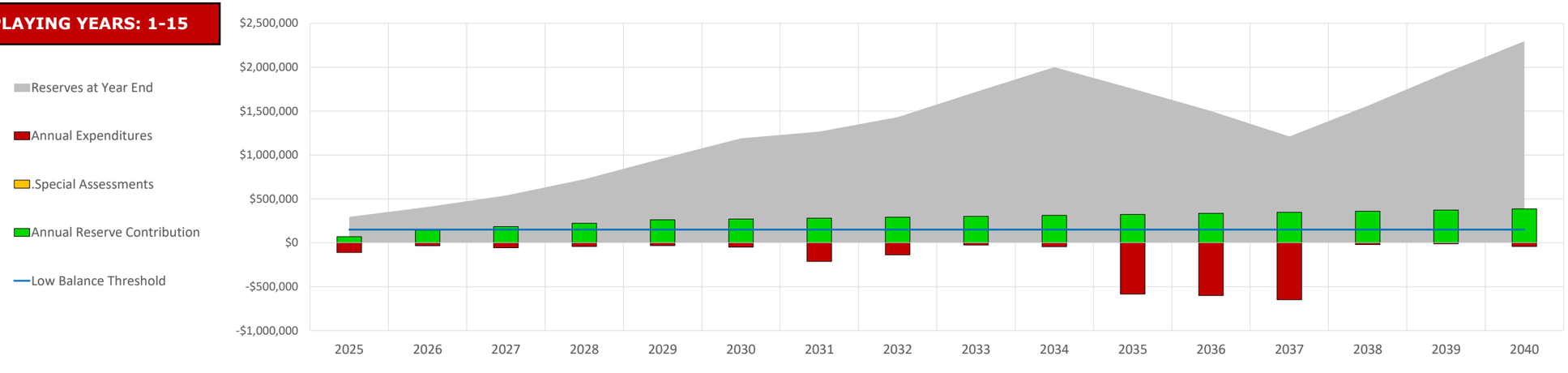
15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 1-15

Brookfield Terrace Condominium Owners' Association, Inc.

357 Terrace Dr., Brookfield, WI

buildingreserves.com - OR - contact: proposals@buildingreserves.com

Financial Inputs and Outputs	
Interest Rate:	0.78%
Inflation Rate:	3.60%
Reserve Balance:	$333,501.66
Reserve Balance Date:	04/30/25
Current Total Income:	$410,856.00
Current Annual Reserve Contribution:	$105,159.34
Current Monthly Reserve Contribution:	$8,763.28
Remaining Months Until Start Date of Recommendations:	8
Start Date of Recommendations:	01/01/26
Fiscal Year:	Jan 1 - Dec 31
Low Balance Threshold:	$150,000.00
Critical Year (Low Balance):	2045



.Inflation Rate (By Year)		3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
.Critical Year (Lowest Balance Year) ------>																
.Reserves at Beginning of Year	$333,502	$294,301	$407,710	$538,005	$723,430	$959,948	$1,189,550	$1,266,519	$1,431,000	$1,719,132	$2,000,735	$1,754,238	$1,501,129	$1,209,696	$1,560,122	$1,935,391
.Annual Reserve Contribution	$70,106	$144,300	$183,400	$222,500	$261,600	$271,000	$280,800	$290,900	$301,400	$312,300	$323,500	$335,100	$347,200	$359,700	$372,600	$386,000
.Annual Reserve Adjustment (%)		37.22%	27.10%	21.32%	17.57%	3.59%	3.62%	3.60%	3.61%	3.62%	3.59%	3.59%	3.61%	3.60%	3.59%	3.60%
.Recommended Adjustment /unit/month ave ($)		$30.77	$30.74	$30.74	$30.74	$7.39	$7.70	$7.94	$8.25	$8.57	$8.81	$9.12	$9.51	$9.83	$10.14	$10.53
.Special Assessments																
.Interest Earned	$1,628	$2,727	$3,674	$4,900	$6,540	$8,350	$9,541	$10,479	$12,238	$14,451	$14,588	$12,647	$10,531	$10,760	$13,580	$16,436
.Annual Expenditures	-$110,935	-$33,618	-$56,778	-$41,976	-$31,621	-$49,749	-$213,372	-$136,898	-$25,505	-$45,148	-$584,585	-$600,856	-$649,164	-$20,034	-$10,911	-$42,300
.Reserves at Year End	$294,301	$407,710	$538,005	$723,430	$959,948	$1,189,550	$1,266,519	$1,431,000	$1,719,132	$2,000,735	$1,754,238	$1,501,129	$1,209,696	$1,560,122	$1,935,391	$2,295,527

				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	EXTERNAL BUILDING COMPONENTS																		
1	Balconies, Wood Structure Repairs and Decking Replacement	78 - Medium Priority	0.27%				$22,572												
2	Decks, Wood Structure and Decking, Replacement	71 - Medium Priority	0.30%									$25,505							
3	Doors, Exterior, Metal, Common, Phased Replacements	74 - Medium Priority	1.51%		$11,189		$12,009		$12,889										
4	Gutters and Downspouts, Aluminum, Replacement, Phased	56 - Medium Priority	3.22%																
5	Roofs, Asphalt Shingles, Replacement, Phased	74 - Medium Priority	26.71%																
6	Soffits and Fascia, Aluminum, Replacement, Phased	72 - Medium Priority	5.56%											$151,793	$157,258	$162,919			
7	Walls, Masonry, Capital Repairs	76 - Medium Priority	1.34%										$45,148						
8	Walls, Vinyl Siding, Replacement, Phased	82 - Medium Priority	14.55%											$397,348	$411,652	$426,472			
	SERVICE COMPONENTS																		
9	Fire Detection, Control Panels and Common Emergency Devices, Replacements, Phased	95 - High Priority	2.15%			$14,811		$15,897		$12,797									
10	Fire Suppression, Automatic Sprinkler Systems, Head Inspections, Phased	88 - Medium Priority	1.52%		$6,889	$7,137	$7,394	$7,661							$9,812	$10,166	$10,532	$10,911	
11	Piping, Common Mechanical Rooms, Partial Replacements	64 - Medium Priority	0.54%						$7,161								$9,502		
12	Pressure Reduction Valves, Common, Replacements	76 - Medium Priority	4.47%	$110,935															
	SITE COMPONENTS																		
13	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	59 - Medium Priority	1.53%			$16,093					$19,206					$22,921			
14	Asphalt Pavement, Driveways, Repaving, Full-Depth Replacement	57 - Medium Priority	6.75%																
15	Asphalt Pavement, Streets, Crack Repair and Patch	59 - Medium Priority	1.78%			$18,737					$22,361					$26,686			
16	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement	57 - Medium Priority	13.04%																
17	Catch Basins, Capital Repairs	57 - Medium Priority	0.58%																
18	Concrete Flatwork, Partial Replacements	70 - Medium Priority	3.41%						$29,699					$35,444					$42,300
19	Landscape, Capital Improvements	61 - Medium Priority	1.79%		$15,540					$18,546					$22,133				
20	Light Poles and Fixtures, Short	51 - Low Priority	1.06%							$90,010									
21	Light Poles and Fixtures, Tall	45 - Low Priority	0.22%																
22	Mailbox Stations	59 - Medium Priority	0.49%																
23	Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Partial Replacements	70 - Medium Priority	2.03%																
24	Pipes, Subsurface Utilities, Laterals, Water Supply, Partial Replacements	70 - Medium Priority	2.03%																
25	Retaining Walls, Masonry, Capital Repairs	63 - Medium Priority	0.63%																

Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
26	Retaining Walls, Masonry, Phased Replacement	80 - Medium Priority	2.21%							$92,019	$95,332								
27	Signage, Monument, Capital Repairs	58 - Low Priority	0.32%					$8,064											

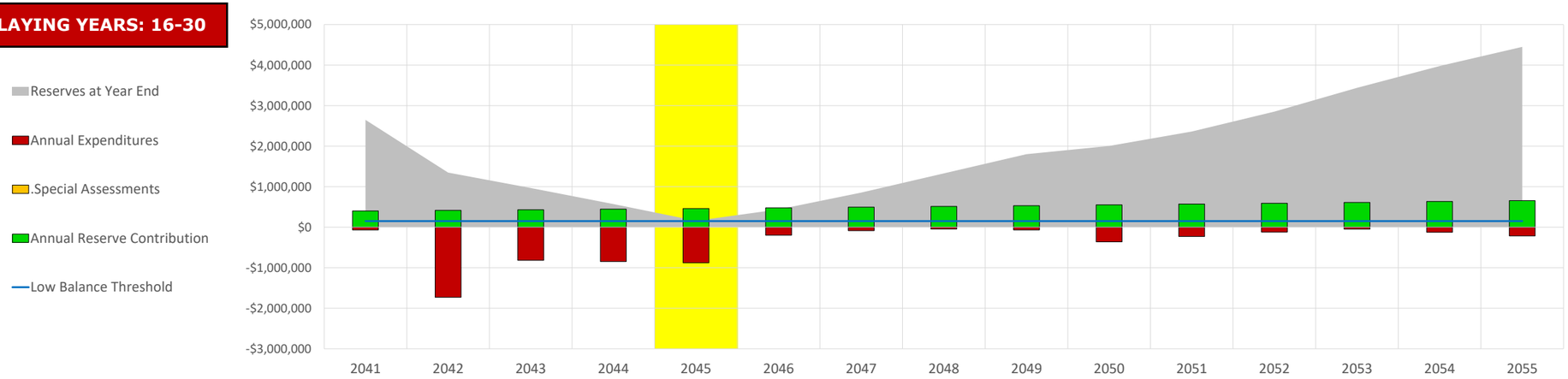
15-YEAR CASH FLOW & EXPENDITURES DISPLAYING YEARS: 16-30

Brookfield Terrace Condominium Owners' Association, Inc.

357 Terrace Dr., Brookfield, WI

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BUILDING –RESERVES–



.Inflation Rate (By Year)	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%	3.60%
.Critical Year (Lowest Balance Year) ------>					Critical Year										
.Reserves at Beginning of Year	$2,295,527	$2,646,918	$1,346,561	$967,365	$571,232	$157,467	$438,741	$853,126	$1,327,770	$1,801,573	$2,003,926	$2,360,736	$2,850,901	$3,438,718	$3,976,200
.Annual Reserve Contribution	$399,900	$414,300	$429,200	$444,700	$460,700	$477,300	$494,500	$512,300	$530,700	$549,800	$569,600	$590,100	$611,300	$633,300	$656,100
.Annual Reserve Adjustment (%)	3.60%	3.60%	3.60%	3.61%	3.60%	3.60%	3.60%	3.60%	3.59%	3.60%	3.60%	3.60%	3.59%	3.60%	3.60%
.Recommended Adjustment /unit/month ave ($)	$10.93	$11.32	$11.71	$12.19	$12.58	$13.05	$13.52	$13.99	$14.47	$15.02	$15.57	$16.12	$16.67	$17.30	$17.92
.Special Assessments															
.Interest Earned	$19,201	$15,514	$8,989	$5,977	$2,831	$2,316	$5,019	$8,472	$12,157	$14,784	$16,956	$20,246	$24,434	$28,806	$32,730
.Annual Expenditures	-$67,710	-$1,730,171	-$817,385	-$846,811	-$877,296	-$198,342	-$85,134	-$46,128	-$69,054	-$362,230	-$229,747	-$120,181	-$47,917	-$124,623	-$216,120
.Reserves at Year End	$2,646,918	$1,346,561	$967,365	$571,232	$157,467	$438,741	$853,126	$1,327,770	$1,801,573	$2,003,926	$2,360,736	$2,850,901	$3,438,718	$3,976,200	$4,448,911

				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
	EXTERNAL BUILDING COMPONENTS																	
1	Balconies, Wood Structure Repairs and Decking Replacement	78 - Medium Priority	0.27%															
2	Decks, Wood Structure and Decking, Replacement	71 - Medium Priority	0.30%															
3	Doors, Exterior, Metal, Common, Phased Replacements	74 - Medium Priority	1.51%											$31,603		$29,073		$31,204
4	Gutters and Downspouts, Aluminum, Replacement, Phased	56 - Medium Priority	3.22%			$87,963	$91,130	$94,411										
5	Roofs, Asphalt Shingles, Replacement, Phased	74 - Medium Priority	26.71%			$729,421	$755,681	$782,885										
6	Soffits and Fascia, Aluminum, Replacement, Phased	72 - Medium Priority	5.56%															
7	Walls, Masonry, Capital Repairs	76 - Medium Priority	1.34%						$69,017									
8	Walls, Vinyl Siding, Replacement, Phased	82 - Medium Priority	14.55%															
	SERVICE COMPONENTS																	
9	Fire Detection, Control Panels and Common Emergency Devices, Replacements, Phased	95 - High Priority	2.15%								$31,128		$33,410		$35,859		$38,487	
10	Fire Suppression, Automatic Sprinkler Systems, Head Inspections, Phased	88 - Medium Priority	1.52%						$13,976	$14,479	$15,000	$15,540						
11	Piping, Common Mechanical Rooms, Partial Replacements	64 - Medium Priority	0.54%						$12,610								$16,733	
12	Pressure Reduction Valves, Common, Replacements	76 - Medium Priority	4.47%										$268,573					
	SITE COMPONENTS																	
13	Asphalt Pavement, Driveways, Crack Repair, Patch and Seal Coat	59 - Medium Priority	1.53%							$32,646					$38,961			
14	Asphalt Pavement, Driveways, Repaving, Full-Depth Replacement	57 - Medium Priority	6.75%		$573,148													
15	Asphalt Pavement, Streets, Crack Repair and Patch	59 - Medium Priority	1.78%							$38,009					$45,361			
16	Asphalt Pavement, Streets, Repaving, Full-Depth Replacement	57 - Medium Priority	13.04%		$1,107,765													
17	Catch Basins, Capital Repairs	57 - Medium Priority	0.58%		$49,258													
18	Concrete Flatwork, Partial Replacements	70 - Medium Priority	3.41%						$52,300				$60,247				$69,403	
19	Landscape, Capital Improvements	61 - Medium Priority	1.79%	$26,415					$31,524					$37,622				
20	Light Poles and Fixtures, Short	51 - Low Priority	1.06%															
21	Light Poles and Fixtures, Tall	45 - Low Priority	0.22%						$18,915									
22	Mailbox Stations	59 - Medium Priority	0.49%	$41,295														
23	Pipes, Subsurface Utilities, Laterals, Sanitary Sewer, Partial Replacements	70 - Medium Priority	2.03%											$80,261				$92,458
24	Pipes, Subsurface Utilities, Laterals, Water Supply, Partial Replacements	70 - Medium Priority	2.03%											$80,261				$92,458
25	Retaining Walls, Masonry, Capital Repairs	63 - Medium Priority	0.63%									$53,514						

Line Item	Reserve Component	Priority Score - Priority Rating	Percentage of Future Expenditures	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
26	Retaining Walls, Masonry, Phased Replacement	80 - Medium Priority	2.21%															
27	Signage, Monument, Capital Repairs	58 - Low Priority	0.32%													$18,844		