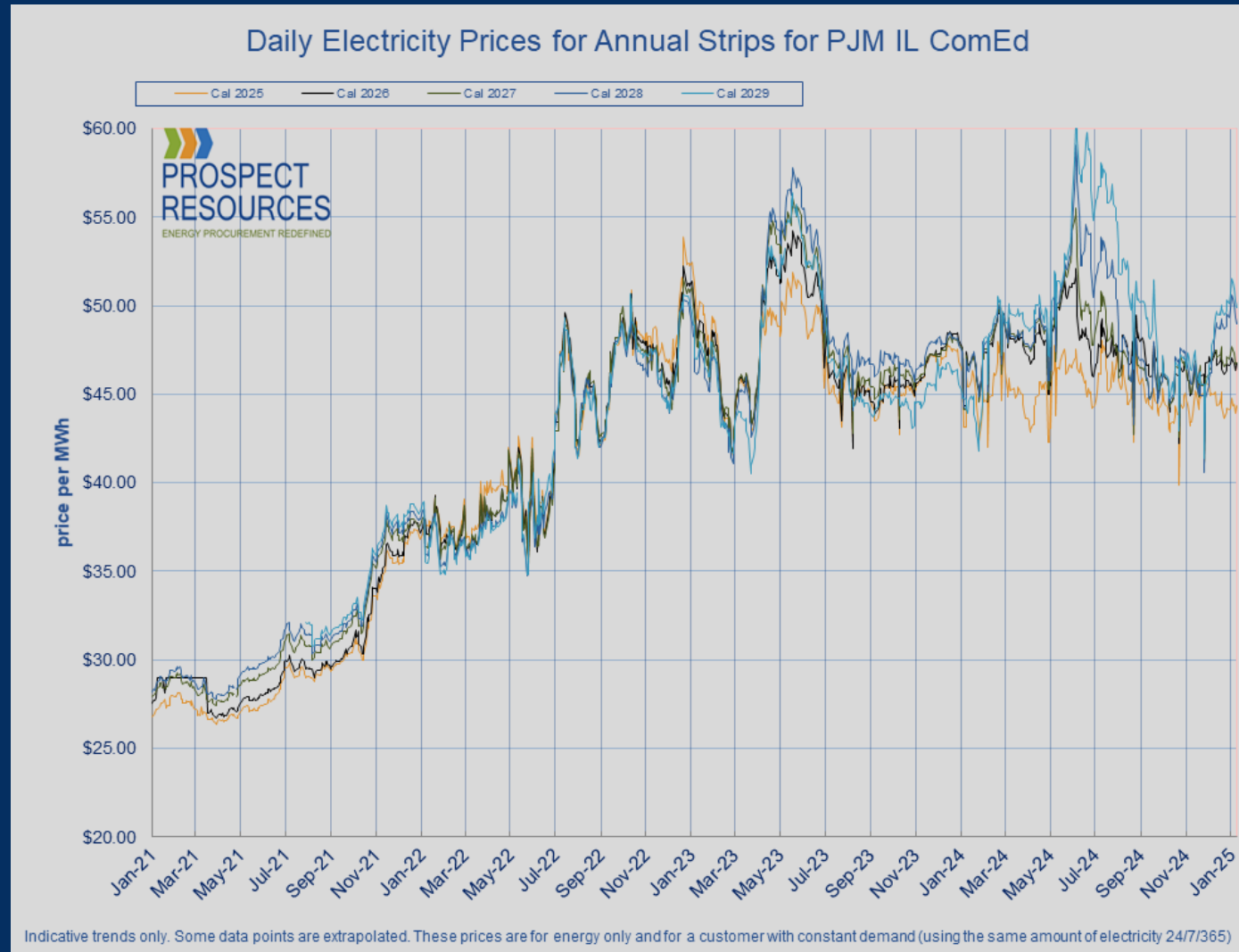


Park Tower electricity budget increased by 22.5%

Three reasons

1. Capacity auction resulted in 833% increase as determined by legislation to keep up with generator retirements, increased electricity demand, and implementing Federal Energy Regulatory Commission reforms
2. Utility charges increased by 13% primarily due to ComEd's carbon-free adjustment
3. Cost of electricity continues to trend upward

ELECTRICITY FORWARD CURVES 2021-2025



Source: <https://www.prospectresources.com/energy-market-trends/>

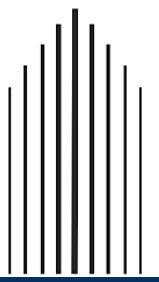
PRESENTATION BY PROSPECT RESOURCES



PROSPECT RESOURCES

ENERGY PROCUREMENT REDEFINED

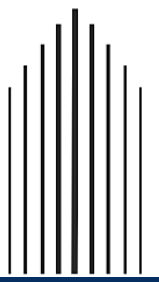
FOLLOWING OUR PROFESSIONALS' ADVICE



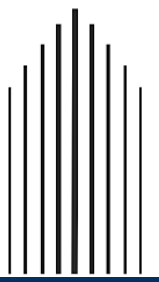
- Best practice states a reserve study should be done at least every five years.
- The last full reserve study was done in 2024 to reflect the current economy and inflation, and to inform future assessment changes needed.



OUR WORLD CONTINUES IN UNCERTAINTY



- Insurance rates continue to go up due to natural disasters
- Salaries for union staff (Local 1 and 727) continue to go up
- Continued higher costs for metals, electronics, supplies, and materials
- Loss of rent on the market space, unit 14c (presently vacant and listed with a commercial broker)



YOU CAN MAKE A DIFFERENCE

- Be conservative in your water use
- Sign up for electronic delivery of notices versus US mailings

2025-2026 PROPOSED BUDGET

Proposed 3.8% Increase in Assessments

Type	Average Increase per month
Studio	\$20.30
One Bedroom	\$28.31
Two Bedroom	\$45.64

2025-2026 PROPOSED BUDGET

Proposed Changes:

Guest Parking	Increase \$1 (from \$10 to \$11) – Book of 5 coupons would increase from \$50 to \$55
Valet Parking	Increase \$5 (from \$160 to \$165)
Self-Parking	Increase \$5 (from \$160 to \$165)
Premium Parking	Increase \$5 (from \$175 to \$180)
Tandem Parking	Increase \$2.50 per vehicle (or \$5 for the one spot, from \$260 to \$265)
Commercial Day Parking	Increase \$7 (from \$208 to \$215)
Hourly Parking	Increase \$1 per bracket (i.e., 1 hr = from \$14 to \$15, 1-3 hrs = from \$16 to \$17, etc.)

2025-2026 PROPOSED BUDGET

Health Club Membership – Propose increase of 5%

	Park Tower	5445 and 5455 N. Sheridan Road
Single 1-month	From \$43 to \$45	From \$53 to \$55
Single 6-month	From \$226 to \$237	From \$284 to \$298
Single 1-year	From \$318 to \$334	From \$399 to \$419
Double 1-month	From \$64 to \$67	From \$80 to \$82
Double 6-month	From \$353 to \$371	From \$441 to \$463
Double 1-year	From \$573 to \$602	From \$717 to \$753
Family 1-month	From \$90 to \$94	From \$113 to \$116
Family 6-month	From \$509 to \$534	From \$636 to \$668
Family 1-year	From \$798 to \$838	From \$998 to \$1,048

2025-2026 PROPOSED BUDGET

Bike Room	Increase \$15 (from \$60 to \$75 for lower rack)
	Increase \$2 (from \$48 to \$50 for upper rack and wall-hanging)
	Increase \$5 (from \$30 to \$35) for winter rate
Astound (formerly RCN) Bulk Cable/Internet	Increase \$3.76 (from \$59.15 to \$62.91)

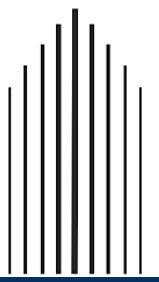
Laundry Room – NO change

2025-2026 PROPOSED BUDGET

Major Projects over \$50,000:

Building Automation System HVAC	\$300,000
Riser Projects	\$678,000
Exterior Fence with Park	\$50,000
Water Valves (phase 2 of 3)	\$60,000
Condenser Pump 4	\$80,000

DOWN THE ROAD...



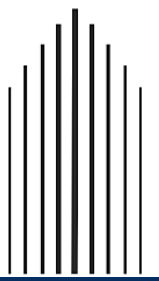
- 2028-2029 – Almost \$1 Million for HVAC risers and **continuing amount each following year**
- 2030-2031 - \$5.2 Million for curtain wall sealants
- 2031-2032 - \$2.5 Million for passenger elevator controls and equipment
- 2032-2033 - \$1.4 Million for service elevator controls and equipment
- 2033-2034 - \$3.4 Million for main boiler replacement

BUDGET INCREASE HISTORY

80/81 – 16%	91/92 – 2%	02/03 – 4%	13/14 – 3.5%	24/25 – 4%
81/82 – 14.1%	92/93 – 4.75%	03/04 – 1%	14/15 – 3.5%	25/26 – 3.8% ?
82/83 – 14.6%	93/94 – 5%	04/05 – 2%	15/16 – 3.5%	26/27 – 3.95% ?
83/84 – 8.5%	94/95 – 5%	05/06 – 3.75%	16/17 – 3.5%	27/28 – 3.95% ?
84/85 – 0%	95/96 – 5%	06/07 – 6.26%	17/18 – 3.5%	28/29 – 4.1% ?
85/86 – 3.8%	96/97 – 5%	07/08 – 8%	18/19 – 3.5%	29/30 – 4% ?
86/87 – 2%	97/98 – 4%	08/09 – 5%	19/20 – 3%	Sneak peek
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)	4.40%
Average (last ten years)	3.66%

WHAT OUR ASSESSMENTS COVER



- **Bicycle Room (subsidy)**
 - **Cable, including Showtime**
 - **Doorman 24/7**
 - **Dry cleaning drop off / pick up (PressBox by Tide Spin)**
 - **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

