

Statement of Work			
Project Name	Waterwood Water and Sewer System Maintenance		
Project Sponsor	Eric Owens – President	Project Manager	Patrick Rioux – President
Customer	Waterwood Community	Contractor	Force Main Solutions
Approval Date	8/11/2026	Term	09/01/2026 to 08/31/2027 with additional 1 year Option
Project Objective	Force Main Solutions shall provide management and maintenance services for Waterwood's water and sewage systems in accordance with all applicable Florida state and Lake County regulations. Services shall include 24-hour emergency response as needed, as well as the performance of repair work as mutually agreed upon by Force Main Solutions and the Waterwood Board of Directors.		
Location of Work	Waterwood Community Yalaha FL		
Project Deliverables	Project Documentation Requirements A written, detailed description shall be provided for each project. At a minimum, each project description shall include the following: • Purpose of Work: Identify the work to be completed, including but not limited to scheduled maintenance, break/fix repairs, or emergency services. • Schedule of Work: Indicate the timing of the work, such as, upon approval, ASAP, or a specified future date. • Cost of Services: Provide a detailed estimate or fixed cost for the proposed services. • Subcontractor Information: Provide the name of any subcontractor(s) to be used, if applicable. • Warranties: List any applicable warranties, including manufacturer and/or workmanship warranties. • Maintenance Checklist – Submitted with the monthly invoice unless both parties agree on a different schedule.		
Maintenance	Maintenance Checklist The Contractor shall perform all maintenance services in accordance with the tasks and service frequencies identified in the attached WCA Maintenance Checklist (2 pages), which is incorporated into this Agreement by reference. The Contractor may recommend additions, deletions, or modifications to the Maintenance Checklist as needed. However, no changes shall become effective unless approved in writing by the WCA Board of Directors. Upon Board approval, the revised Maintenance Checklist shall become the controlling version and shall be identified by the revision date displayed at the top of each page. The Contractor shall perform all services in accordance with the most current Board-approved revision.		

Schedules	Project Schedule and Timeline Requirements Force Main Solutions and Waterwood shall collaboratively establish and document all required dates and timelines necessary for the successful completion of each project. This shall include: • Project Start Date • Key Milestones and Interim Deadlines – if applicable • Estimated Completion Date • Contingency Allowances for Delays or Unforeseen Conditions All agreed-upon dates and timelines shall be documented in writing and incorporated into the project plan to ensure alignment, accountability, and timely execution.
Miscellaneous	Additional Requirements Insurance Requirements • The Contractor shall maintain, at its own expense, all insurance coverage required by the State of Florida and applicable federal, state, and local laws, including Workers' Compensation insurance when required by law. • The Contractor shall provide the Waterwood Community Association (WCA) with a current Certificate of Insurance upon execution of this Agreement and annually thereafter, or upon renewal of any applicable insurance policy. The Contractor shall promptly notify the WCA of any cancellation, non-renewal, or material change in coverage. • The Contractor shall ensure that all subcontractors performing work under this Agreement maintain insurance coverage that meets all applicable legal requirements and is appropriate for the services being performed. The Contractor shall be responsible for verifying such coverage and shall provide proof of subcontractor insurance to the WCA upon request. • The Contractor shall be responsible for overseeing and managing all subcontractors engaged to perform work under this Agreement. The Contractor shall ensure that all subcontractors comply with the requirements of this Agreement, perform their work in a professional manner, and complete the work in accordance with the approved scope, schedule, and applicable laws, codes, and industry standards. The Contractor shall be responsible for the performance and quality of all work performed by its subcontractors. Options • A one-year renewal option may be exercised at the end of the initial term, which runs from September 1, 2026, through August 31, 2027. If exercised, Option 1 will run from September 1, 2027, through August 31, 2028.
Termination	Contract Termination Termination for Convenience Either party may terminate this Agreement, with or without cause, by providing 90 written notice to the other party. The Contractor shall continue to perform all

	approved services during the notice period unless otherwise directed by the Association. Termination for Cause The Association may terminate this Agreement immediately upon written notice if the Contractor: • Materially breaches any provision of this Agreement and fails to cure the breach within ten (10) calendar days after receiving written notice; • Fails to maintain required licenses, certifications, or insurance; • Repeatedly fails to perform services in accordance with the agreed scope of work or performance standards; • Commits fraud, misrepresentation, or other unlawful acts related to this Agreement; • Becomes insolvent, files for bankruptcy, or ceases business operations. The Contractor may terminate this Agreement if the Association materially breaches its obligations and fails to cure the breach within thirty (30) days after receiving written notice. Compensation Upon Termination The Association shall pay the Contractor only for services satisfactorily completed through the effective date of termination. The Contractor shall not be entitled to compensation for work not performed, anticipated profits, or termination penalties unless specifically provided elsewhere in this Agreement. Transition Assistance Upon termination or expiration of this Agreement, the Contractor shall cooperate in an orderly transition of services. Within ten (10) business days, the Contractor shall provide all Association property, records, keys, access credentials, passwords, documents, electronic files, vendor information, permits, warranties, maintenance logs, and other materials related to the performance of this Agreement. All Association records remain the exclusive property of the Association. Survival Any provisions relating to confidentiality, indemnification, warranties, record retention, and dispute resolution shall survive termination of this Agreement.
Rates	Pricing and Change Orders If Force Main Solutions determines that the cost of a previously approved firm fixed-price quote must increase by more than \$500.00, the revised total cost must receive prior written approval from the Waterwood Community Association (WCA) Board of Directors before any additional work is performed. In the event of an emergency repair requiring immediate action to protect Association property or restore essential services, Force Main Solutions may proceed under an expedited approval process as authorized by the Board's designated representative. The Board will be notified as soon as reasonably practicable.

Monthly Rate: - Monthly Rate for Standard Services - \$2150.00 Hourly Rates - Standard Hourly Rate: \$90.00 per hour - Emergency Hourly Rate: \$110.00 per hour Firm Fixed-Price Work - Pricing shall be based on a mutually agreed-upon firm fixed-price quotation approved by the WCA Board of Directors.			
Signature		Signature	
Date		Date	8/12/2026