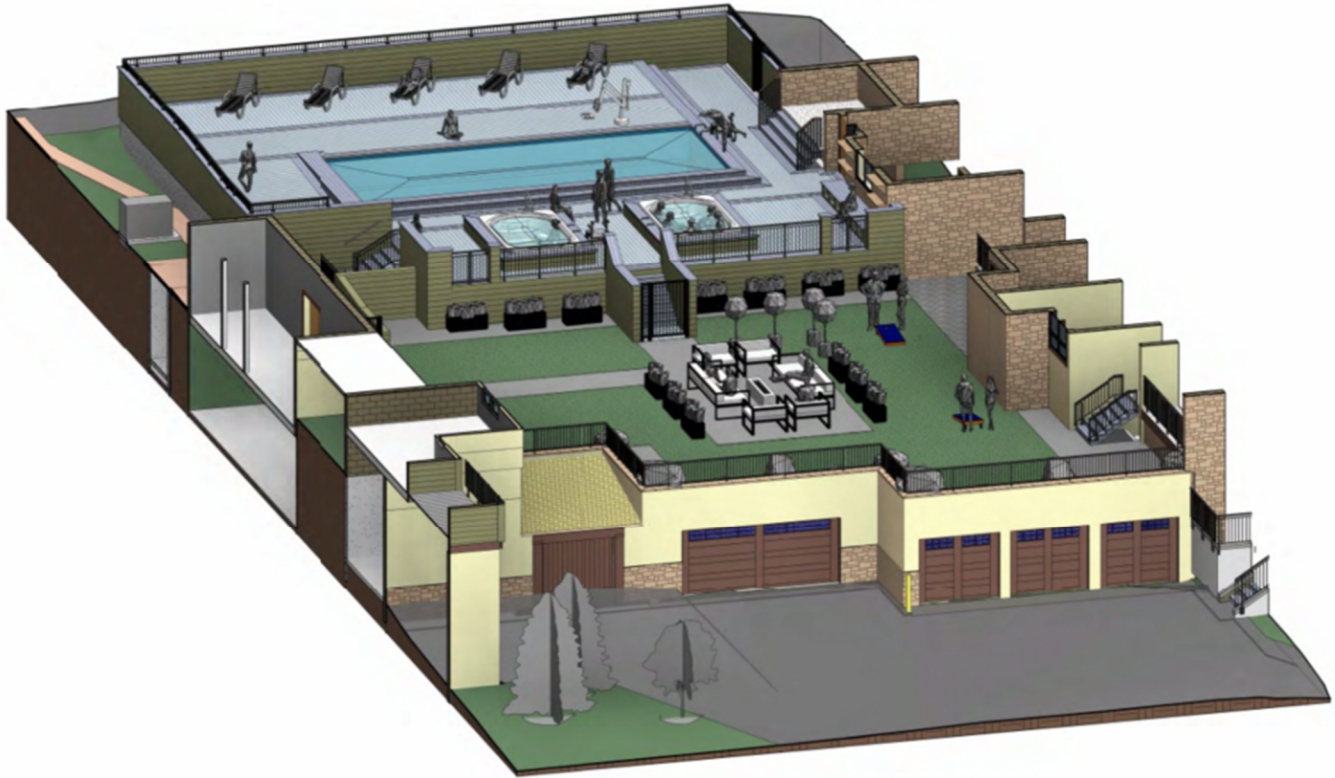




Monthly Progress Update



Breakaway West

February 2026

Prepared by:
OAC Management Incorporated
P.O. Box 2399
Edwards, CO 81632

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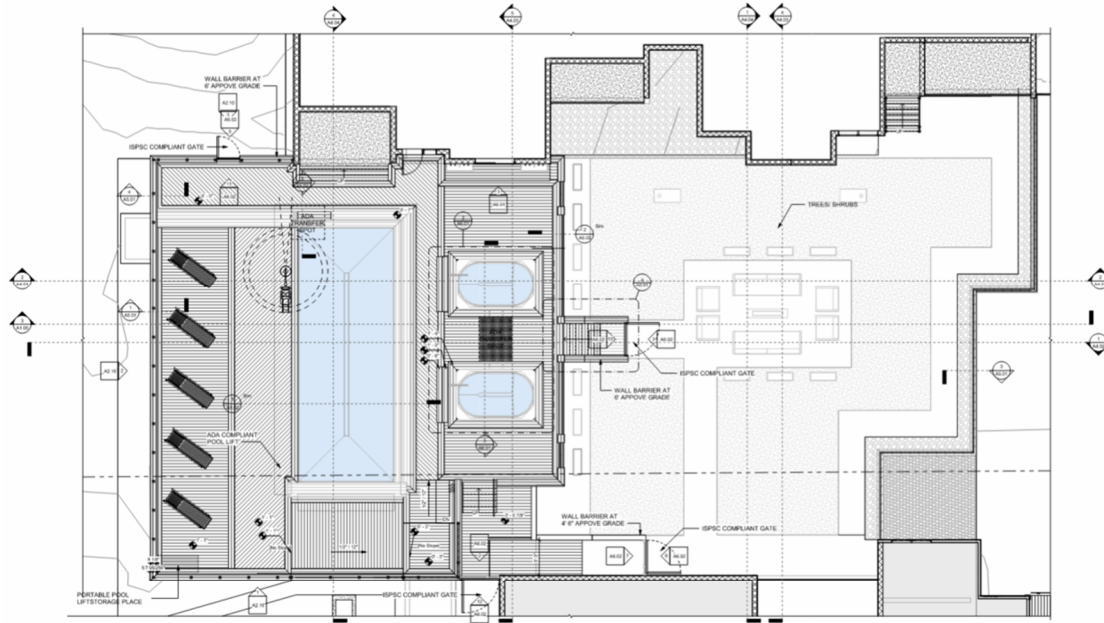
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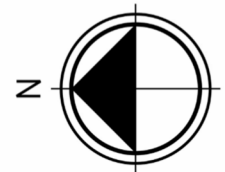
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SITE MAP



1 POOL DECK PLAN, PROPOSED
3/17/17

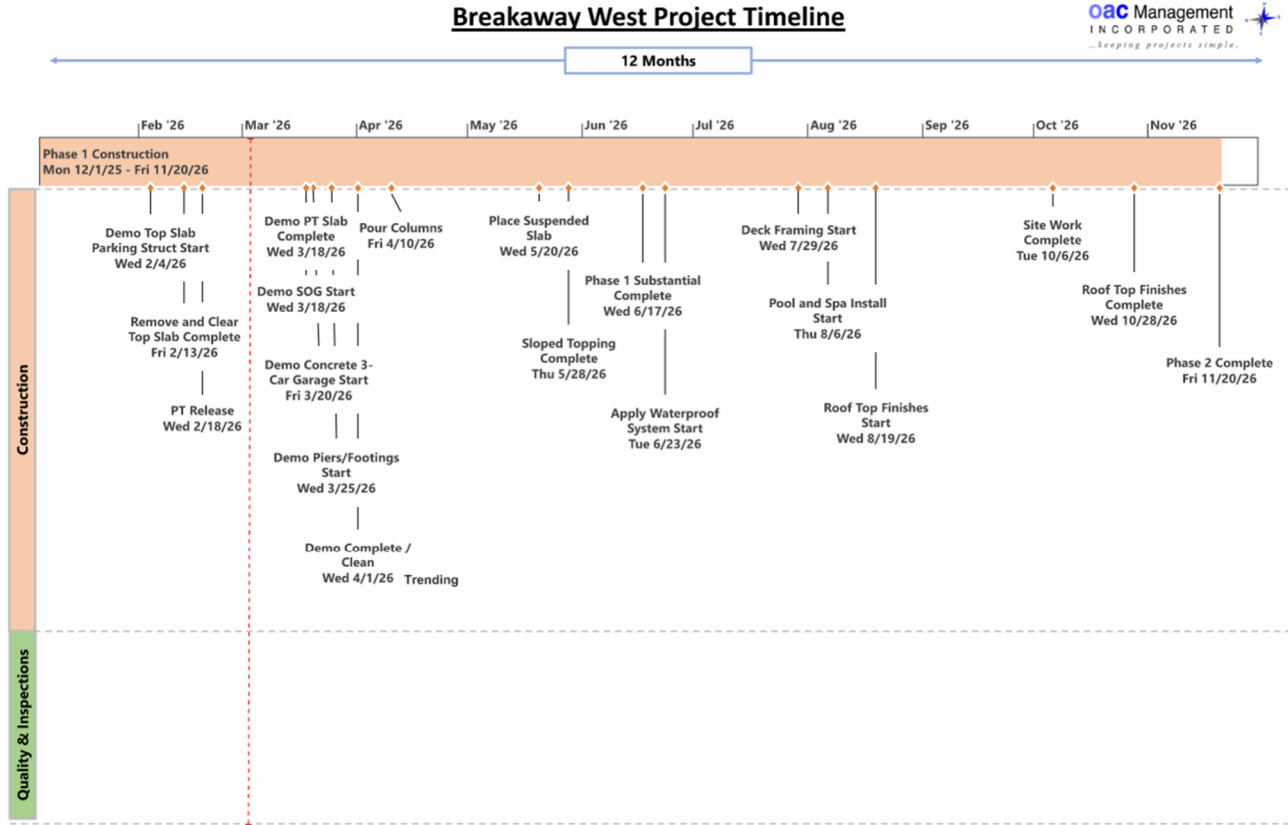


2/17/26 Progress Photo





SCHEDULE UPDATE



- **High Level Timeline Schedule Shown Above:** Provided by OAC Management Inc.
1. Construction Schedule
 - a. **AD Miller Updated Schedule dated 3/2/26** – Phase 1 Substantial Completion 8/5/26; Phase 2 Start 7/28/26 and Completion 11/20/26
 2. Current and Upcoming Construction Activities
 - a. 3/18/26 – PT Slab Demo Complete
 - b. 3/18/26 – Demo SOG start
 - c. 3/20/26 – 3 Car Garage Demo Start
 - d. 4/10/26 – Place Columns
 - e. 5/20/26 – Place Suspended Slab
 3. Delay Log – See log below

Delay Log

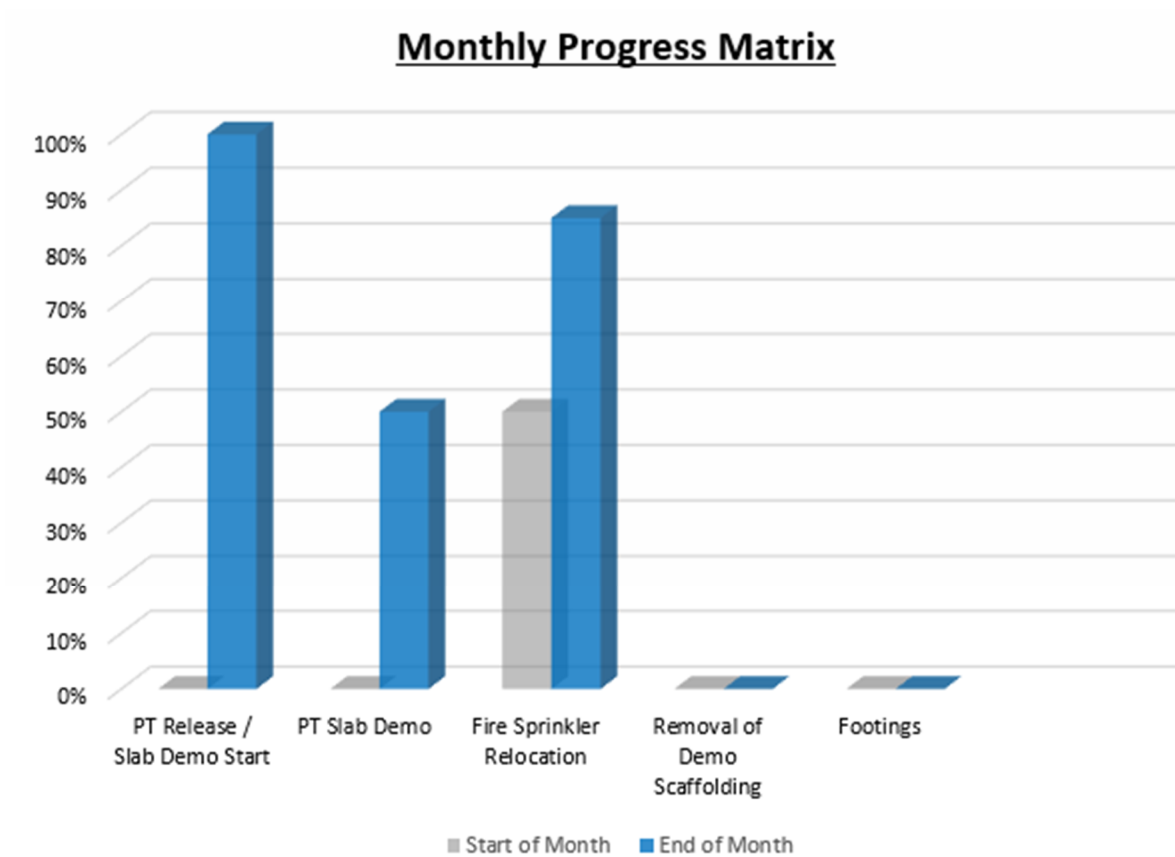
#	Milestone	Date	Impact	Open/Closed	Notes
1	ToV Permit Formal Issuance Date	8/5/2025	yes	Closed	ADM Updated CPM dated 8/13 and received 8/14 - Substantial Completion of 4/24/26
2	Recovery Schedule Update 9/29	9/29/2025	yes	Closed	Substantial completion of phase 1 5/4/26
3	Gas / Water / Fire Line Relocation	11/4/2025	yes	Closed	Noted as critical path items on 11/11/25; Hot to proceed with Critical Path items
4	ToV Gas Line Relocation Approval	11/4/2025	yes	Closed	Received from TOV 12/5; Approval Comment clarification received; ADM moving forward; Temp Gas Line installed
5	ERWSD Comments	1/9/2026	TBD	Closed	ADM proceeding with inspection and scope; Marcin updated required; lvy good with current fixture count no need for new 1/14/26
6	Overall Schedule Update Ph1/Ph2	01/20/26	No	Closed	1/20/26 Meeting - Overall schedule still trending for Nov 26 completion - Pending ADM updated schedule issuance
7	Updated Schedule 1/27/26; Phase 1 Substantial Completion 7/20/26; Phase 2 Start 5/20/26 and Completion 11/23/26	01/27/26	yes	Closed	
8	Updated Schedule 2/17/26; Phase 1 Substantial Completion 8/5/26; Phase 2 Completion 11/20/26	02/17/26	No	Closed	



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 February 2026





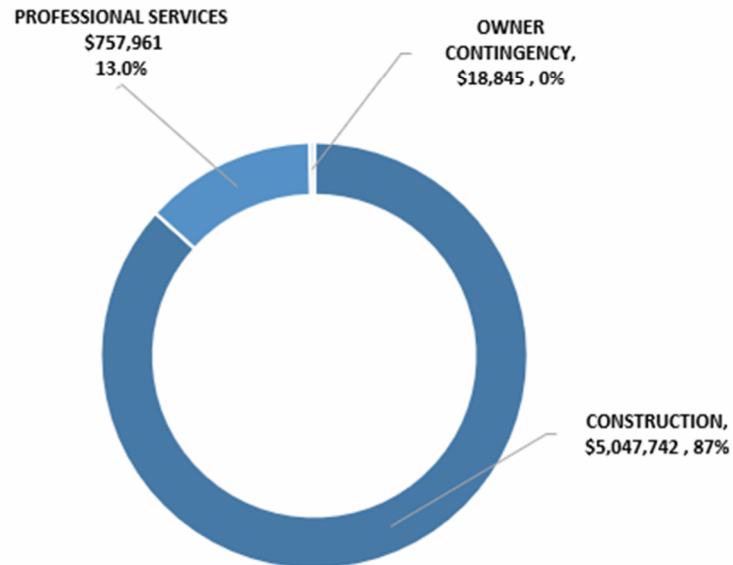
BUDGET SUMMARY UPDATE

PHASE 1

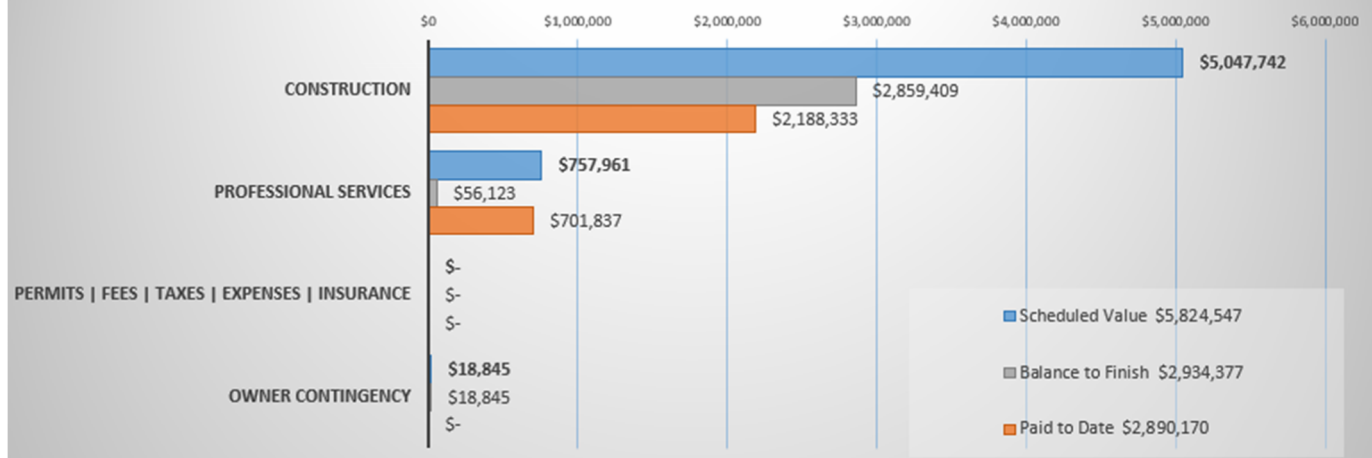
Phase 1 G703 Summary

	Contract Scheduled Value	Approved Change Orders	Pending Change Orders & ROMs	Updated Scheduled Value	Paid to Date	Balance to Finish
CONSTRUCTION	\$ 4,869,873	\$ 177,869	\$ 20,605	\$ 5,068,347	\$ 2,188,333	\$ 2,880,014
PROFESSIONAL SERVICES	\$ 698,381	\$ 59,580	\$ 50,581	\$ 808,542	\$ 701,837	\$ 106,704
PERMITS FEES TAXES EXPENSES INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OWNER CONTINGENCY	\$ 243,494	\$ (224,649)	\$ (18,845)	\$ (0)	\$ -	\$ (0)
GRAND TOTAL	\$ 5,811,747	\$ 12,800	\$ 52,341	\$5,876,888	\$ 2,890,170	\$2,986,718

Phase 1 Budget Estimate \$5,824,547



Overall Budget Summary

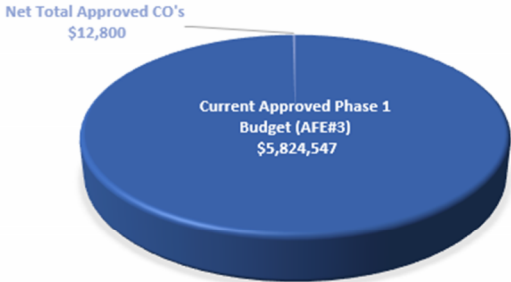




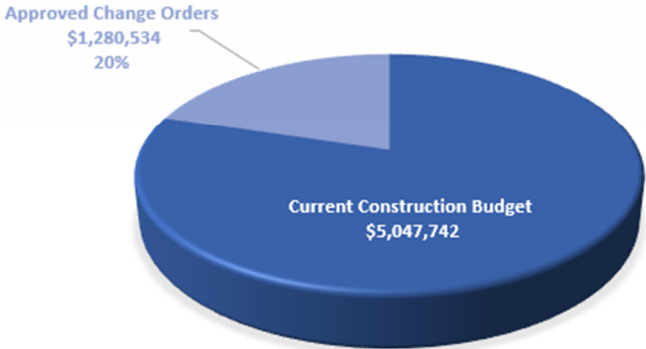
ORIGINAL APPROVED PHASE 1 BUDGET



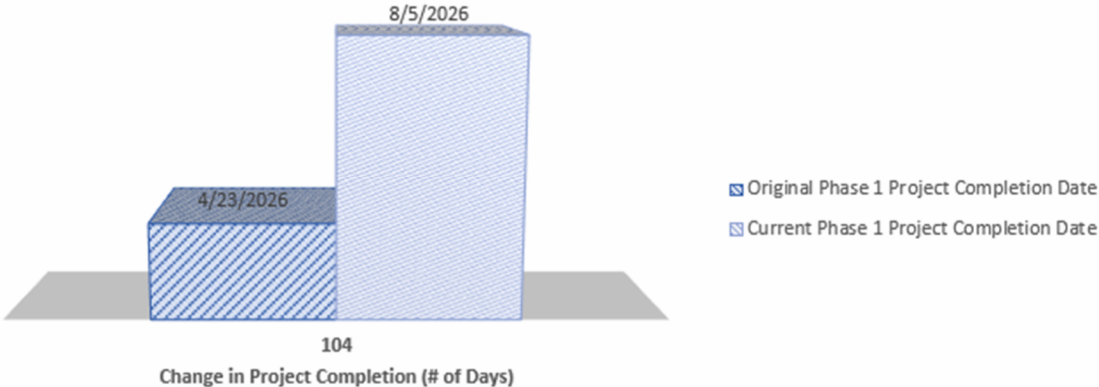
CURRENT APPROVED PHASE 1 BUDGET (AFE#3)



AD MILLER PHASE 1 CONSTRUCTION BUDGET



ESTIMATED PROJECT COMPLETION



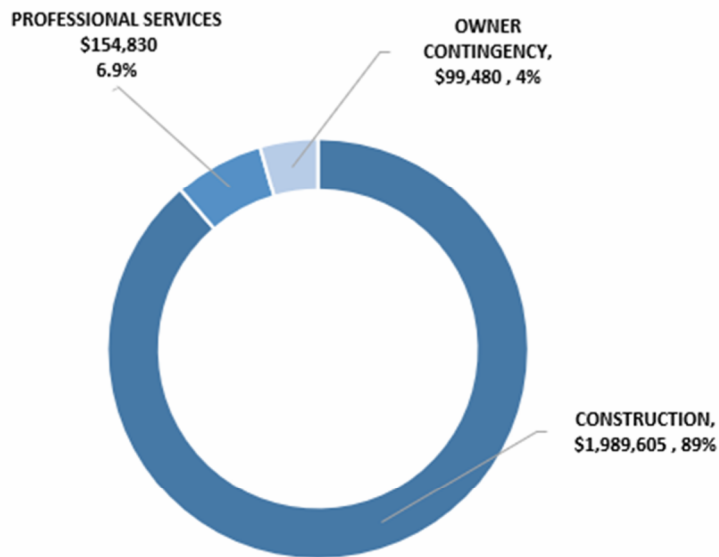


PHASE 2

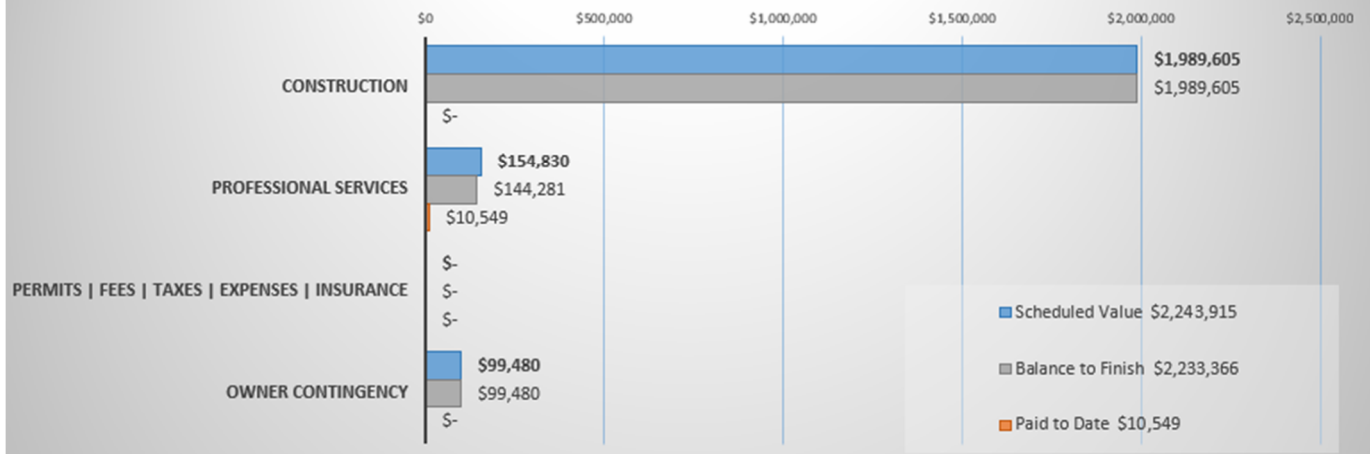
Phase 2 G703 Summary

	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	\$ (12,800)	\$ (36,776)	\$ 118,054	\$ 10,549	\$ 107,505
PERMITS FEES TAXES EXPENSES INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OWNER CONTINGENCY	\$ 99,480	\$ -	\$ -	\$ 99,480	\$ -	\$ 99,480
GRAND TOTAL	\$ 2,256,715	\$ (12,800)	\$ (36,776)	\$2,207,139	\$ 10,549	\$2,196,590

Phase 2 Budget Estimate \$2,243,915



Overall Budget Summary





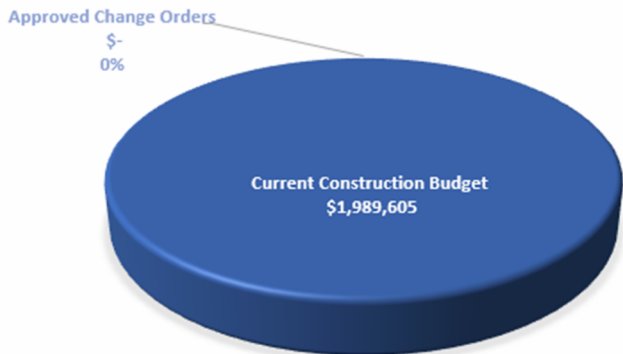
ORIGINAL APPROVED PHASE 2 BUDGET (AFE#2)



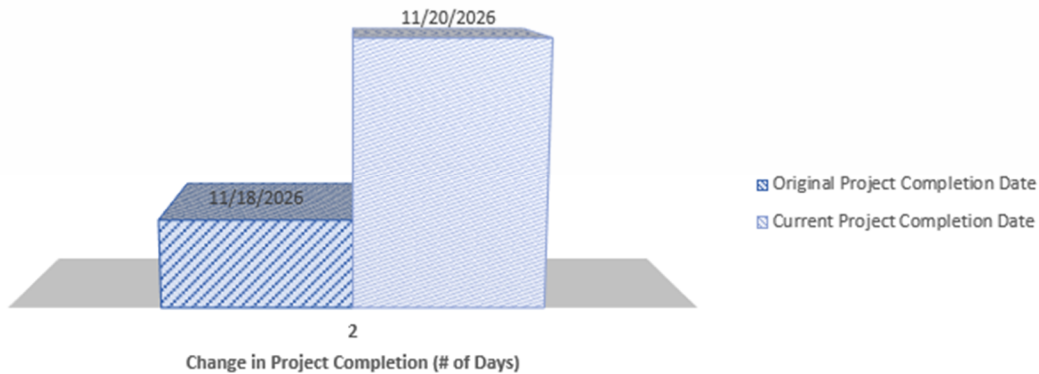
CURRENT APPROVED PHASE 2 BUDGET (AFE#3)



AD MILLER PHASE 2 CONSTRUCTION BUDGET



ESTIMATED PROJECT COMPLETION



- Budget Charts above represent invoices received through 3/3/26



- Change Order and PCO Log Phase 1 & 2 – See Log Below



Breakaway West
Change Order & Potential CO Log

Date Initiated	Vendor	Scope	CO #	Description	PCO - Pending \$	PCO - Approved \$	Change Order \$	Approval Date	Status
7/31/2023	Martin/Martin	Professional Services		Additional Services Agreement + Overage	\$ 9,600	\$ 9,600.00	\$ 9,600.00	8/9/2023	Approved
7/31/2023	Hexa	Professional Services		overage on billing	\$ 359	\$ 359.45	\$ 359.45	8/15/2023	Approved
10/4/2023	Martin/Martin	Professional Services		Additional Services Agreement Overage	\$ 3,780	\$ 3,780.00	\$ 3,780.00	10/5/2023	Approved
1/23/2024	Martin/Martin	Professional Services		SD based on January Invoice Billing	\$ 4,890	\$ 4,890.00	\$ 4,890.00	3/8/2024	Approved
6/18/2024	Martin/Martin	Professional Services		Additional Services Agreement Overage	\$ 5,330	\$ 5,330.00	\$ 5,330.00	7/9/2024	Approved
7/1/2024	Hexa	Construction		Garage Repair/Waterproofing Proposal	\$ -				Rejected
8/29/2024	Peak Land Consultants	Professional Services		Topo Map	\$ -				Rejected
11/15/2024	Martin/Martin	Professional Services		CD cost to complete	\$ 10,699	\$ 10,698.75	\$ 10,698.75	1/15/2024	Approved
12/13/2024	Marcin	Professional Services		Survey + Utility Locates	\$ 29,601	\$ 29,600.70	\$ 29,600.70	12/19/2024	Approved
3/11/2025	Vail Valley MEP Engineering	Professional Services		Onboarding MEP Engineer	\$ 15,900	\$ 15,900.00	\$ 15,900.00	6/19/2025	Approved
4/16/2025	Pierce Austin	Professional Services		Invoice 12039 Overage	\$ -				Rejected
5/20/2025	Pierce Austin	Professional Services		Invoice 12090 Overage	\$ -				Rejected
6/13/2025	Pierce Austin	Professional Services		Invoice 12132 Overage	\$ -				Rejected
6/25/2025	Martin/Martin	Professional Services		Pool analysis and revisions for heavier pool	\$ -				Rejected
7/15/2025	Martin/Martin	Professional Services		Monitoring Visit Invoice Overage + extra to complete	\$ 1,250	\$ 1,250.00	\$ 1,250.00	7/27/2025	Approved
7/17/2025	Pierce Austin	Professional Services		Invoice 12181	\$ -				Rejected
7/21/2025	Vail Valley MEP Engineering	Professional Services		CA billing	\$ 461	\$ 461.67	\$ 461.67	7/26/2025	Approved
7/21/2025	AD Miller	Construction		Sewer Injector Pump	\$ -				Rejected
7/23/2025	Pierce Austin	Professional Services		ROM for Phase 1	\$ 40,000	\$ 40,000.00	\$ 40,000.00	7/24/2025	Approved
8/22/2025	CMT	Professional Services		Proposal 501367 P01	\$ 19,280	\$ 19,280.00	\$ 19,280.00	9/26/2025	Approved
8/26/2025	AD Miller	Construction		Gallegos cost update (ROM w/o fee)	\$ -				Rejected
9/8/2025	AD Miller	Construction	CO#2	Sprinkler Equipment Relocation	\$ 10,524	\$ 10,524.00	\$ 10,524.00	11/6/2025	Approved
9/8/2025	AD Miller	Construction	CO#3	Concrete Changes - Gallegos	\$ 18,626	\$ 18,625.50	\$ 18,625.50	9/26/2025	Approved
9/16/2025	AD Miller	Construction	CO#4	Install Stone at the Lower Grass Area for parking	\$ 10,097	\$ 10,097.00	\$ 10,097.00	10/14/2025	Approved
10/1/2025	AD Miller	Construction	CO#6	Concrete Changes - Gallegos	\$ -	\$ -	\$ -	10/1/2025	Approved
10/1/2025	AD Miller	Construction	CO#5	Add Floor Drain and Radiant Heater	\$ 15,494	\$ 15,494.00	\$ 15,494.00	10/22/2025	Approved
10/22/2025	Vail Valley MEP Engineering	Professional Services		Phase 1: Current Billing Overage - 2 invoices	\$ 27,500	\$ 27,500.00	\$ 27,500.00	12/8/2025	Approved
11/5/2025	AD Miller	Construction		Credit to contingency	\$ -				Rejected
11/5/2025	AD Miller	Construction	CO#7	Drill and epoxy rebar	\$ -	\$ -	\$ -	11/20/2025	Approved
11/5/2025	AD Miller	Construction		Add Fire Alarm Scope to the Contract	\$ -				Rejected
11/15/2025	Pierce Austin	Phase 1 Professional Services		Current billing overage	\$ 13,805				Pending
11/24/2025	AD Miller	Construction	CO#8	Credit for Garage Int Walls	\$ (13,184)	\$ (13,184.00)	\$ (13,184.00)	11/26/2025	Approved
11/24/2025	AD Miller	Construction	CO#9	Credit for Earth Formed Concrete Struts	\$ (16,279)	\$ (16,279.00)	\$ (16,279.00)	11/26/2025	Approved
12/5/2025	AD Miller	Construction	CO#11	Remove and Replace Portion of Existing Sunken Slab	\$ 17,098	\$ 17,098.00	\$ 17,098.00	12/17/2025	Approved
12/16/2025	AD Miller	Phase 1 Construction	CO#14	Renovations to the maintenance closet	\$ 22,241	\$ 22,241.00	\$ 22,241.00	12/22/2025	Approved
12/17/2025	AD Miller	Phase 1 Construction	CO#13	Add Garage Trench Drain	\$ 28,065				Rejected
12/17/2025	AD Miller	Phase 1 Construction	CO#15	Add Trash Room Trench Drain	\$ 19,640				Rejected
12/18/2025	AD Miller	Phase 1 Construction	CO#12	Install Temp Gas Line Around the Existing Pool Deck	\$ 37,810	\$ 37,810.00	\$ 37,810.00	12/23/2025	Approved
12/22/2025	AD Miller	Phase 1 Construction	CO#16	Marcin Invoices - not included within the budget	\$ 17,180	\$ 17,180.00	\$ 17,180.00	2/5/2026	Approved
1/15/2026	Martin/Martin	Phase 2 Professional Services	BR	Budget reallocation - move to Phase 1	\$ (12,800)	\$ (12,800.00)	\$ (12,800.00)	2/5/2026	Approved
1/15/2026	Martin/Martin	Phase 1 Professional Services	BR	Budget reallocation - move from Phase 2	\$ 12,800	\$ 12,800.00	\$ 12,800.00	2/5/2026	Approved
1/16/2026	AD Miller	Phase 1 Construction	CO#17	Additional Waterproofing	\$ 24,625	\$ 24,625.00	\$ 24,625.00	1/20/2026	Approved
1/26/2026	AD Miller	Phase 1 Construction	CO#18	Builders Risk Premium	\$ 16,438	\$ 16,438.00	\$ 16,438.00	2/12/2026	Approved
1/29/2026	AD Miller	Phase 1 Construction	CO#19	South West Wall Waterproofing	\$ 17,200	\$ 17,199.50	\$ 17,199.50	2/3/2026	Approved
2/18/2026	AD Miller	Phase 1 Construction	CO#21	Electric Conduits Underground Plumbing for Future Trench Drains	\$ 8,803				Pending
2/25/2026	AD Miller	Phase 1 Construction	CO#24	Add gutter and downspout to trash room w/ heat trace	\$ 9,379				Pending
2/25/2026	AD Miller	Phase 1 Construction	CO#23	1HR Door: Fire Protections	\$ 2,423				Pending
2/25/2026	AD Miller	Phase 1 Construction	CO#20	Budget reallocation for contingency use	\$ -	\$ -	\$ -	2/23/2026	Approved
2/25/2026	AD Miller	Phase 1 Construction	CO#22	Contingency use - painting, fire suppression, and earthwork	\$ -				Pending
3/4/2026	OAC	Phase 2 Professional Services	CO#3	Budget revision - move to phase 1	\$ (36,776)				Pending
3/4/2026	OAC	Phase 1 Professional Services	CO#3	Budget revision - move from Phase 2	\$ 36,776				Pending
				INSERT NEW LINE HERE - add Item Number					

Totals by scope

Phase 1 Construction	\$ 20,605.00
Phase 1 Professional Services	\$ 50,581.00
Phase 1 Permits & Fees	\$ -
Phase 1 Owner Contingency	\$ -
FF&E	\$ -
Phase 1 Total	\$ 71,186.00

Totals by scope

Phase 2 Construction	\$ -
Phase 2 Professional Services	\$ (36,776.00)
Phase 2 Permits & Fees	\$ -
Phase 2 Owner Contingency	\$ -
Phase 2 Total	\$ (36,776.00)



CONTINGENCY LOG

PHASE 1

This Project Managed by:
oac Management
INCORPORATED
...keeping projects simple.



Breakaway West
 Phase 1 - Contingency Log
 3/9/2026

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)
HOA Construction Contingency	AD Miller	CO#14 - Renovations at the Maintenance Closet		(22,241.00)
HOA Construction Contingency	AD Miller	CO#12 - Install Temp Gas Line Around the Existing Pool Deck		(37,810.00)
HOA Construction Contingency	AD Miller	CO#17 - Additional Waterproofing		(24,625.00)
HOA Construction Contingency	AD Miller	CO#19 - Waterproofing & Excavation at Southwest Garage		(17,199.50)
HOA Construction Contingency	AD Miller	CO#16 - Marcin		(17,180.00)
HOA Construction Contingency	AD Miller	CO#18 - Builders Risk Policy Premium Overage		(16,438.00)
Ending Balance			\$	18,845.00
Total Potential Change Orders				(71,186.00)
Contingency Balance if Applied to ALL PCOs				(52,341.00)

PHASE 2

This Project Managed by:
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INCORPORATED
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Breakaway West
 Phase 2 - Contingency Log
 3/9/2026

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 February 2026.

Site Visits

- This Month: 1
- Project Total: 30
- FOR's: 5

Meetings

- This Month: 5
- Project Total Starting Aug 2025: 34
- OAC produces and circulates Meeting Minutes and Deliverables to the Team after each meeting

DATE	ATTENDEES	TYPE	SUBJECT
2/3/26	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
2/5/26	ADM, OAC, HOA	Budget Meeting	Budget Review Meeting
2/10/26	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
2/17/26	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting
2/24/26	ADM, M/M, PAA, HOA, OAC	OAC Meeting	Weekly OAC Team Meeting



MONTHLY PROGRESS PHOTOS

Progress photos taken on 2/17/26

Overview / Looking South



Overview from above



Garage Shoring / Looking North



Existing PT Slab Cable Ends





ISSUES | CONCERNS | RECOMMENDATIONS

1. Schedule

- a. Construction Schedule
 - i. **AD Miller Updated Schedule dated 3/2/26** – Phase 1 Substantial Completion 8/5/26; Phase 2 Start 7/28/26 and Completion 11/20/26
- b. Current and Upcoming Construction Activities
 - i. 3/18/26 – PT Slab Demo Complete
 - ii. 3/18/26 – Demo SOG start
 - iii. 3/20/26 – 3 Car Garage Demo Start
 - iv. 4/10/26 – Place Columns
 - v. 5/20/26 – Place Suspended Slab

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
 - i. Pending or Upcoming PCO's
 - a. Provision for Trench Drain at Trash Room & Garage
 - b. Gutter with heat tape at Trash
 - c. Under Pool Deck Fire Rating
 - d. ASI #2 Riser Room Roof
 - e. BBQ Gas Provisions
 - f. Updated Electrical Drawings
 - ii. VE Options
 - a. Earth form at Columns
 - b. Winter Conditions Allowance – Evaluate at end of April 2026

3. Design/Permit

- a. Highest Priority Design Items:
 - b. ASI #2 - Fire sprinkler roof design issued by PAA **Complete*
 - c. BBQ Grills Gas Provisions – Issued by VVMEP **Complete*
 - d. VVMEP Updated Electrical Drawings **Complete*
 - e. Permanent Gas Meter – In Design with Xcel; Work scheduled tentatively for May 2026

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
- 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.