

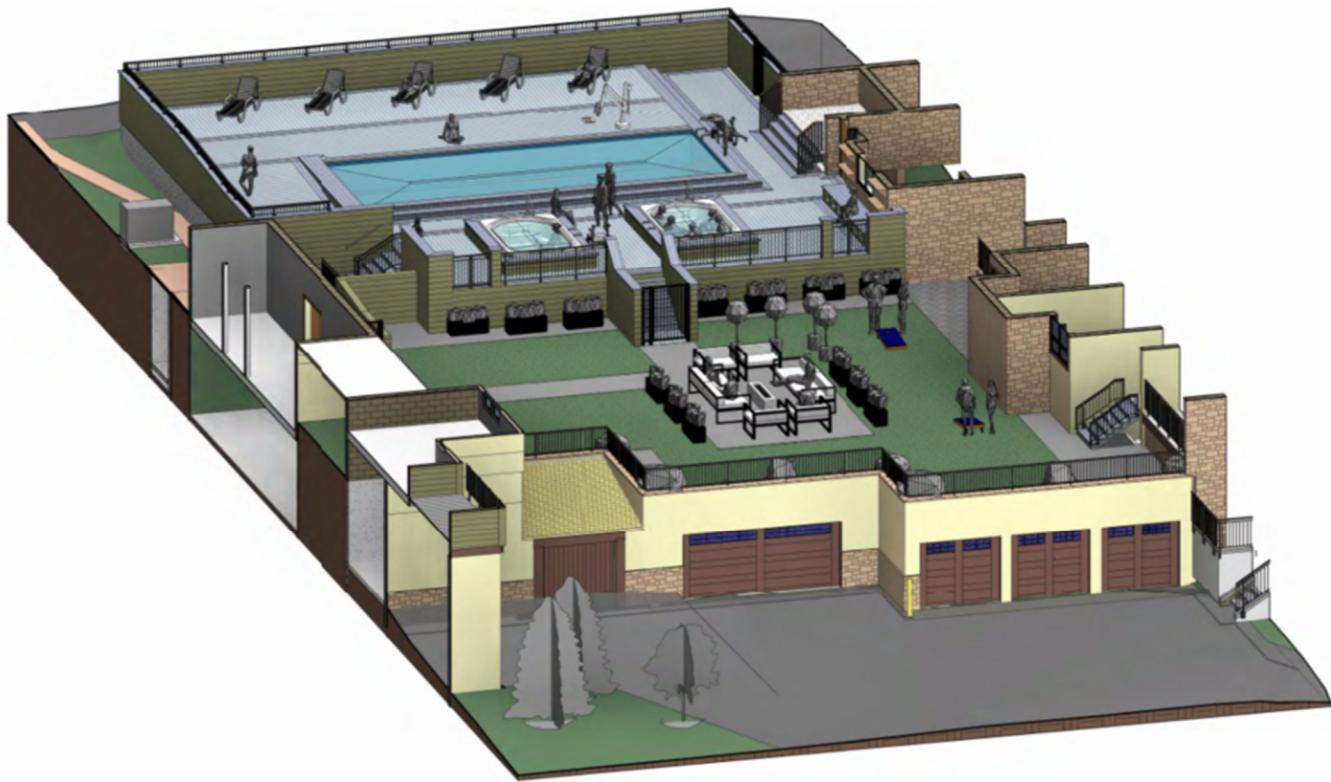
oac Management

INCORPORATED

...keeping projects simple.



Monthly Progress Update



Breakaway West

November & December 2025

Prepared by:

OAC Management Incorporated

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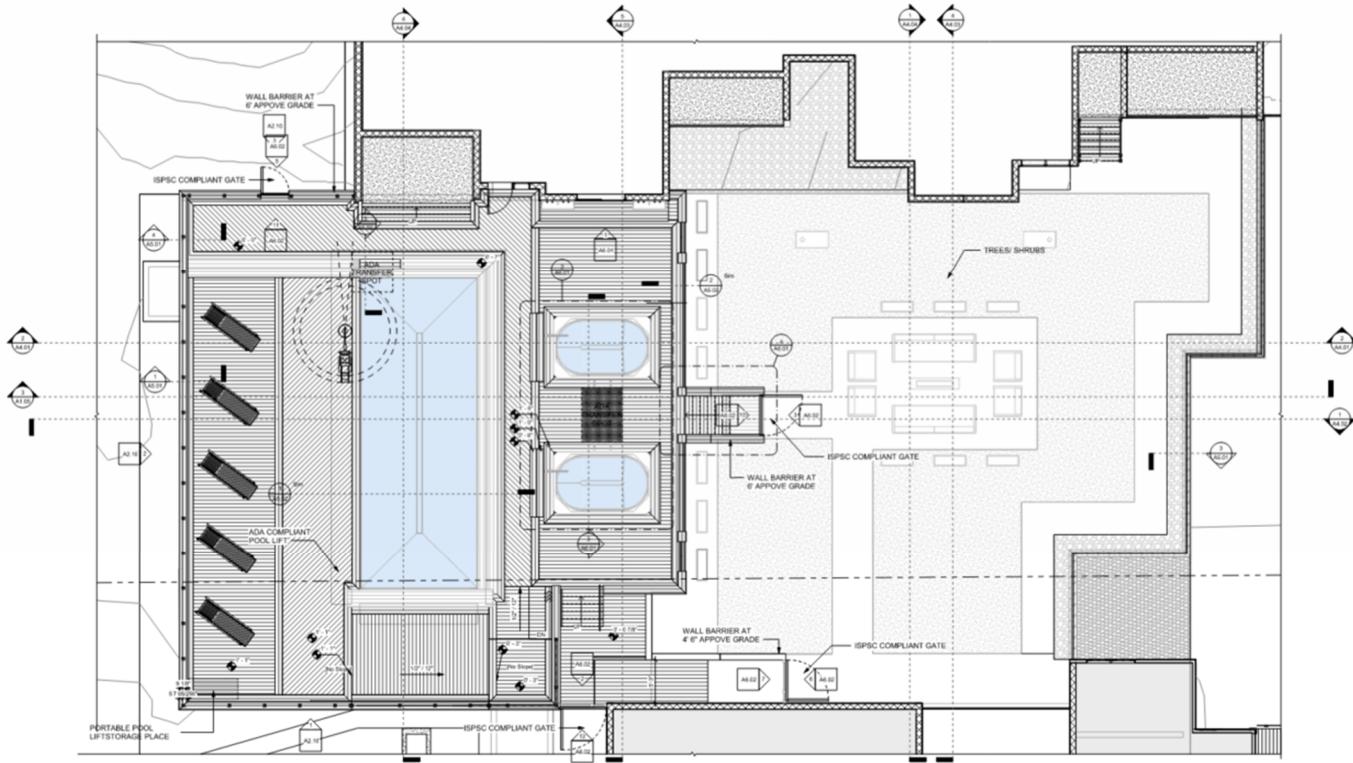


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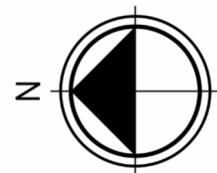
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SITE MAP



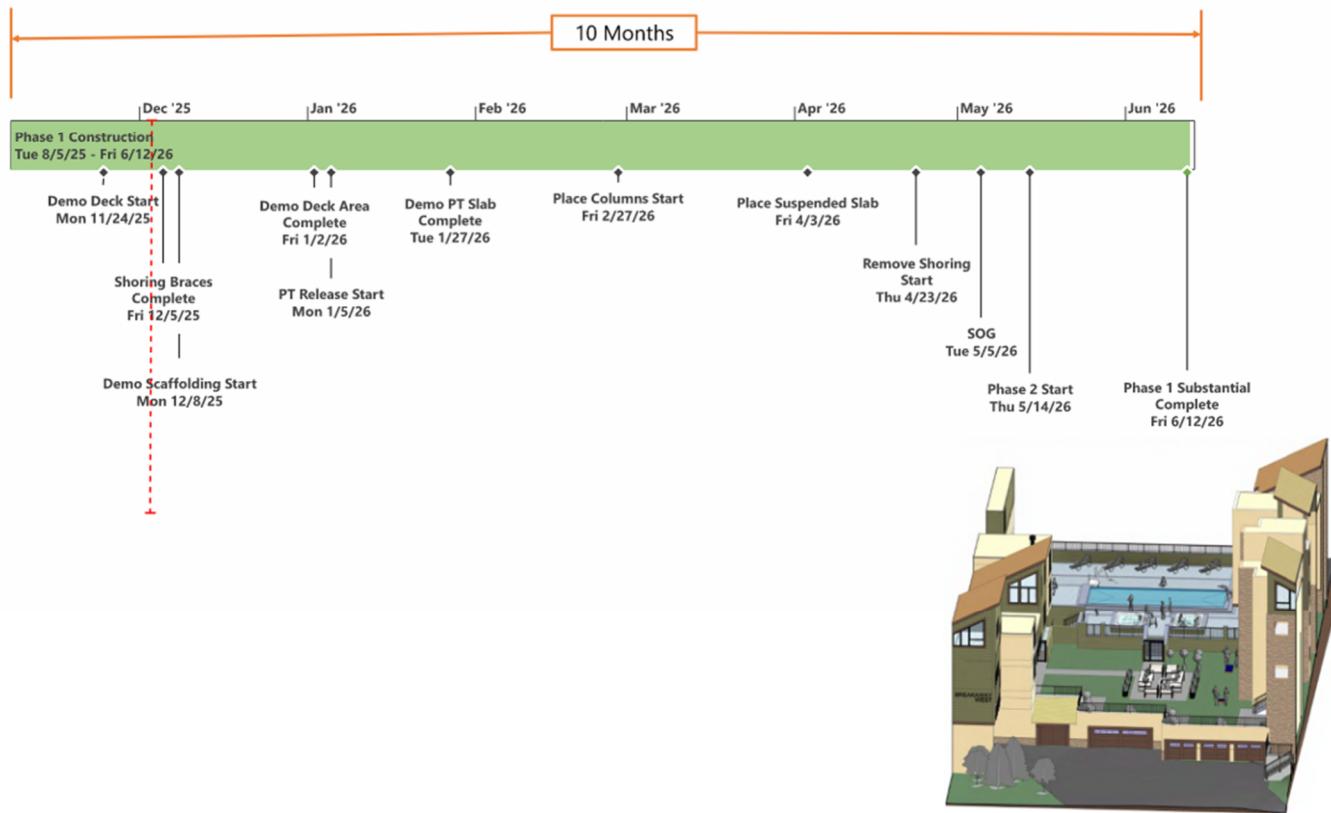
① POOL DECK PLAN - PROPOSED
3'10" x 1'-0"





SCHEDULE UPDATE

Breakaway West Project Timeline



- **High Level Timeline Schedule Shown Above:** Provided by OAC Management Inc.

1. Construction Schedule
 - a. **AD Miller Updated Schedule dated 11/21/25** – Substantial Completion 6/11/26; Phase 2 Start 5/14/26
2. Current and Upcoming Construction Activities
 - a. **12/10/25** – Shoring Bracing Complete
 - b. **12/15/25** – Demo Scaffolding Start
 - c. **1/2/25** – Demo Deck Area Complete
 - d. **1/5/26** – PT Release Start
3. Delay Log – See log below

Delay Log

#	Milestone	Date	Impact	Open/Closed	Notes
1	ToV Permit Formal Issuance Date	8/5/2025	yes	Closed	ADM Updated CPM dated 8/13 and received 8/14 - Substantial Completion of 4/24/26
2	Recovery Schedule Update 9/29	9/29/2025	yes	Closed	Substantial completion of phase 1 5/4/26
3	Gas / Water / Fire Line Relocation	11/4/2025	TBD	Open	Noted as critical path items on 11/11/25; Not to proceed with Critical Path
4	ToV Gas Line Relocation Approval	11/4/2025	yes	Open	Received from TOV 12/5
5					

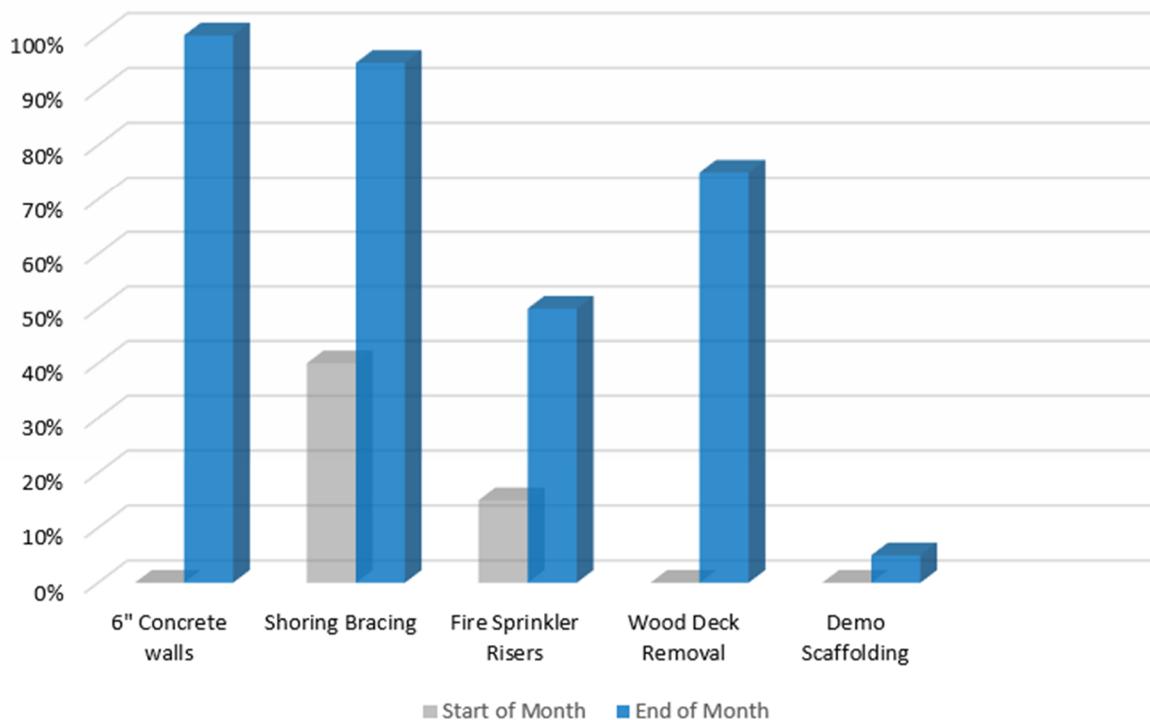


PROGRESS MATRIX

The progress matrix represents general progress of the design and/or progress of construction. The percentage completion shown on the pay application schedule of values may not always match the progress matrix due to the pay application reflecting deposits and/or materials purchased but not yet installed.

Progress through November & December 2025

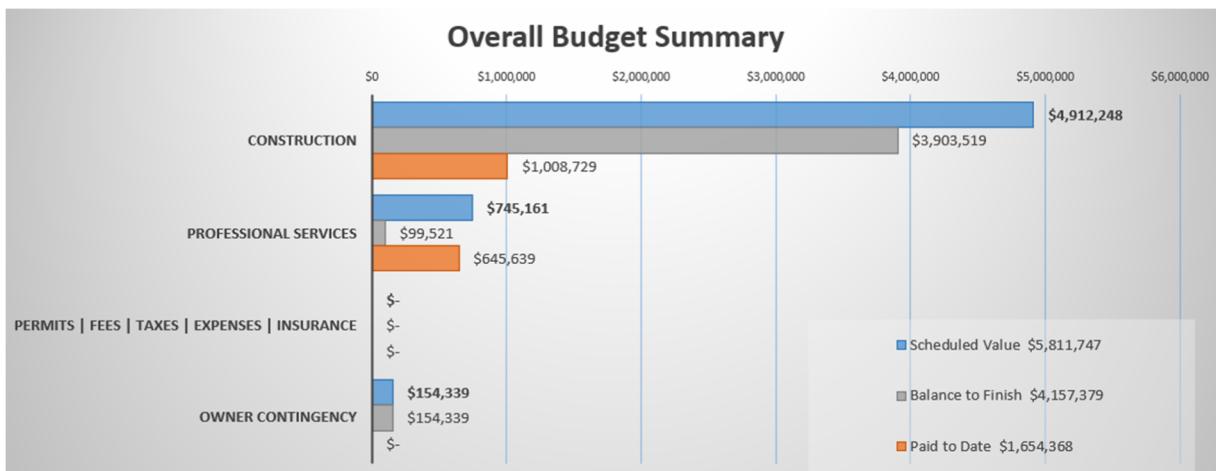
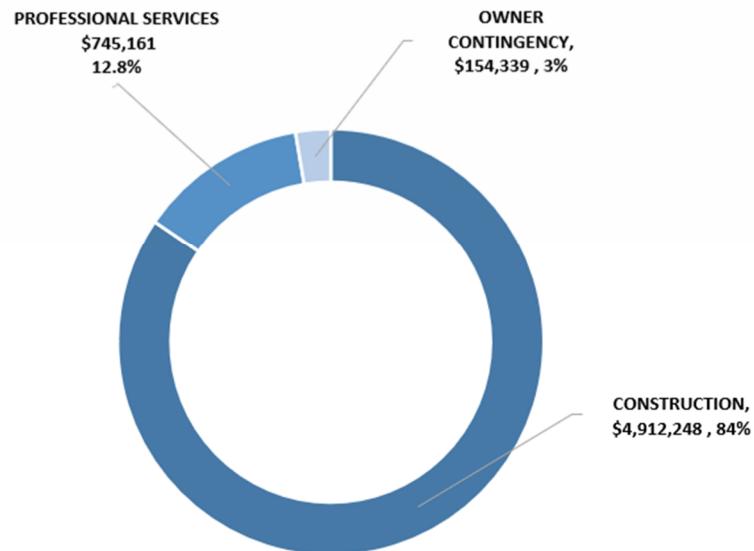
Monthly Progress Matrix





BUDGET SUMMARY UPDATE

Phase 1 Budget Estimate \$5,811,747

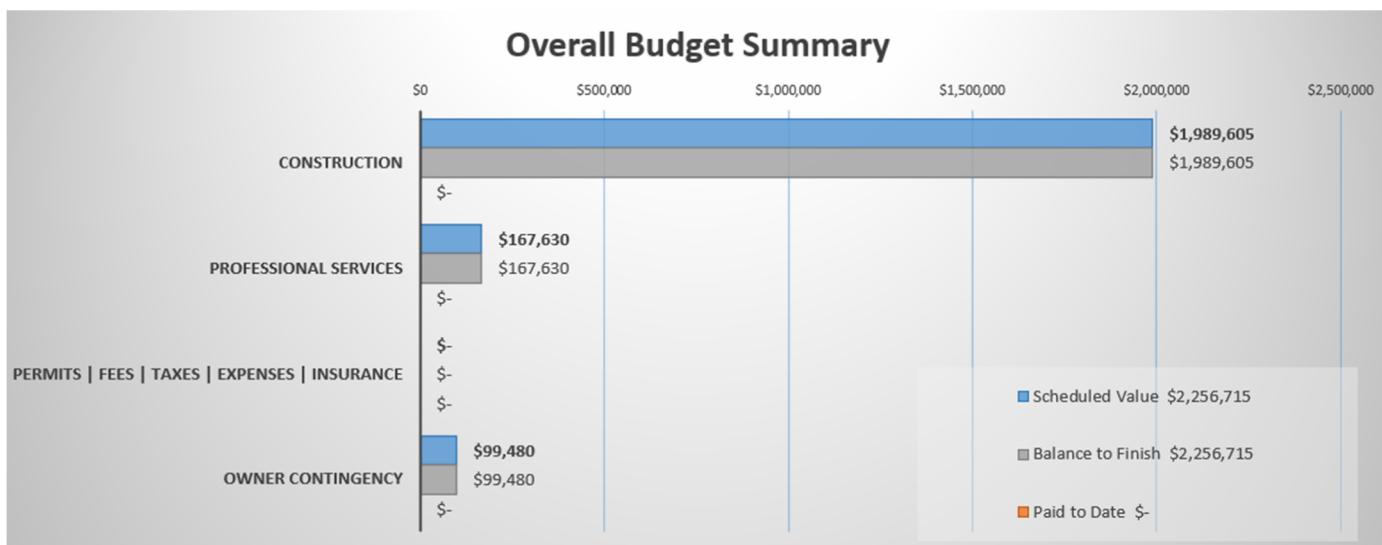
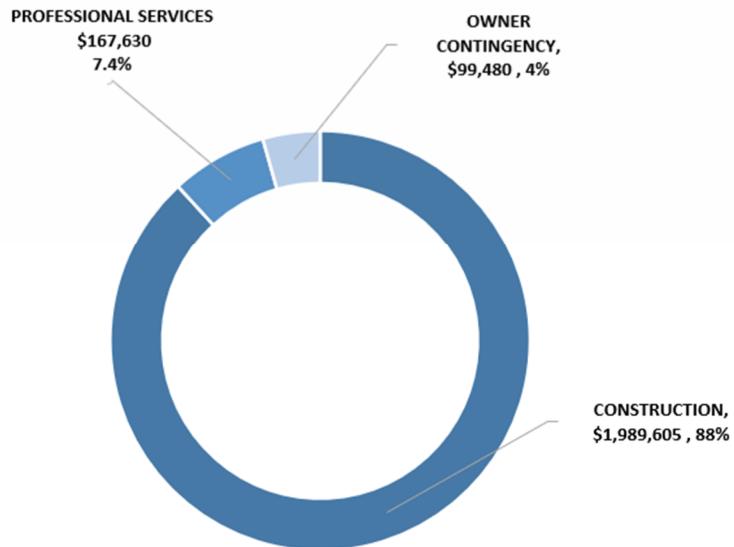


Phase 1 G703 Summary

	Contract Scheduled Value	Approved Change Orders	Pending Change Orders & ROMs	Updated Scheduled Value	Paid to Date	Balance to Finish
CONSTRUCTION	\$ 4,869,873	\$ 42,376	\$ 108,014	\$ 5,020,262	\$ 1,008,729	\$ 4,011,533
PROFESSIONAL SERVICES	\$ 698,381	\$ 46,780	\$ 8,361	\$ 753,522	\$ 645,639	\$ 107,882
PERMITS FEES TAXES EXPENSES INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OWNER CONTINGENCY	\$ 243,494	\$ (89,156)	\$ (116,375)	\$ 37,963	\$ -	\$ 37,963
GRAND TOTAL	\$ 5,811,747	\$ -	\$ -	\$ 5,811,747	\$ 1,654,368	\$ 4,157,379



Phase 2 Budget Estimate \$2,256,715



Phase 2 G703 Summary

	Contract Scheduled Value	Approved Change Orders	Pending Change Orders & ROMs	Updated Scheduled Value	Paid to Date	Balance to Finish
CONSTRUCTION	\$ 1,989,605	\$ -	\$ -	\$ 1,989,605	\$ -	\$ 1,989,605
PROFESSIONAL SERVICES	\$ 167,630	\$ -	\$ -	\$ 167,630	\$ -	\$ 167,630
PERMITS FEES TAXES EXPENSES INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OWNER CONTINGENCY	\$ 99,480	\$ -	\$ -	\$ 99,480	\$ -	\$ 99,480
GRAND TOTAL	\$ 2,256,715	\$ -	\$ -	\$ 2,256,715	\$ -	\$ 2,256,715



- Budget Charts above represent invoices received through 12/19/25
- Potential Change Orders – See Log Below For Phase 1 & 2



Breakaway West
Change Order & Potential CO Log

Date Initiated	Vendor	Scope	CO #	Description	PCO - Pending \$	Status
11/15/2025	Pierce Austin	Phase 1 Professional Services		Current billing overage	\$ 8,361	Pending
12/16/2025	AD Miller	Phase 1 Construction	CO#14	Renovations to the maintenance closet	\$ 22,241	Pending
12/17/2025	AD Miller	Phase 1 Construction	CO#13	Add Garage Trench Drain	\$ 28,065	Pending
12/17/2025	AD Miller	Phase 1 Construction	CO#15	Add Trash Room Trench Drain	\$ 19,898	Pending
12/18/2025	AD Miller	Phase 1 Construction	CO#12	Install Temp Gas Line Around the Existing Pool Deck	\$ 37,810	Pending

Totals by scope
 Phase 1 Construction \$ 108,014.00
 Phase 1 Professional Services \$ 8,361.00
 Phase 1 Permits & Fees \$ -
 Phase 1 Owner Contingency \$ -
 FF&E \$ -
Phase 1 Total \$ 116,375.00

Totals by scope
 Phase 2 Construction \$ -
 Phase 2 Professional Services \$ -
 Phase 2 Permits & Fees \$ -
 Phase 2 Owner Contingency \$ -
Phase 2 Total \$ -



CONTINGENCY LOG

PHASE 1

This Project Managed by:



Breakaway West

Phase 1 - Contingency Log
12/22/2025

Contingency Line Item	Vendor	Detail	Beginning Balance \$	243,494.00
*				
HOA Construction Contingency	AD Miller	CO#3 - Concrete Changes; updated 10/1 apply 50% to GC Contingency		(18,625.50)
HOA Construction Contingency	CMT	Onboarding		(19,280.00)
HOA Construction Contingency	AD Miller	CO#4 - Install Stone at the Lower Grass Area for Parking		(10,097.00)
HOA Construction Contingency	AD Miller	CO#5 - Added Floor Drain and Radiant Heater		(15,494.00)
HOA Construction Contingency	AD Miller	CO#2 - Additional Fire Alarm		(10,524.00)
HOA Construction Contingency	AD Miller	CO#9 - Earth Formed Struts		16,279.00
HOA Construction Contingency	AD Miller	CO#8 - Interior Concrete Walls		13,184.00
HOA Construction Contingency	VV MEP	CO#1 - Construction Admin Additional Time		(27,500.00)
HOA Construction Contingency	AD Miller	CO#11 - Remove and Replace Portion of Existing Sunken Slab		(17,098.00)
*				
		Ending Balance	\$	154,338.50
			Total Potential Change Orders	(116,375.00)
			Contingency Balance if Applied to ALL PCOs	37,963.50

PHASE 2

This Project Managed by:



Breakaway West

Phase 2 - Contingency Log
12/22/2025

Contingency Line Item	Vendor	Detail	Beginning Balance \$	99,480.00
*				
		Ending Balance	\$	99,480.00
			Total Potential Change Orders	-
			Contingency Balance if Applied to ALL PCOs	99,480.00



PROGRESS SUMMARY

The following report encompasses coordination meetings, Quality Assurance Observations, and conversations that have been documented, and photographed, by OAC Management Inc. during the month. OAC Management Incorporated strives to be objective, understand the plans and specifications, be well informed of decisions by the architect, contractor and/or Owners, and ask questions when concerns arise. However, we do in fact rely on the owner, developer, architect, engineer, and contractor to notify us of changes and information that may otherwise come through communication channels that OAC is unaware of, or does not have access to, such information. Please find the following bulleted summary of activities that took place during the month of November/December 2025.

Site Visits

- This Month: 1
- Project Total: 26
- FOR's: 3

Meetings

- This Month: 12
- Project Total Starting Aug 2025: 23
- OAC produces and circulates Meeting Minutes and Deliverables to the Team after each meeting

DATE	ATTENDEES	TYPE	SUBJECT
11/3/25	ADM, M/M, Marcin, VVMEP, OAC, PAA	Coordination Meeting	Gas Line Coordination Meeting
11/4/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
11/11/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
11/12/25	OAC, Nedbo	Budget Meeting	Phase 2 Nedbo Budget Review Meeting
11/17/25	OAC	Budget Meeting	Phase 2 Budget Review
11/18/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
11/18/25	ADM, OAC	Phase 2 Budget	Phase 2 ADM Review
11/25/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
11/25/25	Nedbo, OAC	Phase 2 Pricing	Nedbo Pricing Review
12/2/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
12/9/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
12/16/25	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting



MONTHLY PROGRESS PHOTOS

Progress photos taken on 12/2/25

Overview / Looking North



Overview / Looking Down



Garage Shoring / Looking East



Deck demolition / Looking South





ISSUES | CONCERNS | RECOMMENDATIONS

1. Schedule

- a. AD Miller Updated Schedule dated 11/21/25 – Substantial Completion 6/11/26; Phase 2 Start 5/14/26
- b. Current Schedule Roadblocks are:
 - i. Gas Line Relocation
 - ii. Water Line Relocation

2. Budget

- a. Monthly Budget Review – Will be performed each monthly to review PCO's, current budget and cost saving options
- b. PCO's – ADM PCO's will be reviewed and presented to HOA for approval
- c. Pending PCO's
 - i. Pool Equip Room Slab
 - ii. Gas Main Relocation
 - iii. Water Line Relocation
- d. Phase 2 Budget pending board approval. Release of GC important to procure materials and avoid cost escalations

3. Design/Permit

- a. Formal ToV Permit Issuance received 8/5/25
- b. Plumbing Drawings/Gas Line relocation – TOV approved with comments
- c. Highest Priority Design Items:
 - a. Gas Line relocation design approval from ToV
 - b. Water Line Relocation drawing updates and ERWSD comments

4. Quality

- a. Pre-install meetings shall be held for any "high-risk" assemblies (i.e. wind, water, sound, settlement)
- b. 8 Vital Performance Tests to be performed throughout the project
 - i. Compaction
 - ii. Leak Detection
 - iii. Fenestration
 - iv. Duct Pressure
 - v. Blower Door
 - vi. STC
 - vii. MEP Cx
 - viii. TAB
- c. Monthly OAC FOR's & Action Item Log



DOCUMENTATION

A flash drive will be included at the end of the project including pictures, Field Observation Reports, Meeting Minutes, Progress Reports, Plans, Specifications, O&Ms, Warranty Items, and other important documentation that has been distributed throughout the course of our engagement.

DISCLAIMER

Should the reviewer of this document find anything herein that is inaccurate or misrepresents the actual condition of topics discussed above, please notify OAC Management Inc. within 7 days of issuance of said report so that corrections can be made and this "Monthly Progress Update" can be re-issued.