

2026 James Kilmer Service Fee Schedule

Assessment Late Fee
\$100 fee per late payment

James Kilmer assessment payments are due on the first of the month. When payments are received at the lock box after the 10th day of the month, unit owners are charged a \$100 late fee.

Bike Room Fee
\$35 fee per bike space

James Kilmer has three bicycle storage rooms providing 286 spaces for easy-to-access secured storage. Annual re-registration for bike space rental is for a 12-month period from Sept. 1 – Aug 31. A waiting list is maintained on a first-come, first-served basis. Bike storage is not permitted on balconies or in common areas. This fee is not pro-rated at any time.

Fitness Center
\$100 annual fee per person

James Kilmer provides a professional quality fitness facility for use by residents 18-years and older. The facility was opened in October 2000 and the membership fee offsets the cost of equipment and maintenance. The fee is for a 12-month period from June 1 – May 31. Only first-time memberships are pro-rated. All renewals are required to pay the full amount.

Garage Parking / Services
\$200 monthly JK Resident
\$290 for Sandburg residents
\$300 for non-resident
\$110 caretaker parking
\$230 Resident EV Charging
\$180 for day parkers
\$155 special day
\$120 for motorcycles
\$10.00 for 1-12 hour coupon
\$15.00 for 13-24 hour coupon
\$35 for monthly car wash
\$50 Late Fee

James Kilmer Condominium Association owns the underground garage located between the two buildings. The operation of the garage is contracted to a third party, Standard Parking/SP+. The Association establishes parking rates based on comparable parking rates in the neighborhood. There is no fee for tire inflating and battery charging services. Car wash programs are available. Payments are due on the first of the month. A late fee of \$50 will be charged for payments posting after the grace period.

Key Fob Fees
\$75 per key fob

James Kilmer updated the common area security key fob system in 2022 and added KeyLink in 2023. Replacement FOBS are available for \$75 each in the Management Office.

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Laundry Rates

1.50 wash
3.50 super wash
1.00 per 45 minutes dryer

James House and Kilmer House both have laundry facilities in their buildings. The machines do not take coins; a laundry card system is in use. Laundry cards can be purchased from vending machines located in the laundry rooms for \$5.00 each. Following purchase, funds can be added either in the laundry room or via the app (see info posted in the laundry rooms or at www.jameskilmercondo.org).

Lock Out Fee

\$25 fee per lockout after hours

When residents lock themselves out of their unit, Maintenance can assist by obtaining their secure additional unit key from the Receiving Room. The \$25 lock out fee is only charged to unit owners when this service is used after hours when the Receiving Room is closed.

Party Room Rental

\$200 NE Penthouse
\$300 South Hospitality Room Plus a \$300 refundable security deposit when reserving either room

This fee covers cost to the Association for maintaining the James House hospitality rooms for resident's private events. An additional refundable security deposit is also due at the time of reservation.

Pet Registration Fee

\$100 fee per dog
\$35 fee per cat

James Kilmer welcomes dogs and cats of 40 pounds or less, with a limit of one dog and/or one cat; or two cats (with no dog) per residential unit owned. Pets are registered annually for a 12-month period from Sept. 1 – Aug 31. All new pets are required to be registered and photographed for association records. Owners with overnight guest pets are not charged a fee; however, the guest pet must be registered with the Office while he/she is on the premises.

Pet fees are assessed to offset the cost of wear and tear on the common area, pet supplies, and administrative costs associated with maintaining a "pet friendly" building and are not pro-rated at any time. Dog runs and doggie waste mitts are provided by the Association and HOA (Carl Sandburg Village Homeowners Association).

Work Orders / Labor Rate

\$60 per hour

When JK personnel provide services to a unit, parts and labor are charged. A fixed \$30 per half-hour minimum rate is charged for each service call with additional labor time billed at 15-minute intervals.

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<u>Lease Processing Fee</u> \$400 fee for new lease \$100 fee for renewal	A \$400 fee charged for new leases to unit owners that rent out their units. A \$100 fee is charged for lease renewals.
<u>Loan Processing Fee</u> \$75 fee for Condo Questionnaire	A \$75 fee charged for completion of a condominium questionnaire required by lenders when processing loans.
<u>Closing Fee</u> \$50 fee for Paid Assessment Letter	A \$50 fee charged for the "paid assessment letter" which is required to close on the sale of a unit.
<u>Move Fees</u> \$350	A \$350 move fee is charged for a 4-hour window to move into/out of James House or Kilmer House. The fee offsets elevator/corridor maintenance and repair expenses and must be paid prior to scheduling a move. A fee of \$100 will be charged for each additional hour beyond the 4-hour window. Note the move fee is due whether or not the elevator is used. <i>Upon request, the Management Office may grant exceptions for unique situations. Individuals seeking an exception should submit a detailed request outlining their circumstances. Each request will be evaluated on a case-by-case basis.</i>
\$250 internal move fee	A discounted internal move fee occurs when a current JK owner or resident moves directly into another JK unit.
<u>Staging Fee</u> \$350 one-time fee	This fee covers the use of the elevator for moving staging items into/out of a unit listed for sale or rent.
<u>Transfer Fee</u> \$350 unit transfer fee	This fee offsets the Association's administrative expenses. The \$350 transfer fee is due upon the closing of the sale of a unit.
\$250 internal transfer fee	A discounted internal transfer fee occurs when a current JK owner purchases another JK unit.
<u>Unit Remodeling Fee</u> \$300 fee for unit remodeling	A \$300 fee charged to owners that are remodeling their units. Fee covers costs of Maintenance staff supervision and cleaning up after contractors depart. Also includes time spent by Management personnel coordinating between contractor and unit owner, and Maintenance personnel inspecting work in units. Architect fees range from \$575.00 to \$750.00 for each initial review.
<u>Water Shut-Off Fees</u> \$300 – James House \$250 – Kilmer House	Fee charged to Owners when unit construction/repair requires the Maintenance staff to shut the water off/on to a particular riser. Fee applies per tier shut-off.