



JEA BOARD OF DIRECTORS MEETING

JEA Headquarters | 1st Floor | Room 120 A & B | 225 North Pearl Street, Jacksonville, FL 32202
March 31, 2026 | 9:00 a.m.

WELCOME

Meeting Called to Order
Time of Reflection
Introductions
Adoption of Agenda ([Action](#))

General Joseph DiSalvo, Chair

Safety Briefing

Brandon Edwards, Director, Security & Emergency Preparedness

COMMENTS / PRESENTATIONS

Comments from the Public

Public

Council Liaison's Comments

Council Member Ron Salem

Managing Director / CEO Comments

Vickie Cavey, Managing Director / CEO

JEA Performance Update

- Corporate Scorecard
- Financial Update

Ted Phillips, Chief Financial Officer

ITEMS FOR BOARD CONSIDERATION AND COMMITTEE REPORTS

Consent Agenda ([Action](#))

- Executive Committee Minutes – February 11, 2026
- Executive Committee Minutes – March 2, 2026
- Board Meeting Minutes – February 24, 2026
- Proclaim April as Water Conservation Month
- Civil Service Board Appointment

General Joseph DiSalvo, Chair

Executive Committee Report – March 2, 2026

- Slate of Officers ([Action](#))

General Joseph DiSalvo, Chair

DELIVERING BUSINESS EXCELLENCE

Reading of Form 8B – Voting Conflict Memorandum for JEA Former Headquarters Disposition / Resolution 2026-04

Jody Brooks, Chief Administrative Officer

Litigation and Arbitration Update

Electric, Water, and Sewer Cost of Service Results

Juli Crawford, Senior Vice President, Finance
Victor Blackshear, Director, Rates

Drought Conditions in Northeast Florida

Rob Zammataro, Chief Water Systems Officer

Bedford Road Electric Improvements / Normandy US 301 Electric Easements - Authorization for Condemnation ([Action](#))

Jordan Pope, Senior Vice President, Administrative Services



JEA BOARD OF DIRECTORS MEETING

OTHER BUSINESS AND CLOSING CONSIDERATION

Other New Business/Open Discussion

Chair's Report

- Annual CEO Evaluation

Announcements

- Rates Workshop – April 14, 2026
- Next Board Meeting – May 19, 2026

Adjournment

INFORMATIONAL MATERIAL

Appendix A: [Executive Committee Minutes – February 11, 2026](#)

Appendix B: [Executive Committee Minutes – March 2, 2026](#)

Appendix C: [Board Meeting Minutes – February 24, 2026](#)

Appendix D: [Proclaim April as Water Conservation Month](#)

Appendix E: [Civil Service Board Appointment](#)

Appendix F: [Form 8B – Voting Conflict Memorandum for JEA Former Headquarters Disposition / Resolution 2026-04](#)

Appendix G: [Litigation and Arbitration Update](#)

Appendix H: [Electric, Water, and Sewer Cost of Service Results](#)

Appendix I: [Drought Conditions in Northeast Florida](#)

Appendix J: [Bedford Road Electric Improvements / Normandy US 301 Electric Easements – Authorization for Condemnation](#)

Appendix K: [Contract Renewal and Increase – Steam and Combustion Turbine Maintenance, Repair, and Overhaul Services](#)

Appendix L: [Contract Issued for Septic Tank Phase Out, Christobel Construction Services](#)

Appendix M: [Industry Update](#)

Appendix N: [Financial Statements – February 2026](#)

BOARD CALENDAR

2026 Board Meetings – May 19, June 30, August 25, September 29, October 27, November 17

2026 Capital Projects Committee – May 6, September 15, October 14

2026 Finance, Governance, and Audit Committee – August 17, October 19

2026 Rates Workshop – April 14

FY27 Budget Workshop – June 9

2026 Board Retreat – August 18



Safety Briefing

Brandon Edwards, Director, Security & Emergency Preparedness

GenWOW Tour - February 17, 2026





Safety Briefing Headquarters

In the event of an emergency, JEA Security will call 911 and coordinate any required evacuation

Emergency Evacuation Route: Exit building via Pearl Street main entrance/exit or Monroe Street exit to the left of the American flag

Assembly Point: Front of Duval County Clerk of Courts (NW corner of Adams St. & Clay St.)

Evacuation or Medical Assist: Notify JEA Security Officer

Hazard & Situational Awareness

Cell Phone & Computer Etiquette



Pearl Street Exit



**Monroe Street Exit
Left of the American Flag**



County Courthouse Lawn



Comments From The Public

Public





Council Liaison's Comments

Ron Salem, Council Liaison





JEA Performance Update

Corporate Scorecard

Ted Phillips, Chief Financial Officer

Roland Byron, External Contractor, Technology Services
Melissa Dalton, Director, Board & Administrative Services



FY26 Corporate Scorecard

Data through February 2026



Unbeatable Team



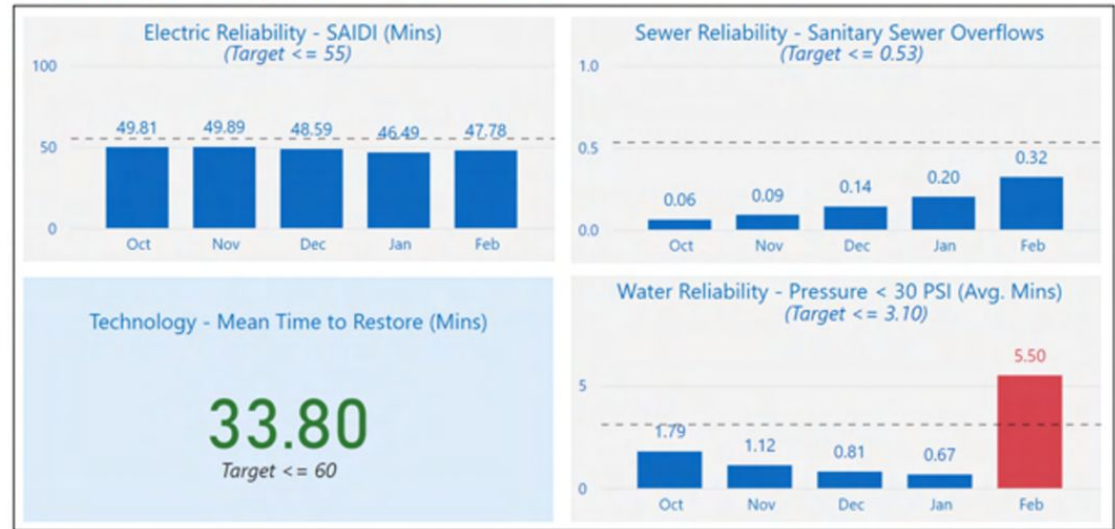
Customer Loyalty



Business Excellence - Finance

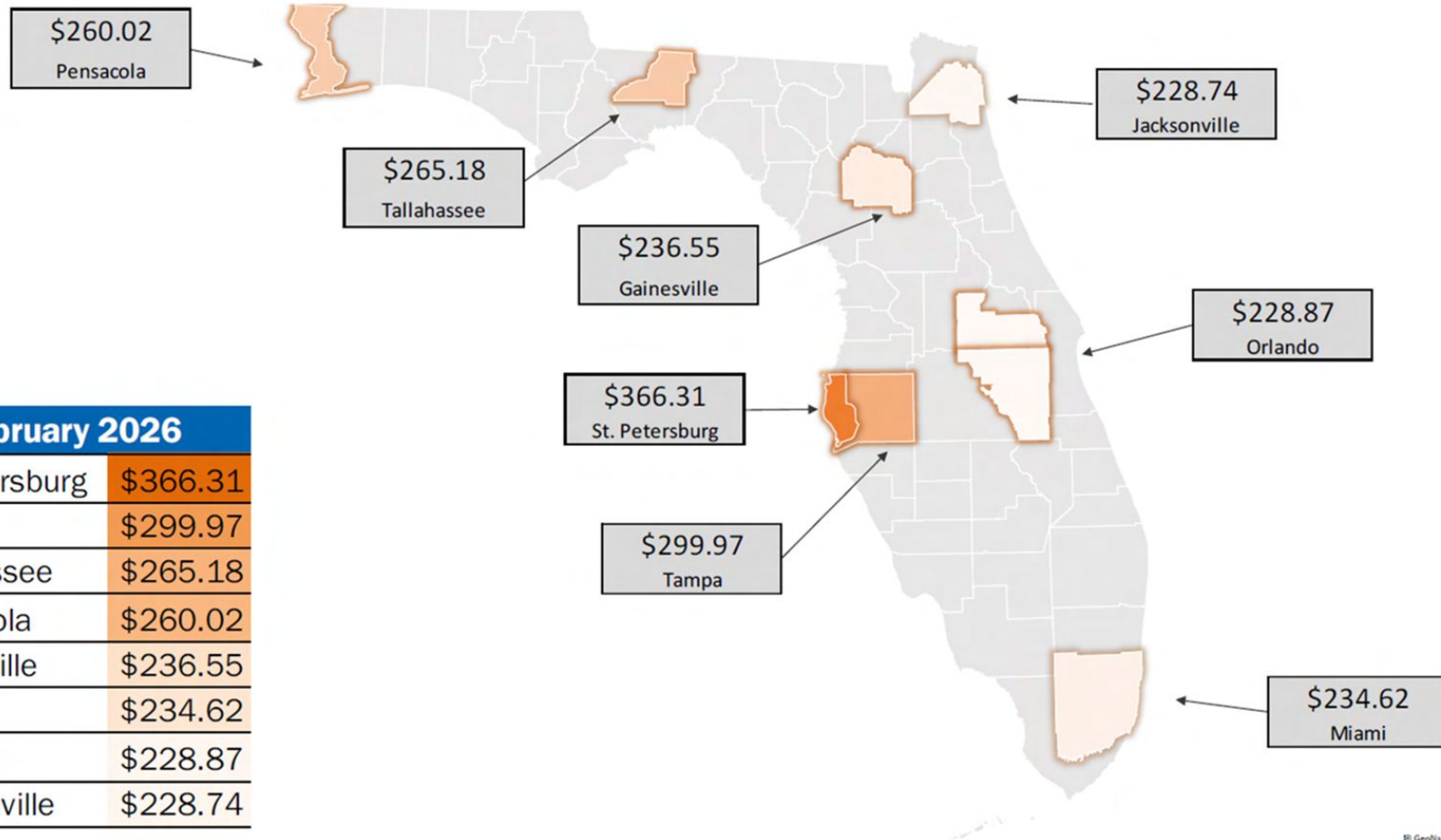
Area	YTD Target	YTD Value
Electric		
Days of Liquidity	≥ 150 Days	142 Days
Debt Service Coverage	$\geq 2.50x$	2.61x
Debt To Asset Ratio	$\leq 50\%$	46.3%
Fixed Charge Coverage	$\geq 1.60x$	1.11x
Water		
Days of Liquidity	≥ 100 Days	256 Days
Debt Service Coverage	$\geq 2.00x$	2.55x
Debt To Asset Ratio	$\leq 50\%$	48.8%

Business Excellence - Operations



Major FL Cities Total Residential Bill Trends

(Assumptions: 1,000 kwh for Electric + 6 kgals for Water/Sewer at 5/8" meter)



February 2026	
St. Petersburg	\$366.31
Tampa	\$299.97
Tallahassee	\$265.18
Pensacola	\$260.02
Gainesville	\$236.55
Miami	\$234.62
Orlando	\$228.87
Jacksonville	\$228.74

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Financial Update

Ted Phillips, Chief Financial Officer

JEA's Pollution Prevention Team - 'Slug Response' Exercise





Electric System Revenue & Expenditures

FY2026 Year-to-Date through February

As of February 28, 2026	YTD Budget	YTD Actual	Delta	%	
Base Revenue	\$359,774,044	\$377,405,290	\$17,631,246	4.9%	↑
Fuel Rate Revenue	187,128,336	199,951,957	12,823,620	6.9%	↑
Other Revenue	18,740,205	19,131,757	391,553	2.1%	↑
Total Revenue	\$565,642,585	\$596,489,004	\$30,846,420	5.5%	↑
O&M	\$131,844,935	\$119,545,461	\$(12,299,474)	-9.3%	↓
Fuel & Purchased Power	187,128,336	199,951,957	12,823,620	6.9%	↑
Debt Service	51,457,553	50,223,746	(1,233,807)	-2.4%	↓
Capital Contribution	33,458,188	33,458,188	0	0.0%	→
City Contribution	58,790,284	58,790,284	0	0.0%	→
Non-Fuel Purchased Power	119,946,931	129,763,652	9,816,721	8.2%	↑
Other Expenditures	941,753	709,313	(232,440)	-24.7%	↓
Total Expenditures	\$583,567,980	\$592,442,600	\$8,874,620	1.5%	↑
Surplus / (Deficit)	\$(17,925,395)	\$4,046,404	\$21,971,800		↑

Budget shown without contingency

Revenues are higher than anticipated YTD coupled with higher than budgeted fuel expenses



Cost Per MWh

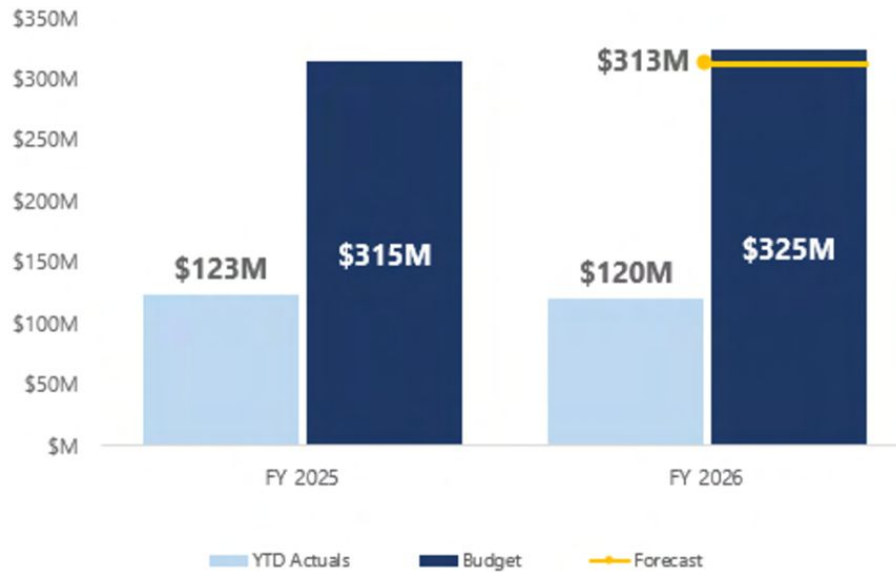
	YTD-FY2025	YTD-FY2026	
Generated Power per MWh	\$39.18	\$48.25	← Fuel Cost Only
Purchased Power per MWh	\$100.67	\$118.86	← All in Cost
Total Energy Cost per MWh	\$64.67	\$71.78	← Blended Cost

Total energy costs are up YTD approximately \$7/MWh



Electric System O&M, and Capital FY2026 Year-to-Date through February

O&M Actuals VS Budget



Capital Actuals VS Budget

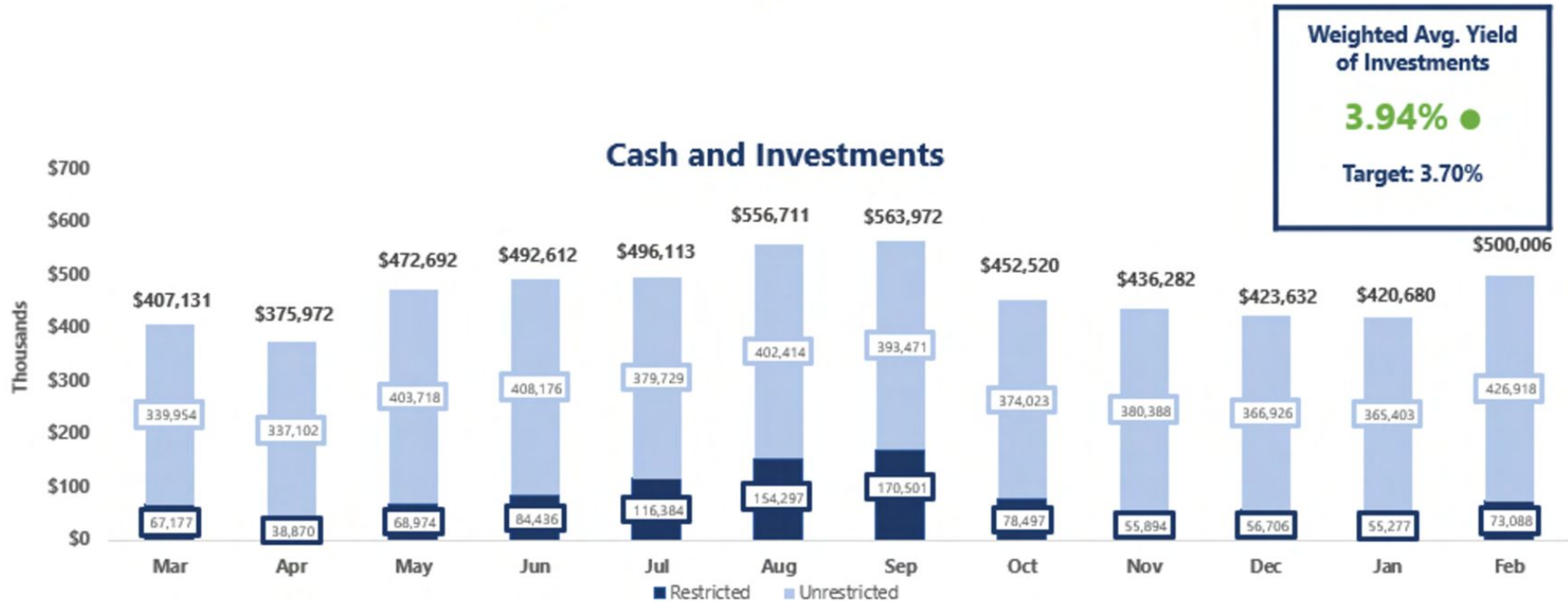


Budget shown without contingency

Forecasting to achieve within budget target range for both O&M and Capital by the end of the fiscal year



Electric System Cash and Investments FY2026 Year-to-Date through February



**Healthy Electric System cash balance is primarily attributable to the Non-Fuel Purchased Power stabilization fund
A \$100 million draw on the revolving credit facility was executed in February for capital expenses**



Water System Revenue & Expenditures

FY2026 Year-to-Date through February

As of February 28, 2026	YTD Budget	YTD Actual	Delta	%	
Base Revenue	\$223,390,812	\$222,728,241	(\$662,571)	-0.3%	↓
Capacity & Extension	30,030,585	30,321,778	291,193	1.0%	↑
Investment Income	2,402,632	1,999,385	(403,247)	-16.8%	↓
Other Revenue	24,404,783	23,320,334	(1,084,449)	-4.4%	↓
Total Revenue	\$280,228,811	\$278,369,738	(\$1,859,074)	-0.7%	↓
O&M	\$120,736,567	\$120,229,759	(\$506,808)	-0.4%	↓
Capital Contribution	58,045,648	58,336,841	291,193	0.5%	→
Debt	67,497,958	58,780,997	(8,716,962)	-12.9%	↓
City Contribution	15,709,192	15,709,192	0	0.0%	→
Other Expenditures	4,378,471	4,512,205	133,735	3.1%	↑
Total Expenditures	\$266,367,836	\$257,568,994	(\$8,798,842)	-3.3%	↓
Surplus / (Deficit)	\$13,860,975	\$20,800,743	\$6,939,768		↑

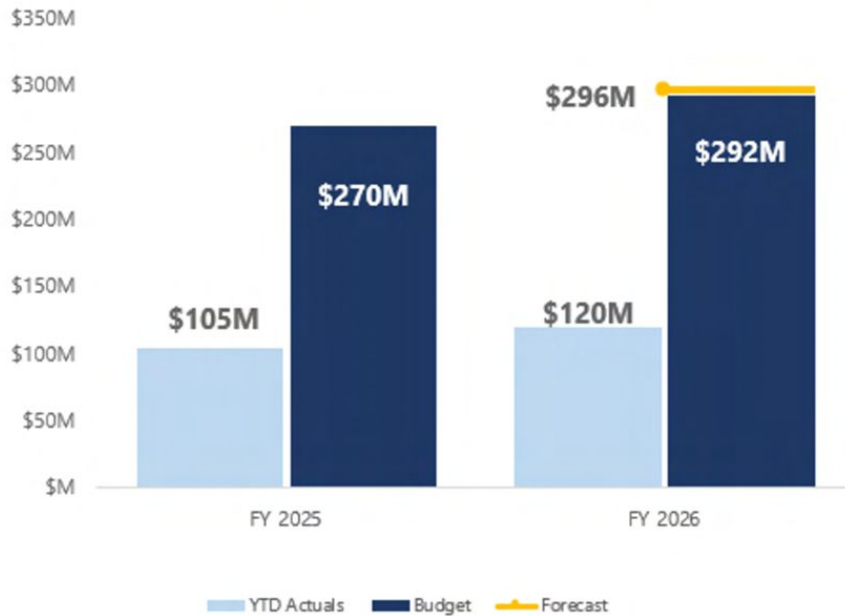
Budget shown without contingency

Revenues are slightly lower than budget offset by capacity & extension fees coming in higher than anticipated

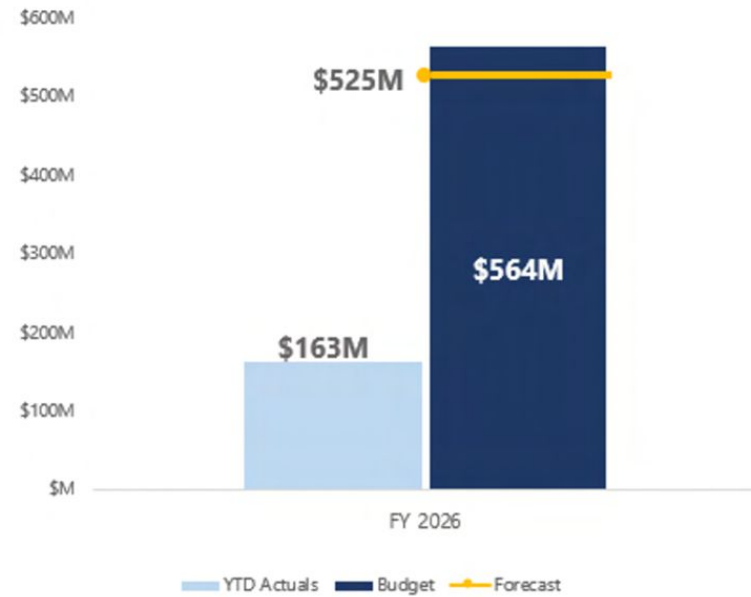


Water System O&M, and Capital FY2026 Year-to-Date through February

O&M Actuals VS Budget



Capital Actuals VS Budget

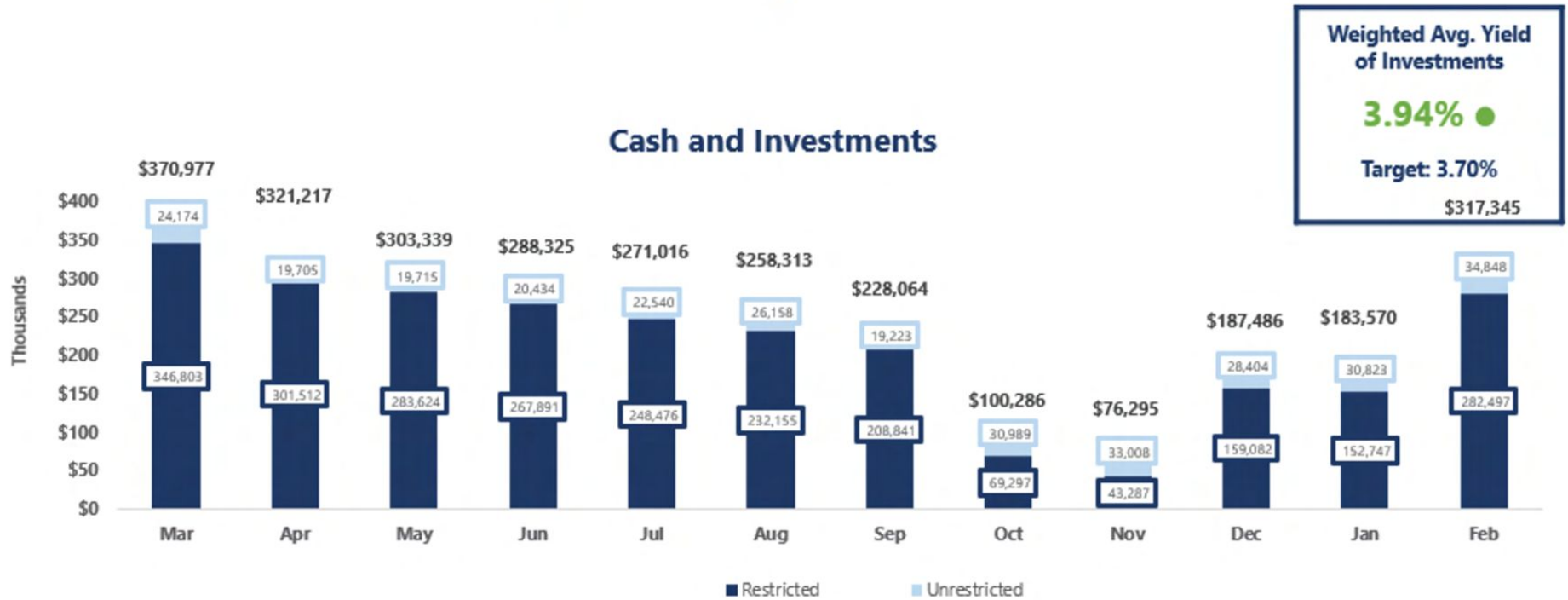


Budget shown without contingency

O&M expenses are trending higher than budget due to additional operating expenses from NVU, while capital spend is trending well below budget



Water System Cash and Investments FY2026 Year-to-Date through February



There have been two revolving credit facility draws in FY26, \$125M in December and \$150M in February. The funds will be used for capital expenses.



Consent Agenda

General Joseph DiSalvo, Chair

Action

Dames Point Bridge



Consent Agenda

General Joseph DiSalvo, Chair

Action



- ✓ Executive Committee Minutes – February 11, 2026
- ✓ Executive Committee Minutes – March 02, 2026
- ✓ Board Meeting Minutes – February 24, 2026
- ✓ Proclaim April as Water Conservation Month
- ✓ Civil Service Board Appointment

Executive Committee Report - March 02, 2026

General Joseph DiSalvo, Chair

Richard Kellogg, C & M Working Foreman



Executive Committee Report

General Joseph DiSalvo, Chair

Action



✓ Slate of Officers:

- MG Orender, Board Chair
- Arthur Adams, Board Vice Chair
- Worth McArthur, Board Secretary

Reading of Form 8B – Voting Conflict Memorandum for JEA Former Headquarters Disposition / Resolution 2026-04

Jody Brooks, Chief Administrative Officer





Litigation and Arbitration Update

Jody Brooks, Chief Administrative Officer



Electric, Water, and Sewer Cost of Service Results

Juli Crawford, Senior Vice President, Financial Services
Victor Blackshear, Director, Rates





Electric and Water & Sewer Cost of Service Results

JEA Pricing Policy requires a comprehensive cost of service study to be performed at a minimum of every five years to support the rates charged by class are based on cost.

Water & Sewer System occurred FY24

Stantec Consulting Services Inc. is our experienced consultants that assist with the water & sewer comprehensive cost of service and rate studies.



Electric System occurred FY26

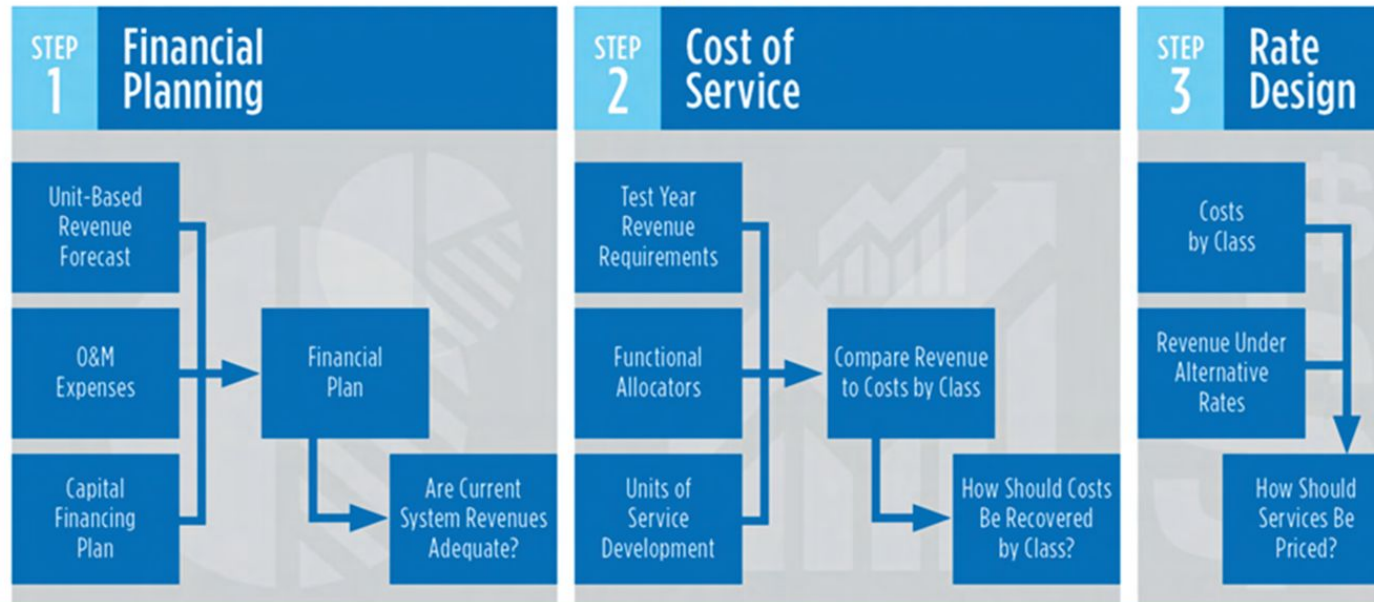
1898 & Co. is our experienced consultants that assist with the electric comprehensive cost of service and rate studies.





Electric and Water & Sewer Cost of Service Results

Comprehensive Cost of Service (COS) Process



Cost of Service & Rate Study Objectives

- Quantify the overall adjustment in rate revenues necessary to support JEA's financial plan.
- Quantify the revenue adjustments specific to each customer class and assure an equitable recovery of costs among the various classes.
- Provide recommended rate modifications that will facilitate the appropriate levels of cost recovery while remaining easily understood and administered.
- Provide recommended tariff language revisions that will align with current operation and rate design modifications



Water Cost of Service Results

- Water System Overview
- Revenue Requirements
- Cost of Service Overview
- Cost of Service Results

March 2026



Electric and Water & Sewer Cost of Service Results



Financial Forecast include but not limited to..

Sustainability Projects

- H2.0 Purification center used to showcase purification technology
- Partnership in Water First North Florida to replenish the aquifer and eliminate sewer water discharge



Responding to Growth

- Expanding existing water reclamation facilities by 8 MGD to meet customer needs.
- Expanding and building new water treatment plants by 6.25 MGD



Water System Infrastructure

Water

- 28 major and 11 small water treatment plants and 2 re-pump facilities
- 138 permitted water supply wells, 5,258 miles of water distribution mains and total finished water storage capacity of over 84 million gallons
- Two major and four minor distribution grids

Wastewater

- 12 treatment facilities currently ranging in rated maximum daily treatment capacity from approximately 0.48 to 105 million gallons per day (MGD)
- Approximately 4,543 miles of gravity sewers and force mains
- 1,692 pumping stations and 750 low pressure sewer units

Reclaimed

- 11 reclaimed water production facilities
- 667 miles of pipe
- 5 storage and rep-pump facilities, 5 production and storage facilities
- 30 million gallons of reclaimed water per day

Serving our Water & Sewer Customers requires ongoing operations and capital cost



Electric and Water & Sewer Cost of Service Results

Water & Sewer System

Revenue Requirements from the financial forecast

Revenue Requirements (Utility Basis per Pricing Policy)	FY26 Projections (\$ millions)	FY27 Projections (\$ millions)	Variances (\$ millions)
Operation & Maintenance Expenses	\$296.9	\$309.7	\$12.8
Depreciation Expense	\$218.8	\$220.7	\$1.9
Contribution To City	\$37.7	\$38.1	\$0.4
Other Non-Operating Expenses	\$5.4	\$5.8	\$0.4
Return for Reinvestment ¹	\$95.4	\$139.4	\$44.0
Gross Revenue Requirement \$M	\$654.2	\$713.7	\$59.5
Less Capacity/Extension Revenue	(\$60.0)	(\$65.0)	(\$5.0)
Less Other Revenue Sources	(\$30.6)	(\$30.9)	(\$0.3)
Net Revenue Requirement \$M	\$563.6	\$617.8	\$54.2

1. Additional funding needed to maintain the system's key financial metrics to ensure JEA's financial integrity.

Revenue Requirements are partially reduced by Capacity Fee Revenues



Electric and Water & Sewer Cost of Service Results

Water & Sewer System

From Revenue Requirements into Cost of Service analysis

First, the revenue requirements are assigned to each service type based on allocation factors, then further functionalized across cost driver components of each respective service

Water Functions	
Source of Supply	Storage
Transmission	Customer
Distribution	Source of Supply
Pumping	Water Treatment

Sewer Functions		
Local Collection	Primary	Biosolids
Interceptor Pipes	Secondary/Biological	Disposal
WW Treatment	Disinfection	Customer

Next, those functionalized costs are classified based on the various usage & strength characteristics

Water Units of Service	
Avg-Day	Fire Flow
Max-Day	Customer Count
Max-Hour	

Sewer Units of Service	
Flow	Nitrogen (N)
Total Suspended Solids (TSS)	Customer Count
Chemical Oxygen Demand (COD)	

Then, take the functionalized and classified cost and allocate them to the customer classes

Water & Sewer Allocations		
Residential	Multi-Family	Commercial

Functionalized & classified Revenue Requirements dictate the cost to serve JEA customers



Electric and Water & Sewer Cost of Service Results

Water & Sewer System

Compare Cost of Service analysis to projected revenues at the class level

FY2027	Total System		Residential		Multifamily		Commercial				Irrigation		
(\$Millions)	Total System	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Sewer Surcharge	Hauled Waste	Res.	Com.
Projected Sales	81.1	49.3	31.7	20.8	18.9	4.7	4.6	10.7	6.9	1.3	0.04	7.6	5.5
Projected Net Revenue Requirements	\$617.8	\$296.2	\$321.6	\$137.5	\$192.4	\$21.0	\$43.5	\$51.7	\$72.8	\$9.2	\$3.7	\$58.4	\$27.6
Projected Rate Revenue under Current Rates	\$572.1	\$276.6	\$295.5	\$128.4	\$181.1	\$20.0	\$36.3	\$47.0	\$72.6	\$2.5	\$3.0	\$52.5	\$28.8
Projected Under/(Over) Collection (\$)	\$45.7	\$19.6	\$26.0	\$9.1	\$11.3	\$1.1	\$7.2	\$4.7	\$0.2	\$6.6	\$0.7	\$5.9	(\$1.1)
Projected Collection to Cost (%)	93%	93%	92%	93%	94%	95%	83%	91%	100%	28%	80%	90%	104%

At current projected revenues, the gap for FY27 is \$45.7 million

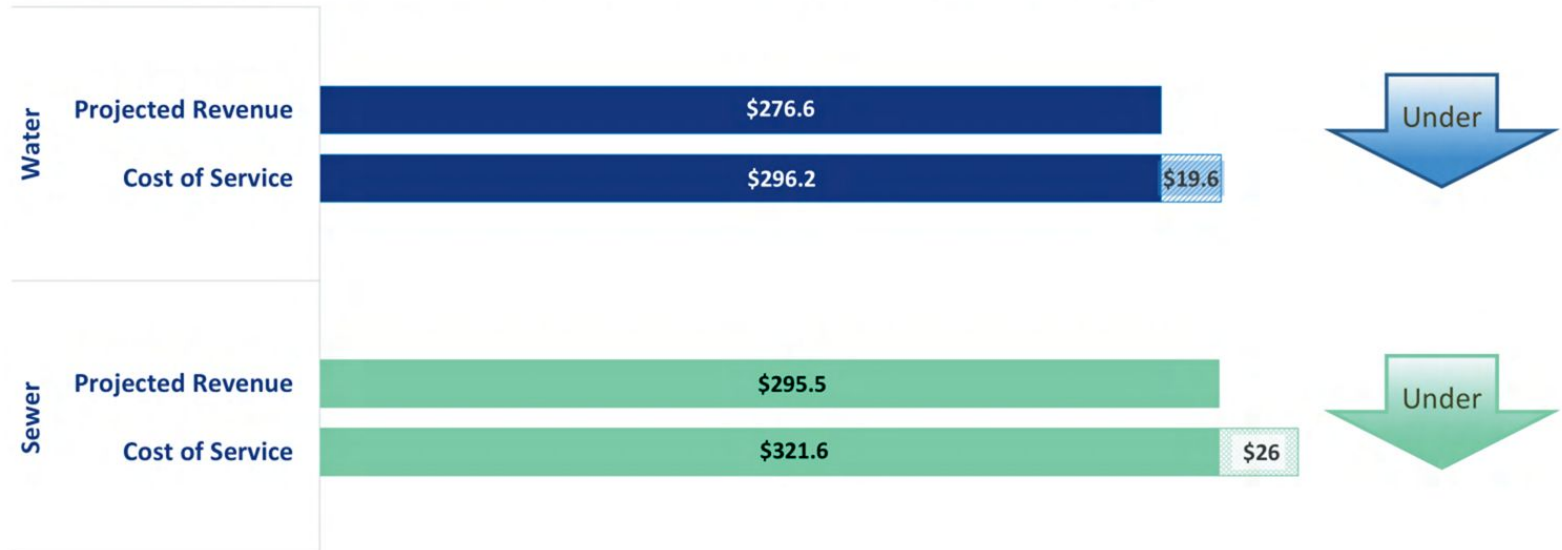


Electric and Water & Sewer Cost of Service Results

Water & Sewer System

Cost of Service Results

Total Water and Sewer Current Revenues vs Cost of Service (\$M)



Without adjusting rate revenue, Water is projected to under recover \$19.6M, and Sewer \$26.0M

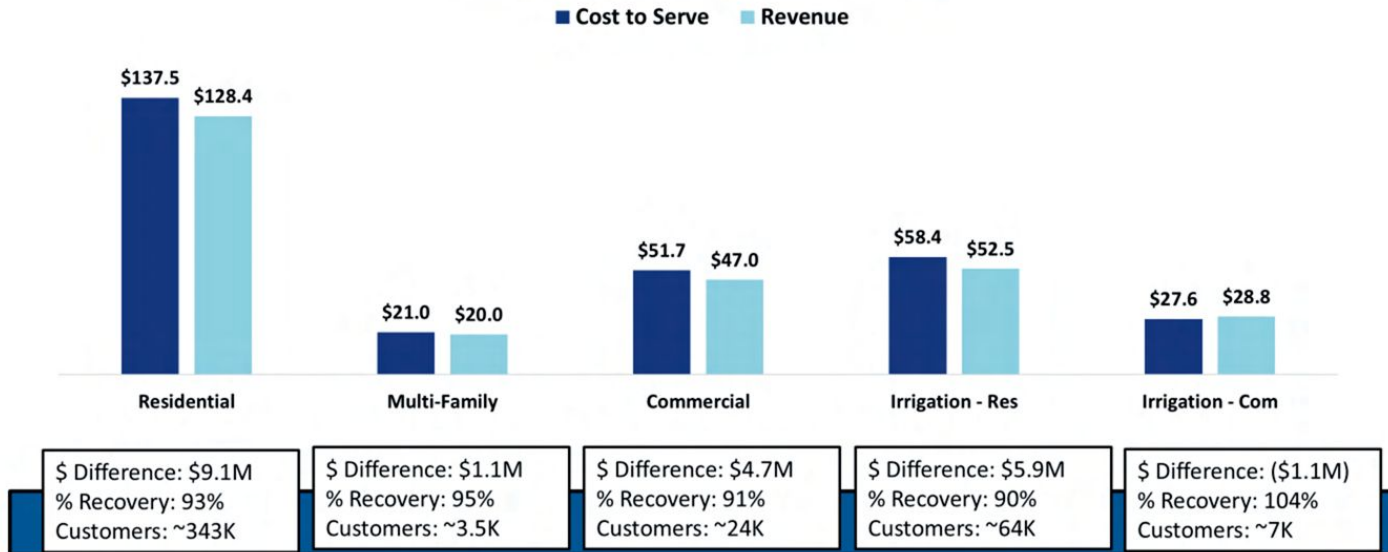


Electric and Water & Sewer Cost of Service Results

Water System

Cost of Service Results

Cost of Service vs. Water Revenues



Without adjusting rate revenue, majority of classes for water services are projected to under recover

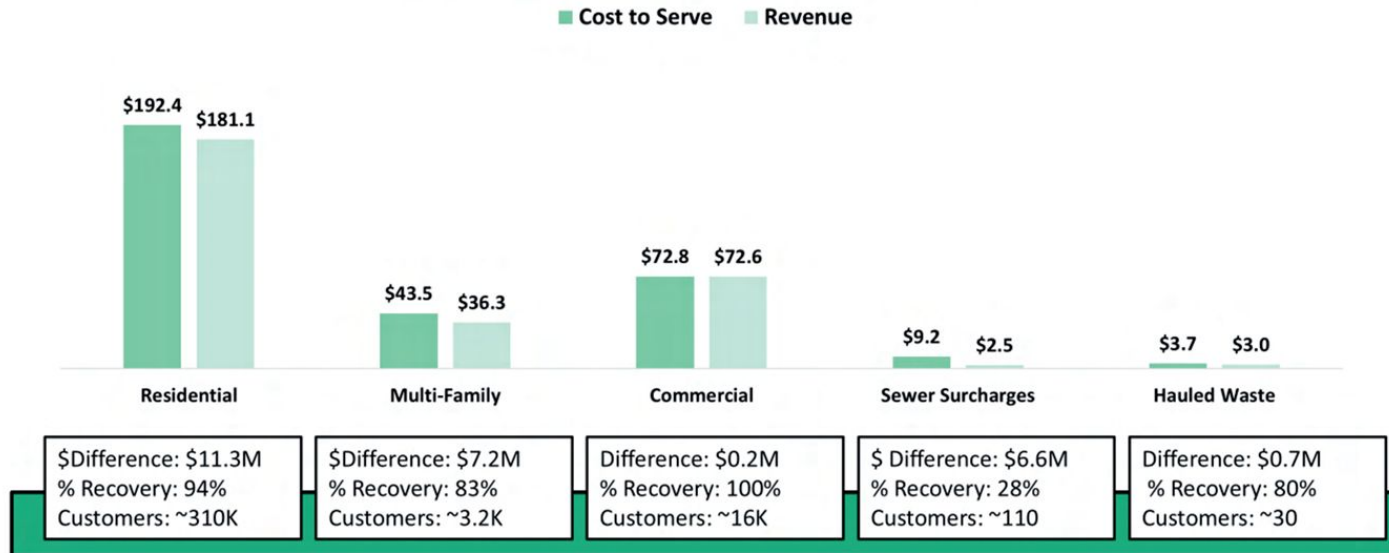


Electric and Water & Sewer Cost of Service Results

Sewer System

Under and Over Recovery by Class

Cost of Service vs. Wastewater Revenues



Without adjusting rate revenue, majority of classes for sewer services are projected to under recover



Electric and Water & Sewer Cost of Service Results

Water & Sewer System

Proposed Rate Revenue Adjustments by Class to meet FY27 Revenue Requirements

FY2027	W&S System	Residential	Multifamily	Commercial	Irrigation
(\$Millions)	Total	Total	Total	Total	Total
Projected Sales	81.1	39.7	9.3	19.0	13.2
Projected Net Revenue Requirements	\$617.8	\$329.9	\$64.5	\$137.3	\$86.0
Projected Revenue at Current Rates	\$572.1	\$309.5	\$56.2	\$125.2	\$81.2
Projected Under/(Over) Collection (\$)	\$45.7	\$20.4	\$8.3	\$12.2	\$4.8
Projected Collection to Cost (%)	93%	94%	87%	91%	94%
Proposed Revenue Adjustment (%)	8%	6%	11%	11%	8%
Proposed Target Revenue	\$617.8	\$329.6	\$62.3	\$138.3	\$87.5
Adjusted Under/(Over) Collection (\$)	\$0.0	\$0.3	\$2.2	(\$1.0)	(\$1.5)
Adjusted Collection to Cost (%)	100%	100%	97%	101%	102%

To close the gap, propose adjusting the rate revenues by 8%



Electric and Water & Sewer Cost of Service Results

Water & Sewer System

Proposed Revenue Adjustments by Service to meet FY27 Revenue Requirements

FY2027	Total System		Residential		Multifamily		Commercial				Irrigation		
(\$Millions)	Total System	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Sewer Surcharge	Hauled Waste	Res.	Com.
Projected Sales	81.1	49.3	31.7	20.8	18.9	4.7	4.6	10.7	6.9	1.3	0.04	7.6	5.5
Projected Net Revenue Requirements	\$617.8	\$296.2	\$321.6	\$137.5	\$192.4	\$21.0	\$43.5	\$51.7	\$72.8	\$9.2	\$3.7	\$58.4	\$27.6
Projected Revenue at <u>Current</u> Rates	\$572.1	\$276.6	\$295.5	\$128.4	\$181.1	\$20.0	\$36.3	\$47.0	\$72.6	\$2.5	\$3.0	\$52.5	\$28.8
Projected Under/(Over) Collection (\$)	\$45.7	\$19.6	\$26.0	\$9.1	\$11.3	\$1.1	\$7.2	\$4.7	\$0.2	\$6.6	\$0.7	\$5.9	(\$1.1)
Projected Collection to Cost (%)	93%	93%	92%	93%	94%	95%	83%	91%	100%	28%	80%	90%	104%
Proposed Revenue Adjustment (%)	8%	7%	9%	6%	7%	5%	14%	9%	6%	149%	24%	11%	2%
Proposed Revenue Adjustment (\$)	\$45.7	19.6	\$26.0	\$7.9	\$12.2	\$1.0	\$5.1	\$4.4	\$4.2	\$3.8	\$0.7	\$5.8	\$0.5
Proposed Target Revenue	\$617.8	\$296.2	\$321.6	\$136.3	\$193.3	\$21.0	\$41.4	\$51.4	\$76.8	\$6.3	\$3.7	\$58.3	\$29.3
Adjusted Under/(Over) Collection (\$)	\$0.0	\$0.0	\$0.0	\$1.2	(\$0.9)	\$0.1	\$2.1	\$0.0	(\$4.1)	\$2.8	\$0.0	\$0.1	(\$1.6)
Adjusted Collection to Cost (%)	100%	100%	100%	100%	100%	100%	95%	100%	106%	69%	100%	100%	106%

Impact to customer bills will vary based on their volume and usage of services



Electric Cost of Service Results

- Electric System Overview
- Revenue Requirements
- Cost of Service Overview
- Cost of Service Results
- Rate Studies

March 2026



Electric and Water & Sewer Cost of Service Results

Financial Plans include but not limited to..

Critical Projects

- Building a combined cycle natural gas facility
- Partnership to raise high voltage transmission lines that cross the St. Johns River at the Fulton Cut crossing.



New Development and Growth

- Overhead and underground infrastructure to support these new neighborhoods and other developments
- Support industrial growth in the Jacksonville area



Electric System Infrastructure

Power Production Assets

- 4 Plants, 15 Units
- Net Capacity: 2,782 MW (2,952 MW winter)
- Fuel Sources: Natural Gas, Petroleum Coke, Coal, Oil, Biomass
- Small amount of Landfill Gas

Transmission System

- Voltage Levels (kV): 500, 230, 138 & 69
- 744 Miles of Transmission
- 85 Substations

Distribution System

- Voltage Levels (kV): 26.4, 13.2 & 4.16
- 344 feeders (233 – 26.4kV; 82 – 13kV; 29 – 4kV)
- 7,607 circuit miles (41% Overhead, 59% Underground)
- 113,685 transformers, 216,087 poles

Serving our Electric Customers requires ongoing operational and capital cost



Electric and Water & Sewer Cost of Service Results

Electric System

Revenue Requirements from the financial forecast

Projected Revenue Requirements <small>(Utility Basis per Pricing Policy)</small>	FY26 Projections <small>(\$ millions)</small>	FY27 Projections <small>(\$ millions)</small>	Variances <small>(\$ millions)</small>
Operation & Maintenance Expenses	315.0	344.8	29.8
Non-Fuel Purchased Power (NFPP) Expense (Excluding Stabilization Fund Activity)	291.4	292.2	0.8
Depreciation Expense	236.0	229.5	-6.5
Contribution To City	141.1	102.1	-39.0
Other Non-Operating Expenses	2.1	2.3	0.2
Return for Reinvestment ¹	107.9	184.2	76.4
Gross Revenue Requirement \$M	1,093.5	1,155.3	61.7
Less Other Revenue Sources - Recurring	43.8	44.2	0.4
Stabilization Activity (includes NFPP & Environmental)	-87.2	-60.0	27.2
Net Revenue Requirement \$M	962.6	1,051.0	88.5

1. Additional funding needed to maintain the system's key financial metrics to ensure JEA's financial integrity.

Net Revenue Requirements do not include fuel cost



Electric and Water & Sewer Cost of Service Results

Electric System

From Revenue Requirements into Cost of Service analysis

First, the revenue requirements are separated into each function provide by the utility

Electric Functions
Production
Transmission
Distribution
Customer
Direct



Once costs are functionalized, they must be classified based on energy, demand, and customer

Electric Classification
Energy
Demand
Customer
Direct Assignment



Then, take all of the functionalized and classified cost and allocate them to various rate classes

Electric Allocation
Residential
General Service
General Service Demand
General Service Large Demand
Lighting

Functionalized & classified Revenue Requirements determine the cost to serve JEA customers



Electric and Water & Sewer Cost of Service Results

Electric System

Compare Cost of Service analysis to projected revenues at the class level

FY2027 (\$Millions)	Total System	Residential	General Service	General Service Demand	GSLD (Including Int + Curt)*	Lighting	ISXLD*
Projected Sales (GWh)	12,876.5	5,876.0	1,414.6	2,924.1	2,284.3	56.6	321.0
Projected Net Revenue Requirements	\$1,051.0	\$660.5	\$117.0	\$151.6	\$97.6	\$14.6	\$9.8
Projected Rate Revenue Under <u>Current Rates</u>	\$989.5	\$569.1	\$113.5	\$172.7	\$110.4	\$14.0	\$9.8
Projected Under/(Over) Collection (\$)	\$61.5	\$91.3	\$3.5	-\$21.1	-\$12.8	\$0.6	\$0.1
Projected Collection to Cost (%)	94.1%	86.2%	97.0%	113.9%	113.1%	96.0%	99.4%

*(Abbreviations) : General Service Large Demand (GSLD) ■ Interruptible (INT) ■ Curtailable (CURT) ■ Interruptible Extra Large Demand (ISXLD)

At Current Rates, the projected revenue gap for FY27 is \$61.5 million

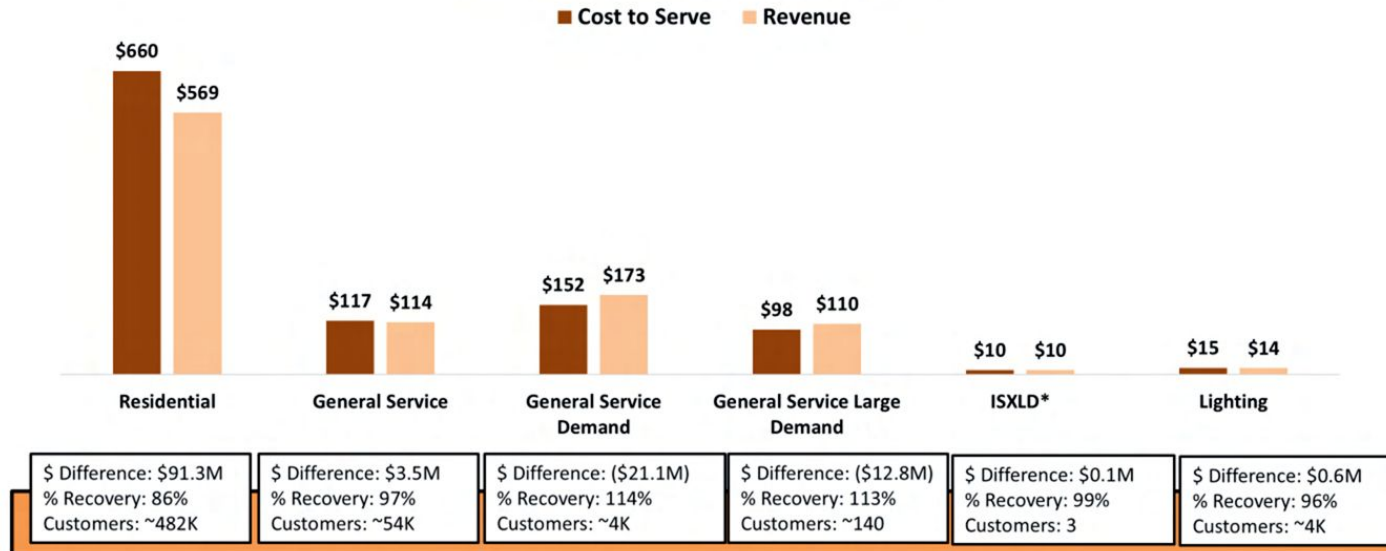


Electric and Water & Sewer Cost of Service Results

Electric System

Cost of Service Results

Cost of Service vs. Electric Revenues



*(Abbreviations) : Interruptible Extra Large Demand (ISXLD)

Without adjusting rate revenue, some of the classes are projected to under recover



Electric and Water & Sewer Cost of Service Results

Electric System

Proposed Base Revenue Adjustments by Class to meet FY27 Revenue Requirements

FY2027 (\$Millions)	Total System	Residential	General Service	General Service Demand	GSLD (Including Int + Curt)*	Lighting	ISXLD*
Projected Sales (GWh)	12,876.5	5,876.0	1,414.6	2,924.1	2,284.3	56.6	321.0
Projected Net Revenue Requirements	\$1,051.0	\$660.5	\$117.0	\$151.6	\$97.6	\$14.6	\$9.8
Projected Revenue Under <u>Current</u> Rates	\$989.5	\$569.1	\$113.5	\$172.7	\$110.4	\$14.0	\$9.8
Projected Under/(Over) Collection (\$)	\$61.5	\$91.3	\$3.5	-\$21.1	-\$12.8	\$0.6	\$0.1
Projected Collection to Cost (%)	94.1%	86.2%	97.0%	113.9%	113.1%	96.0%	99.4%
Proposed Revenue Adjustment (%)	6.2%	8.0%	8.0%	2.1%	2.4%	4.1%	1.0%
Proposed Revenue Adjustment (\$)	\$61.5	\$45.5	\$9.1	\$3.7	\$2.6	\$0.6	\$0.1
Proposed Target Base Revenue	\$1,051.0	\$614.7	\$122.5	\$176.4	\$113.0	\$14.6	\$9.9
Adjusted Under/(Over) Collection (\$)	\$0.0	\$45.8	(\$5.6)	(\$24.8)	(\$15.4)	\$0.0	(\$0.0)
Adjusted Collection to Cost (%)	100.0%	93.1%	104.8%	116.4%	115.8%	99.9%	100.4%

*(Abbreviations) : General Service Large Demand (GSLD) ■ Interruptible (INT) ■ Curtailable (CURT) ■ Interruptible Extra Large Demand (ISXLD)

Impact to customer bills will vary based on energy and demand of services



Electric and Water & Sewer Cost of Service Results

Improving Electric Rate Structures

With 1898 & Co., a rate and regulatory consulting firm

Concurrent to addressing the pricing strategies to address cost recovery disparities, staff is evaluating various rate structure improvements for the FY27 Rate Hearing.

Rate Studies

Commercial & Industrial Time of Use Rates
Standby and Supplemental Rate





Electric and Water & Sewer Cost of Service Results

Electric System

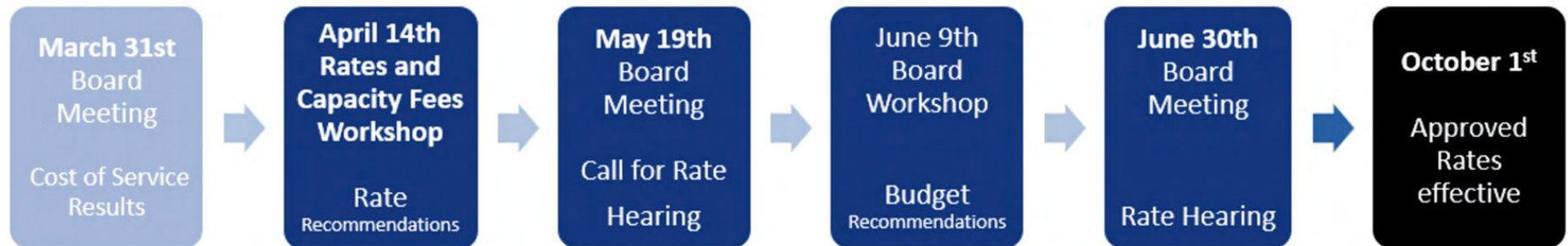
Rate Design Study Objectives

<p>FY25 Commercial & Industrial Time of Use ~230 Customer Service Agreements</p> <p>TOU Rates charge higher rates during the on-peak hours and lower rates during the off-peak hours.</p> <p>Current Times: Nov - Mar 6 am - 10 am, 6 pm - 10 pm Apr - Oct 12 pm - 9 pm Weekdays Only</p> <p>Study is examining the on-peak & off-peak periods and costs.</p>	<p>FY25 Standby & Supplemental ~20 Customer Service Agreements</p> <p>JEA provides standby & supplemental electric service designed for customers with on-site generation who need backup (standby) or additional (supplemental) power.</p> <p>Study seeks a path to simplify the structure while aligning charges with functional cost – generation, capacity, distribution</p>
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Rate Hearing Path

For FY27 Approved Electric, Water, and Sewer Rates



Next Step: Rate adjustment recommendations to achieve Proposed Target Revenue



Drought Conditions in Northeast Florida

Rob Zammataro, Chief Water Systems Officer

Main Street Bridge

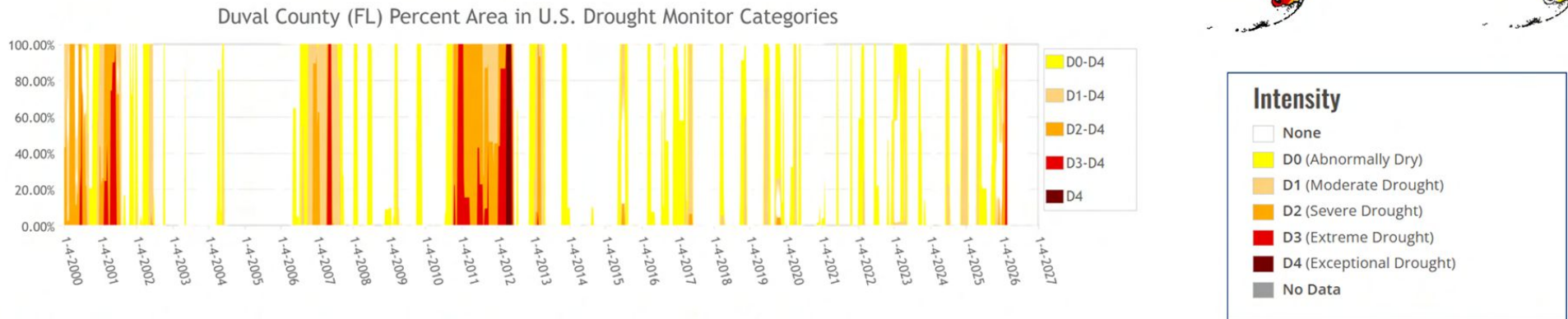
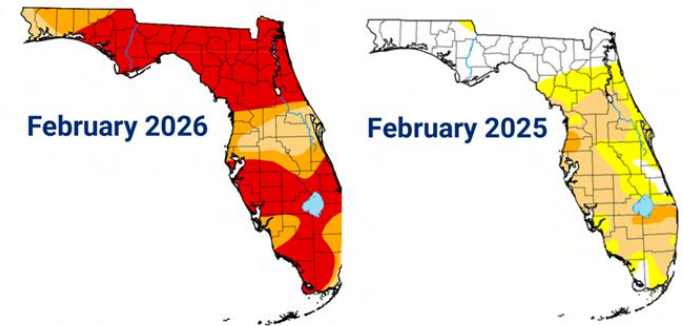




Drought Conditions Across Florida

Drought intensity and extent in NE FL: D3 (Extreme Drought)

- Widespread water shortages
- Major losses in crops and pastures
- Fire risk reaching extreme levels



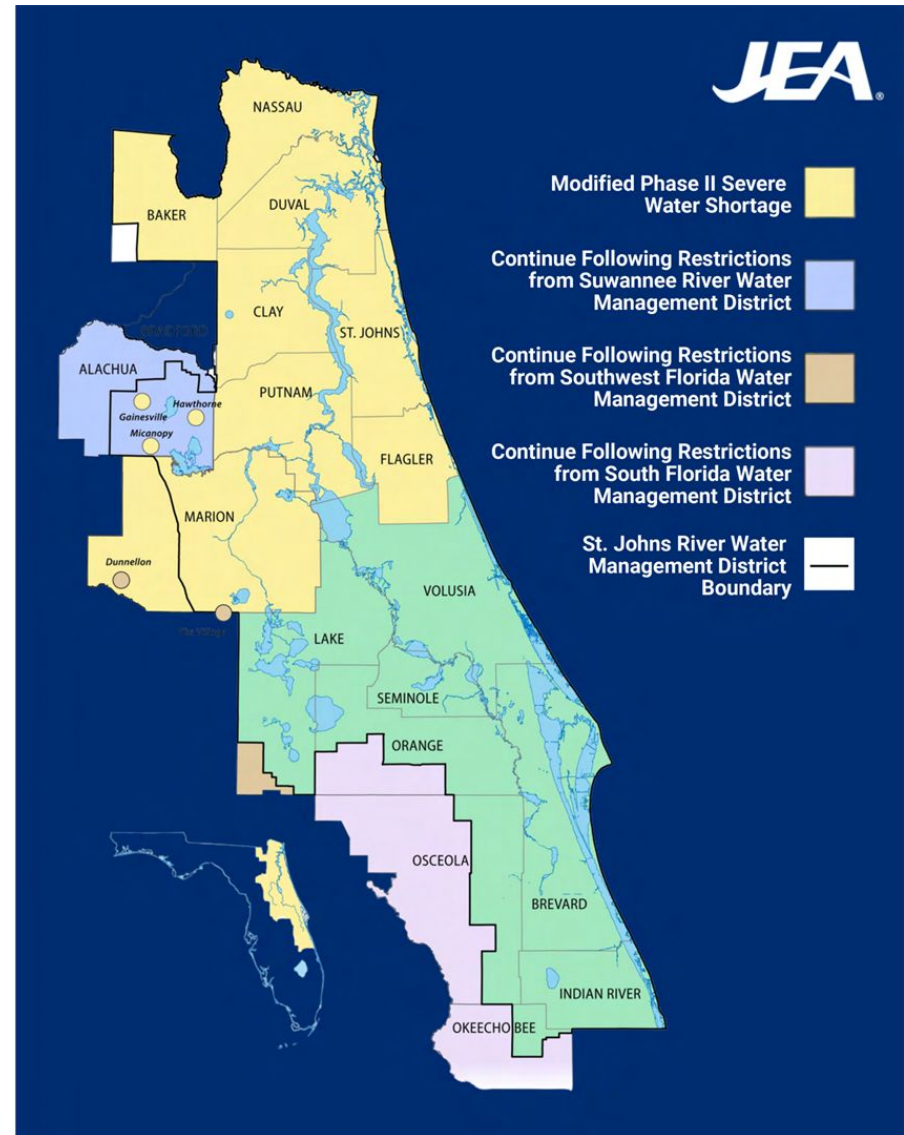
- Most impactful drought within the Jacksonville area since 2012
- First time since the drought monitor began in 1999 that the entire State is D1 (Moderate Drought) or worse
- With below normal precipitation, drought conditions are expected to persist through spring and will likely worsen
- Governor DeSantis declared a major state of emergency across the entire state

Severe to Extreme Drought Across Florida

Severe Water Shortage Declared

On March 3, 2026, the St. Johns River Water Management District (SJRWMD) issued a Modified Phase II Severe Water Shortage for portions of Northeast and Central Florida

- All water users are encouraged to conserve water and to plan for extended severe drought conditions proactively
- Wasteful and unnecessary water use is prohibited
- All public supply consumptive use permittees should institute or accelerate water conservation measures
- Residential landscape irrigation is limited to one day a week
- Aesthetic uses of water are prohibited





Impacts / Concerns

- Warm temperatures and dry conditions will create high irrigation demands on an already stressed system
- Extremely high demands may cause lower-than-normal system pressure

Next Steps

- Increase communication and messaging of conservation and adherence to watering rules
- Alignment with COJ and SJRWMD on communication and enforcement
- Increase system monitoring and adjust operations to minimize impacts to customers
- COJ/JEA weather forecast meeting on March 24 at the Jacksonville Fire & Rescue Department EOC to review drought conditions, potential impacts, and alignment of messaging



EverBank Stadium Area



Bedford Road Electric Improvements / Normandy US 301 Electric Easements Authorization for Condemnation

Jordan Pope, Senior Vice President, Administrative Services

Action



Bedford Road Easements Acquisition

Background:

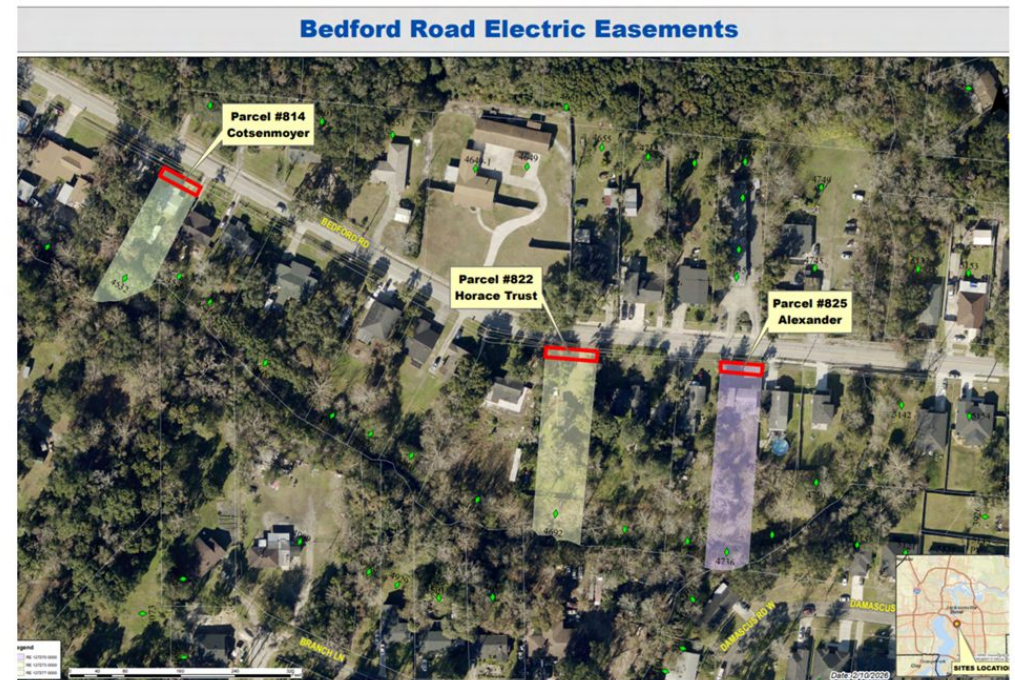
- To support electric system growth and reliability, JEA is performing transmission and distribution upgrades along Bedford Road
- 32 easements were identified to support the planned infrastructure improvements

Current Status

- 26 easements acquired; 2 in progress with COJ; one in final negotiations; 3 remain unresolved
- Requesting Condemnation Authority to avoid project delays

Financial Impact:

- Remaining easements appraised at \$36,450 (November 2025)
- Additional costs consistent with Eminent Domain procedures

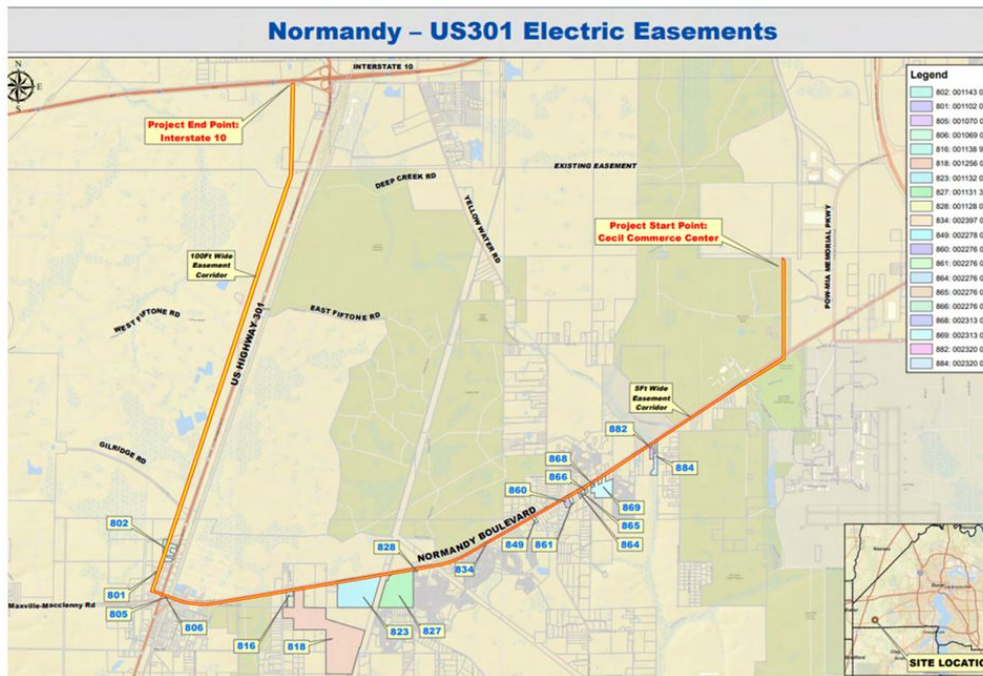




Normandy – US 301 Electric Easements Acquisition

Background:

- To support electric system growth and reliability, JEA has identified a new ~15-mile, 230 kV transmission corridor in west Jacksonville
- 92 easements were identified to support the planned infrastructure improvements



Current Status

- 73 easements have been acquired to date
- JEA continues negotiations for the remaining easements and is requesting Condemnation Authority to prevent project delays

Financial Impact:

- Remaining easements appraised at \$262,150 (December 2025)
- Additional costs consistent with Eminent Domain procedures



Requested Action

Staff recommends the Board approve Resolutions 2026-12 and 2026-13 to acquire the necessary property rights should negotiations prove unsuccessful.

Old and Other New Business / Open Discussion

General Joseph DiSalvo, Chair



Chair's Report

- Annual CEO Evaluation

General Joseph DiSalvo, Chair

Florida Lineman Competition 2026 - Tallahassee, FL





Florida Lineman Competition 2026 - Tallahassee, FL

Announcements

Rates and Capacity Fees Workshop – April 14, 2026

Capital Projects Committee Meeting – May 6, 2026

Board of Directors Meeting – May 19, 2026



Building Community



JEA EXECUTIVE COMMITTEE MINUTES
February 11, 2026

The Executive Committee of the JEA Board met at 9:00 a.m. on Wednesday, February 11, 2026, on the 1st Floor, 225 North Pearl Street, Jacksonville, Florida. The meeting was properly noticed, and the public was invited to attend this meeting in- person at the physical location.

WELCOME

Meeting Called to Order – Committee Chair General Joseph DiSalvo called the meeting to order at 9:01 am with members Rick Morales, MG Orender, and John Baker in attendance. Board members Arthur Adams and Worth McArthur also attended the meeting.

Others in attendance in-person were Vickie Cavey, Managing Director/CEO; Jody Brooks, Chief Administrative Officer; Ted Phillips, Chief Financial Officer; Kurt Wilson, Chief of Staff; Rob Zammataro, Chief Water Systems Officer; Joe Orfano, Deputy Chief Financial Officer; Garry Baker, Senior Vice President, Electric Delivery; Jordan Pope, Senior Vice President, Administrative Services; Kristy Gavin, Chief Legal Officer, Office of General Counsel; Melissa Dalton, Director, Board and Administrative Services; and Sheree Brown, Manager, Board Services.

Adoption of the Agenda – On *motion* by Mr. Baker and seconded by Mr. Morales, the agenda was approved.

Safety Briefing – David Degraw, Manager, Security Operations, provided the safety briefing.

Comments from the Public – There were no public comments.

FOR COMMITTEE CONSIDERATION

Slate of Officers – Chair DiSalvo reviewed the purpose of today’s meeting is to recommend a new slate of Board Officers effective April 1, 2026. Chair DiSalvo provided the following recommendations, and Board discussions ensued:

Board Chair – Rick Morales
Board Vice Chair – MG Orender
Board Secretary – Worth McArthur

Upon *motion* by Mr. Adams, and seconded by Mr. Baker, the Committee unanimously voted to recommend that the Board approve the following Officers effective April 1, 2026: Mr. Rick Morales, Board Chair; Mr. MG Orender, Board Vice Chair; and Mr. Worth McArthur, Board Secretary.

Chair DiSalvo extended his appreciation to all.

CLOSING CONSIDERATIONS

Old and Other New Business / Open Discussion – None

Announcements – None

Adjournment – With no further business coming before the Committee, Chair DiSalvo declared the meeting adjourned at 9:05 a.m.

APPROVED BY:

Committee Chair

Date: _____

Submitted by:

Melissa Dalton

Melissa Dalton, Director, Board and Administrative Services

JEA EXECUTIVE COMMITTEE MINUTES
March 2, 2026

The Executive Committee of the JEA Board met at 11:00 a.m. on Monday, March 2, 2026, on the 1st Floor, 225 North Pearl Street, Jacksonville, Florida. The meeting was properly noticed, and the public was invited to attend this meeting in-person at the physical location.

WELCOME

Meeting Called to Order – Committee Chair General Joseph DiSalvo called the meeting to order at 11:00 a.m. with members Rick Morales, MG Orender, and John Baker in attendance. Board member Worth McArthur was also in attendance.

Others in attendance in-person were Vickie Cavey, Managing Director/CEO; Jody Brooks, Chief Administrative Officer; Joe Orfano, Deputy Chief Financial Officer; Jordan Pope, Senior Vice President, Administrative Services; Kristy Gavin, Chief Legal Officer, Office of General Counsel; Melissa Dalton, Director, Board and Administrative Services; and Sheree Brown, Manager, Board Services.

Adoption of the Agenda – On *motion* by Mr. Orender and seconded by Mr. Baker, the agenda was approved.

Safety Briefing – Brandon Edwards, Director, Security & Emergency Preparedness, provided the safety briefing.

Comments from the Public – Mr. John Nooney spoke to the Committee on the 2023 Resilient Jacksonville Strategy, Duval County Public Schools, and the Jacksonville Department of Parks, Recreation, and Community Services.

FOR COMMITTEE CONSIDERATION

Slate of Officers – Chair DiSalvo reviewed the purpose of today’s meeting, which is to re-evaluate the slate of Board Officers effective April 1, 2026. Chair DiSalvo requested a motion to rescind the slate of Board Officers that were unanimously approved at the February 11, 2026, Executive Committee meeting.

On *motion* by Mr. Baker, and seconded by Mr. Orender, the Committee unanimously voted to rescind the slate of Board Officers recommended at the February 11, 2026, Executive Committee meeting.

Chair DiSalvo provided the following recommendations, and Committee discussions ensued:

Board Chair – MG Orender
Board Vice Chair – Arthur Adams
Board Secretary – Worth McArthur

Upon *motion* by Mr. Baker, and seconded by Mr. Orender, the Committee unanimously voted to recommend that the Board approve the following Officers effective April 1, 2026: Mr. MG Orender, Board Chair; Mr. Arthur Adams, Board Vice Chair; and Mr. Worth McArthur, Board Secretary.

CLOSING CONSIDERATIONS

Old and Other New Business / Open Discussion – None

Announcements – None

Adjournment – With no further business coming before the Committee, Chair DiSalvo declared the meeting adjourned at 11:09 a.m.

APPROVED BY:

Committee Chair

Date: _____

Submitted by:

Melissa Dalton

Melissa Dalton, Director, Board and Administrative Services

JEA BOARD OF DIRECTORS MEETING MINUTES
February 24, 2026

The JEA Board met in regular session at 9:00 a.m. on Tuesday, February 24, 2026, on the 1st Floor, 225 North Pearl Street, Jacksonville, FL. The meeting was properly noticed, and the public was invited to attend this meeting in-person at the physical location and virtually via livestream.

WELCOME

Meeting Called to Order – Board Chair General Joseph DiSalvo called the meeting to order at 9:00 a.m. Board members in attendance were Vice-Chair Rick Morales, Secretary MG Orender, Arthur Adams, John Baker, Worth McArthur, and Kawanza Suarez.

Others in attendance were Vickie Cavey, Managing Director/CEO; Jody Brooks, Chief Administrative Officer; Ted Phillips, Chief Financial Officer; Rob Zammataro, Chief Water Systems Officer; Diane Moser, Chief Human Resources Officer; Joe Orfano, Deputy Chief Financial Officer; Jordan Pope, Senior Vice President, Administrative Services; Juli Crawford, Senior Vice President, Finance; Hai Vu, Senior Vice President, Water/Wastewater Operations; Garry Baker, Senior Vice President, Electric Delivery; Kristy Gavin, Chief Legal Officer, Office of General Counsel; Ron Salem, Council Liaison; Melissa Dalton, Director, Board and Administrative Services; and Sheree Brown, Manager, Board Services.

Time of Reflection – A moment of reflection was observed by all.

Adoption of the Agenda – On *motion* by Mr. Baker and seconded by Ms. Suarez, the agenda was approved.

Safety Briefing – Brandon Edwards, Director, Security & Emergency Preparedness, presented the safety briefing.

COMMENTS / PRESENTATIONS

Comments from the Public – Jody Brooks, Chief Administrative Officer, provided instructions for public comments.

Kurt Wilson spoke to the Board about JEA's CEO leadership and the CEO evaluation.

Suzanne Sapp spoke to the Board on the future of energy, the Integrated Resource Plan (IRP), and previous meeting requests with the CEO and the Board.

Ronnie Burris, Laborers' International Union of North America, spoke to the Board about the pay of water and sewer employees compared to that of other employees and leadership.

Mark Breedlove, Manager, Technical Training, spoke to the Board on CEO leadership.

Chris Richardson, Electric Maintenance Coordinator, spoke to the Board on CEO leadership.

Herbert Taylor, Material Handling Operator Maintainer II; Executive Board, International Brotherhood of Electrical Workers, spoke to the Board about JEA's culture.

JEA Board of Directors
Meeting Minutes

February 24, 2026

John Burr spoke to the Board about AI, growth, and the political pressures in decision-making.

John Nooney spoke to the Board on public access and the Fish and Wildlife Commission (FWC).

Council Liaison's Comments – Ron Salem, Council Liaison, acknowledged City Council representatives CM Howland and CM Diamond in attendance at today's meeting. Mr. Salem commented on JEA's employees, work culture, and the slate of officers. Council Member Salem expressed the need for Board action in place of, or in advance of, a potential City Council investigation into JEA's leadership.

Managing Director / CEO Comments – Ms. Cavey spoke about JEA's culture and the Ballard lobbying contract. Ms. Cavey commented on the St. Johns River Park open house held at First Coast High School on February 19, 2026, JEA's Black History Month event, 7th Annual Redfish Tournament, and Board member Worth McArthur's recent Northside Generating Station tour.

Mr. McArthur provided comments on the tour.

JEA Performance Update

Corporate Scorecard – Juli Crawford, Senior Vice President, Finance, provided updates through January 31, 2026, including safety metrics, employee retention rate, customer satisfaction and loyalty, and first contact resolution. Ms. Crawford reported on operational metrics, including electric and water days of liquidity, debt service coverage, debt to asset ratio, fixed-charge coverage, reliability, and technology.

Board member MG Orender exited the meeting at 9:32 a.m. and returned at 9:36 a.m.

Financial Update – Ms. Crawford provided the financial update on FY26 year-to-date through January 31, 2026. Ms. Crawford reported on the electric and water system revenue and expenditures, electric cost per MWh, electric and water systems O&M actuals, capital budget, cash investments, and financial metrics. This presentation was received for information.

Ms. Crawford answered questions from Chair DiSalvo regarding the timeframe for weather conditions to impact customers' bills.

ITEMS FOR BOARD CONSIDERATION AND COMMITTEE REPORTS

CONSENT AGENDA

The Consent Agenda consists of agenda items that require Board approval but are routine in nature or have been discussed in previous meetings of the Board.

On *motion* by Secretary Orender and seconded by Vice-Chair Morales, all Consent Agenda items were approved.

JEA Board of Directors
Meeting Minutes

February 24, 2026

**JEA Board of Directors Meeting Minutes – January 27, 2026
Intergovernmental Support Agreement (IGSA) for NAS JAX, Resolution 2026-07
Vegetation Management Services Contract, Resolution 2026-08**

Capital Projects Committee Report – February 11, 2026

Committee Chair Morales provided a review of the agenda items, all of which were received for information:

- H2.0 Purification Center Update, presented by Rob Zammataro, Chief Water Systems Officer
- Buckman Water Reclamation Facility Biosolids Project Update, presented by Rob Zammataro, Chief Water Systems Officer
- Combined Cycle Update, presented by Garry Baker, Senior Vice President, Electric Delivery; Jamila Akrayi, Manager, Project Management; and Jim Stancin, Director, Energy Production
- 138kV / 230kV Fulton Cut Replacement Update, presented by Darrell Hamilton, Manager, Transmission & Substation Projects

DELIVERING BUSINESS EXCELLENCE

JEA/TEA Power Purchase Agreements (PPAs) – Garry Baker, Senior Vice President, Electric Delivery, introduced TEA presenters Mark Anderson, TEA Director, Client Services, East, and Michael Gehring, TEA Director, Portfolio Management. Mr. Anderson and Mr. Gehring presented on JEA’s capacity and transmission needs, market opportunities, sales transactions, and JEA and FPL purchases through TEA. Discussion followed. Mr. Adams asked how capital would be applied. Mr. Salem inquired about the existing contract for contributions to the city. Chair DiSalvo inquired about the risks if the data center failed. Mr. Baker commented on the work related to a complex deal.

On *motion* by Mr. Baker and seconded by Mr. Adams, the Board unanimously approved authorization of the Managing Director/CEO or designee to execute Power Purchase Agreements and associated documents necessary to facilitate the sale of capacity to Dalton Utilities and Santee Cooper, the purchase of capacity and transmission service from FPL, and adopted Resolution 2026-10.

Modification to JEA’s Open Access Transmission Tariff – Garry Baker, Senior Vice President, Electric Delivery, and Victor Blackshear, Director, Rates, presented an overview of the Open Access Transmission Tariff, cost of services, its uses, revenue requirements, proposed transmission rates, and service agreements. Board member discussions followed. Mr. Baker inquired about the financial impact on JEA. Ms. Suarez asked if 2007 was the most recent time that the subject matter was reviewed, and regarding the process for acceleration going forward, to remain competitive in the marketplace.

On *motion* by Secretary Orender and seconded by Mr. Adams, the Board unanimously approved modifications to JEA’s Open Access Transmission Tariff, authorized necessary administrative actions, and adopted Resolution 2026-09.

JEA Former Headquarters Disposition – Jody Brooks, Chief Administrative Officer, called for Secretary Orender to render a statement. Secretary Orender’s statement declared his conflict of interest with the agenda topic, and he abstained from discussion and voting.

JEA Board of Directors
Meeting Minutes

February 24, 2026

Jordan Pope, Senior Vice President, Administrative Services, presented an overview of the property and solicitation for the sale of JEA's former headquarters. Board member discussions followed. Mr. Baker inquired about the building's future use. Chair DiSalvo asked whether the project had been socialized with DIA (Downtown Investment Authority) and whether the DIA had provided feedback. Mr. Morales inquired if there was a one-year option for major city incentives.

On *motion* by Mr. Baker and seconded by Mr. Adams, the Board approved, without a vote from Secretary Orender, the sale of the former JEA headquarters campus to The Jewel at 21 West, LLC, authorized staff to seek Jacksonville City Council approval of the proposed sale, and adopted Resolution 2026-04.

Rating Agency Presentation – Juli Crawford, Senior Vice President, Finance, and A.J. Souto, Treasurer, provided a preview of the rating agency presentation to be shared during the agencies' visits to JEA in March 2026 for the annual survey. This presentation was received for information. Chair DiSalvo commented on the upcoming visits and inquired about feedback from the rating agencies. Mr. Adams inquired about the rating agencies' decision-making criteria. Mr. Orender referenced a personal example and commended JEA's approach to managing debt.

OTHER BUSINESS AND CLOSING CONSIDERATION

Old and Other New Business / Open Discussion

CEO/Managing Director – Ms. Cavey addressed Council Liaison Ron Salem and the Board regarding the new employee engagement survey to begin in April 2026 and the institution of a 360-degree feedback process.

Chair's Report – Chair DiSalvo gave comments on earlier remarks:

- Clarified the meaning of an incoming chair relating to the February 11, 2026, Executive Committee meeting
 - Recommendations have not left the committee
 - The Executive Committee will soon reconvene
 - No objections were made to today's agenda
 - The Executive Committee report was omitted at the Chair's discretion
- Allegations made against JEA's CEO
 - Potentially subjects JEA's employees and affiliates to unwarranted drama
 - Concerns and issues will be addressed through the appropriate process,

Vice-Chair Comments – Vice-Chair Morales commented on a series of conversations held with members of JEA's leadership team regarding consistent and concerning feedback, that Board members may have been unaware of the circumstances presented, and the impact of external distractions involving recent Board appointments and lobbying contracts.

JEA Board of Directors
Meeting Minutes

February 24, 2026

The ***motion*** by Vice-Chair Morales for an independent external 360-degree review of JEA’s leadership died for lack of a second and was not considered.

Board members held an open discussion on Vice-Chair Morales’ request for the CEO’s resignation, the context and appropriateness of prior conversations with JEA’s leadership, and questions related to the timeline and communication of allegations against the Managing Director/CEO to the Board. During the discussion, Council Liaison Ron Salem attempted to comment but was not recognized by the Chair.

Kristy Gavin, Office of General Counsel, advised the Chair that the discussion was a non-agenda item and requested confirmation of Board consensus to continue.

On ***motion*** by Mr. Baker and seconded by Mr. Adams, the Board voted to continue the discussion.

On ***motion*** by Mr. Baker and seconded by Mr. Adams, the Board voted 6–1 (Vice-Chair Morales opposed) to affirm its confidence in Vickie Cavey’s continued ability to successfully lead JEA.

Mr. Salem addressed the Chair to request comment and was not recognized.

Following continued discussion, Chair DiSalvo recommended that Board member Kawanza Suarez meet with Vickie Cavey, CEO/Managing Director; Diane Moser, Chief Human Resources Officer; and Dr. Charles Moreland, Chief Customer Experience Officer, to develop additional avenues for the Board and leadership to hear from employees.

Announcements – Next Board meeting March 31, 2026.

Adjournment – With no further business coming before the Board, Chair General DiSalvo declared the meeting adjourned at 11:05 a.m.

APPROVED BY:

JEA Board Secretary

Date: _____

Board Meeting Recorded by:

Sheree Brown

Sheree Brown
Board Services Manager

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Orender, Carnace MG		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Board of Directors	
MAILING ADDRESS c/o JEA 225 North Pearl Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY	
CITY Jacksonville	COUNTY Duval	NAME OF POLITICAL SUBDIVISION: JEA, independent agency of City of Jacksonville	
DATE ON WHICH VOTE OCCURRED 2/24/2026		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Carnace MG Orender, hereby disclose that on February 24, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, Jacob Orender (son) _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

An agenda item is scheduled for the February 24, 2026 regular meeting of the JEA Board of Directors to award a solicitation and approve a purchase agreement for the sale of the former JEA headquarters building and property. My son, Jacob Orender, is part of the redevelopment team for the top ranked respondent and potential purchaser.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/24/26
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



BOARD RESOLUTION: 2026-11

March 31, 2026

A RESOLUTION OF THE JEA BOARD OF DIRECTORS TO HIGHLIGHT AND SUPPORT APRIL AS FLORIDA’S WATER CONSERVATION MONTH

WHEREAS, the State of Florida and its Water Management Districts and local government agencies, including JEA, are working together to increase public awareness about the importance of water conservation; and

WHEREAS, the State of Florida has designated April, typically a dry month when water demands are most acute, as Florida’s Water Conservation Month to educate citizens about how they can help save Florida’s precious water resources; and

WHEREAS, JEA is responsible for delivering an average of one hundred twenty-eight million (128,000,000) gallons of clean, safe water to its customers each day while helping ensure our water supply is sustainable for the future; and

WHEREAS, JEA encourages and supports water conservation through various educational programs and special events and the One Water campaign; and

WHEREAS, through its conservation efforts, JEA has helped customers reduce their consumption of drinking water, resulting in billions of gallons of water savings; and

WHEREAS, JEA and every business, industry, school, and citizen can make a difference when it comes to conserving water; and

WHEREAS, efficient irrigation design, programming, and maintenance can conserve water, JEA will encourage citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements.

NOW THEREFORE, BE IT RESOLVED by the JEA Board of Directors that:

1. The Board recognizes and supports the month of April as Water Conservation Month. JEA encourages its employees, customers, and area citizens to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save and use water wisely.
2. To the extent that there are any typographical, administrative, and/or scrivener’s errors contained herein that do not change the tone, tenor, or purpose of this Resolution, then such errors may be administratively corrected with no further action required by the Board.
3. This Resolution shall be effective upon adoption by the Board.

Dated this 31st day of March 2026.

JEA Board Chair

JEA Board Secretary

Form Approved by:

Office of General Counsel

	VOTE	
In Favor		
Opposed		
Abstained		

JEA Board Agenda

MEMORANDUM



Civil Service Board Appointment

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff recommends the Board approve Resolution 2026-14, to appoint Jackie B. Scheel to serve on the City of Jacksonville Civil Service Board for a partial term expiring June 30, 2027, effective upon confirmation of the appointment by the Jacksonville City Council.

Consent Agenda Item: Yes No

Presenter: Diane Moser, Chief Human Resources Officer

Chief: Diane Moser, Chief Human Resources Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis: Jackie B. Scheel is a senior utility operations director with more than 35 years of experience in water, wastewater, reclaimed water, and utility infrastructure management. Beginning her career in an entry-level role and advancing to Director of Water/Wastewater and Reuse Delivery & Collection for JEA in Jacksonville, Florida, Ms. Scheel oversaw operations, maintenance, and capital programs supporting 12,000 miles of infrastructure across a 1,000-square-mile service area. Ms. Scheel led a workforce of 260 employees and managed \$75 million in annual budgets. A U.S. Army veteran who served as a Combat Signaler in Germany, Ms. Scheel is active in workforce development, apprenticeship programs, and community volunteer initiatives supporting skilled trades and public service leadership.

Financial Impact: N/A

Committee/Board Meeting/Workshop & Date Presented: N/A

Appendix: Resolution 2026-14



BOARD RESOLUTION: 2026-14

March 31, 2026

A RESOLUTION BY THE BOARD APPOINTING MS. JACKIE B. SCHEEL TO THE CIVIL SERVICE BOARD REPLACING DR. EDYTHE M. ABDULLAH, FOR A PARTIAL TERM EXPIRING JUNE 20, 2027, SUBJECT TO CITY COUNCIL CONFIRMATION. YEAR TERM SUBJECT TO CITY COUNCIL CONFIRMATION

WHEREAS, Article 17 of the Charter of the City of Jacksonville (the Charter) establishes a civil service system for employees of the City of Jacksonville’s consolidated government; and

WHEREAS, Section 17.02 of the Charter creates the Civil Service Board (CSB) and provides that JEA shall appoint two members to the CSB; and

WHEREAS, there is presently a vacancy in one of JEA’s appointed CSB positions; and

WHEREAS, the Board finds that Ms. Jackie B. Scheel is qualified to serve on the CSB and desires to appoint Ms. Scheel to the vacant JEA CSB position.

NOW THEREFORE, BE IT RESOLVED by the JEA Board of Directors that:

1. The recitals stated above are hereby incorporated into and made part of this Resolution, and such recitals shall serve as findings of fact.
2. The Board hereby appoints Ms. Jackie B. Scheel to serve on the City of Jacksonville Civil Service Board for a partial term expiring June 30, 2027, effective upon confirmation of the appointment by Jacksonville City Council.
3. To the extent that there are any typographical, administrative, and/or scrivener’s errors contained herein that do not change to tone, tenor or purpose of this Resolution, then such errors may be corrected with no further action required by the Board.
4. This Resolution shall be effective upon approval by the Board

Dated this 31st day of March, 2026.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Carnace MG Orender, hereby disclose that on February 24, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, Jacob Orender (son) _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

An agenda item is scheduled for the February 24, 2026 regular meeting of the JEA Board of Directors to award a solicitation and approve a purchase agreement for the sale of the former JEA headquarters building and property. My son, Jacob Orender, is part of the redevelopment team for the top ranked respondent and potential purchaser.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2/24/26
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

JEA Board Agenda

MEMORANDUM



Litigation and Arbitration Update

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenter: Jody Brooks, Chief Administrative Officer

Chief: Jody Brooks, Chief Administrative Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis: Providing an update on JEA's ongoing legal and arbitration matters.

Financial Impact: Possible legal fees from ongoing proceedings

Committee/Board Meeting/Workshop & Date Presented: N/A

Appendix: N/A

JEA Board Agenda

MEMORANDUM



Electric, Water, and Sewer Cost of Service Results

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:
N/A

Consent Agenda Item: Yes No

Presenters: Juli Crawford, Senior Vice President, Finance
Victor Blackshear, Director, Rates

Chief: Ted Phillips, Chief Financial Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis: JEA's Pricing Policy's overall philosophy is to provide the advantages of a community-owned utility by delivering high quality, reliable, and exceptional service at fair and competitive rates. Its objectives included a comprehensive cost of service study to be performed at a minimum of every five years to support that the rates charged by class are based on cost. The electric cost of service study started in 2026, and the final results are provided within the presentation.
JEA utilized FY2026-2029 Financial Planning projections to refresh the cost-of-service results and determine revenue sufficiency to recover costs from the appropriate customer classes based on the cost to serve each class. Results show under and over collections per class and the recommended adjustments.

Financial Impact: The Electric System is seeking to recover sufficient revenues to meet the projected costs for Fiscal Year 2027 through base rate adjustments. The projected rate revenues needed are approximately \$1,051 million for Fiscal Year 2027.
The Water and Sewer System is seeking to recover sufficient revenues to meet the projected costs for Fiscal Year 2027 through base rate adjustments. The projected rate revenues needed are approximately \$618 million for Fiscal Year 2027.

Committee/Board Meeting/Workshop & Date Presented:
N/A

Appendix:
Electric, Water, and Sewer Cost of Service Results Presentation

JEA Board Agenda

MEMORANDUM



Drought Conditions in Northeast Florida

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

N/A

Consent Agenda Item: Yes No

Presenters: Rob Zammataro, Chief Water Systems Officer

Chief: Rob Zammataro, Chief Water Systems Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis:

Northeast Florida has been under extreme drought conditions since early February 2026. Extreme drought can result in major crop and pasture losses, widespread water shortages, and fire risk reaching extreme levels.

Since drought monitoring began in 2000, there have been four long-duration extreme droughts. This is the most impactful drought within the Jacksonville area since 2012. The percentage of extreme drought coverage is the highest, and this is the first time the entire State of Florida has experienced moderate drought or worse.

Over the next three months, precipitation is expected to be at normal or below-normal levels, and temperatures are leaning above normal. While March tends to be a wetter month, the presence of a diminishing La Niña keeps the local weather pattern less active. Therefore, drought conditions are expected to persist through spring and will likely worsen.

Because of worsening drought conditions, rainfall deficit, increased temperature, elevated fire risks, and prolonged sub-freezing temperatures in early February, Governor DeSantis issued on February 9th a major state of emergency in 67 counties including Duval, Nassau, Clay, and St. Johns (Executive Order 26-33).

On March 3, the St. Johns River Water Management District (District) issued a Modified Phase II Severe Water Shortage (Order 2026-005) for portions of northeast and central Florida. Under Phase II, the restrictions and measures include, in part:

- All water users are encouraged to reduce water use, conserve water, and proactively plan for extended severe drought conditions
- Wasteful, aesthetic, and unnecessary water use is prohibited
- All public water supply permit holders should implement or enhance water conservation measures

JEA Board Agenda

MEMORANDUM



Drought Conditions in Northeast Florida - Continued

Background Information & Analysis (cont'd):

JEA's growing customer base, combined with warm temperatures and dry conditions, will place the highest demands on an already stressed system:

- Over half of the demand is due to irrigation
- The District expects implementation and enforcement of the Order
- Alignment with the City and the District on communication and enforcement is needed

JEA will continue its messaging of conservation and adherence to watering rules and will work with major stakeholders to develop effective strategies to change behaviors.

Financial Impact:

N/A

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix:

N/A

JEA Board Agenda

MEMORANDUM



Bedford Road Electric Improvements – Authorization for Condemnation

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff recommends the Board approve Resolution 2026-12 to acquire the necessary property rights should negotiations prove unsuccessful.

Consent Agenda Item: Yes No

Presenter: Jordan Pope, Senior Vice President, Administrative Services

Chief: Jody Brooks, Chief Administrative Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis: Pursuant to Section 21.04 of the JEA Charter and Article 3 of the Real Estate Services Procurement Directive, JEA has the authority to acquire all property in the best interests of JEA.
• To support the operation and continued reliability of the electric system, Real Estate Services is acquiring 32 easements to rebuild an electric transmission circuit, upgrade a distribution circuit, and improve the electric grid along Bedford Road
• Real Estate Services has acquired 26 easements to date, with two in process with the City of Jacksonville, and one in final negotiations
• JEA has not yet reached an agreement to purchase the three remaining easements for the project
• Condemnation Authority is requested to ensure that any delays in negotiations or acquisitions do not jeopardize the project schedule

Financial Impact: JEA received appraisals for the remaining easements in November 2025, totaling \$36,450. Should JEA proceed with Eminent Domain action, additional fees and expenses may be incurred consistent with Florida Statutes.

Committee/Board Meeting/Workshop & Date Presented: N/A

- Appendix:
- Resolution 2026-12
 - Exhibit A: Boundary Surveys
 - Ownership interest
 - Project location map



BOARD RESOLUTION: 2026-12

March 31, 2026

A RESOLUTION BY THE JEA BOARD AUTHORIZING NEGOTIATED ACQUISITION AND EXECUTION OF ACQUISITION AGREEMENTS FOR UTILITY EASEMENT RIGHTS IN CERTAIN LANDS DESCRIBED HEREIN FOR ELECTRIC UTILITY INFRASTRUCTURE AND RELATED FACILITIES, UNDER CERTAIN TERMS AND CONDITIONS, AND FAILING SUCCESSFUL NEGOTIATIONS AS TO ANY AND ALL SUCH EASEMENT RIGHTS, AUTHORIZING CONDEMNATION PROCEEDINGS; DECLARING THE PUBLIC PURPOSE AND PUBLIC NECESSITY FOR ACQUIRING UTILITY EASEMENT RIGHTS THROUGH CONDEMNATION BY RIGHT OF EMINENT DOMAIN IN CERTAIN LANDS; AUTHORIZING THE OFFICE OF GENERAL COUNSEL TO INSTITUTE APPROPRIATE CONDEMNATION PROCEEDINGS; APPROVING PRE-SUIT MEDIATION AND DELEGATING MEDIATION SETTLEMENT AUTHORITY; WAIVING ANY CONFLICTING PROVISIONS OF THE REAL ESTATE SERVICES PROCUREMENT DIRECTIVES; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, JEA, a body politic and corporate, is authorized to construct, operate and maintain facilities for public utilities for the general public and is vested by Article 21 of the Charter of the City of Jacksonville and Florida law with the power of eminent domain to acquire real property rights, for all public utilities including, but not limited to, electric, water, reclaimed water, and sewer purposes in the event that negotiations for their purchase is concluded unsuccessfully;

NOW THEREFORE, BE IT RESOLVED by the JEA Board of Directors ("Board") that:

Section 1. Managing Director/CEO Authorized to Acquire. The Managing Director/CEO, or her designee, or the Real Property Procurement Officer is hereby authorized to negotiate and acquire and to enter into acquisition agreements and to execute on behalf of JEA such documents as may be required for acquisition of utility easement rights in the lands described in Exhibit "A", to construct, operate and maintain electric utility infrastructure and related facilities. JEA declares that the easement rights described in Exhibit "A" are reasonably necessary for this use. The Managing Director/CEO, or her designee, or the Real Property Procurement Officer shall accomplish such acquisition of utility easement rights on such terms and conditions as specified by JEA.

Section 2. Declaration of Public Purpose and Public Necessity. In the event any such negotiation is not successfully concluded within a reasonable period of time, as determined by JEA, JEA declares the public purpose and public necessity for acquiring through condemnation by right of eminent domain utility easement rights in the lands described in Exhibit "A". The purpose of the utility easement rights is to construct, operate, and maintain electric utility infrastructure and related facilities and to accommodate future expansion and reliability of the public electric utility system.

Section 3. Acquisition of Utility Easements Rights. JEA shall acquire by eminent domain utility easement rights in the lands described in the attached Exhibit "A" for the public purposes stated herein. There are no mobile homes on the property.

Section 4. Institution of Legal Proceedings. The Office of General Counsel is authorized and empowered to institute at the direction of the Managing Director/CEO and on behalf of JEA the appropriate legal proceedings to acquire by condemnation the utility easement rights in the lands described in the attached Exhibit "A". Upon such direction, the Office of General Counsel is authorized to initiate and institute proceedings in accordance with the authority granted to JEA pursuant to Chapters 73, 74, and 361, Florida Statutes, for the exercise of the power of eminent domain in order to obtain the possession and easement interest in the property described in Exhibit "A" in advance of the final judgement, as provided by law and determined necessary by this Board for the public purposes set forth herein.

Section 5. Pre-suit Mediation. The Board hereby approves pre-suit mediation as allowed by Chapter 73.015(3), Florida Statutes, and delegates mediation settlement authority to the Managing Director/CEO, or her designee, or the Real Property Procurement Officer.

Section 6. Waiver. Any conflicting provisions of the Real Estate Procurement Directives are hereby waived.

Section 7. Correction of Errors. To the extent that there are administrative, typographical, and/or scrivener's errors contained herein that do not substantively change the tone, tenor or effect of this Resolution, then such errors may be revised and corrected by the Managing Director/CEO, or authorized designee, or the Real Property Procurement Officer with no further action required by the Board.

Section 8. Effective Date. This Resolution shall be effective upon its adoption by the Board.

Dated this 31st day of March 2026.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

BOUNDARY SURVEY

EXHIBIT A - PAGE 1 OF 3

OF

PARCEL 814:

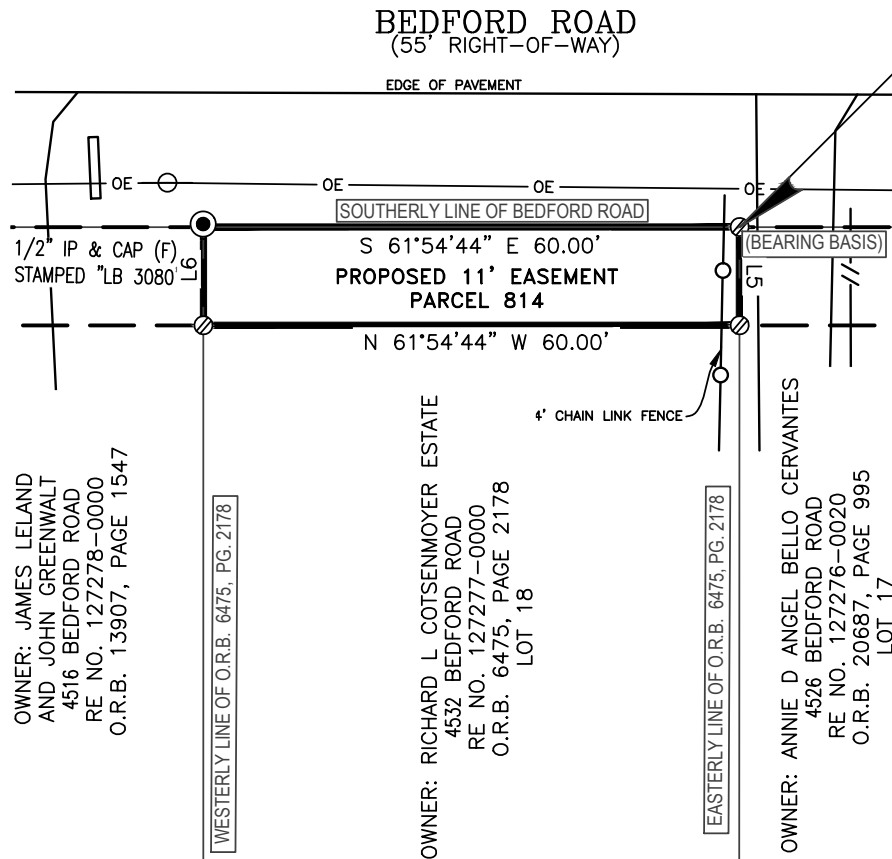
THE NORTH ELEVEN (11) FEET OF LOT 18, AS SHOWN ON THE PLAT OF JOHN T. HUNTER GARDENS, AS RECORDED IN DEED BOOK 1096, PAGE 206, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6475, PAGE 2178, OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 28°05'16" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 11.00 FEET; THENCE NORTH 61°54'44" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 28°05'16" EAST, ALONG LAST SAID LINE A DISTANCE OF 11.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEDFORD ROAD (A 55 FOOT RIGHT OF WAY); THENCE SOUTH 61°54'44" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 660 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. BEARING SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF BEDFORD ROAD WITH A BEARING OF SOUTH 61°54'44" EAST.
2. NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND MAY AFFECT THE PROPERTY.
3. IMPROVEMENTS IF SHOWN HEREON ARE LIMITED.



POINT OF BEGINNING
 NORTHEAST CORNER OF LOT 18
 JOHN T. HUNTER GARDENS
 (D.B. 1096, PG. 206)

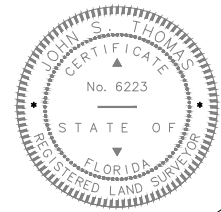
LEGEND

- IP IRON PIPE
- (F) FOUND
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- RE NO. REAL ESTATE NUMBER
- OE— OVERHEAD ELECTRIC
- ⊙ POWER POLE
- ⊗ REBAR SET
- ⊙ IRON PIPE FOUND

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS BOUNDARY SURVEY IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID BOUNDARY SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

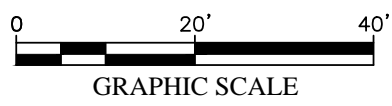
DATE OF PLAT OR MAP: MARCH 3RD, 2026



John S. Thomas
 JOHN S. THOMAS
 FLORIDA REGISTERED PROFESSIONAL
 SURVEYOR AND MAPPER NO. 6223
 SAM LLC LICENSE BUSINESS NO. 7908

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L5	S28°05'36"W	11.00'
L6	N28°05'36"E	11.00'



JOB NUMBER: 1025096757
 JOB TITLE: JEA BEDFORD ROAD— PROPOSED EASEMENT
 SCALE: 1" = 20'
 DRAWN BY: LS
 SHEET 1 OF 1

BOUNDARY SURVEY
PARCEL 814
ELEVEN (11) FOOT JEA EASEMENT

SAM
 SURVEYING AND MAPPING, LLC.
 9440 PHILIPS HWY, #7
 JACKSONVILLE, FLORIDA 32256

BOUNDARY SURVEY

EXHIBIT A - PAGE 2 OF 3

PARCEL 822:

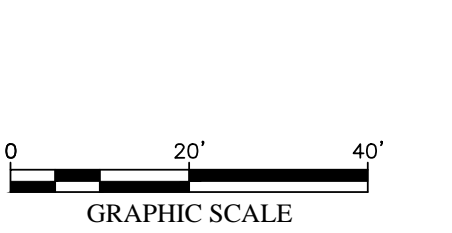
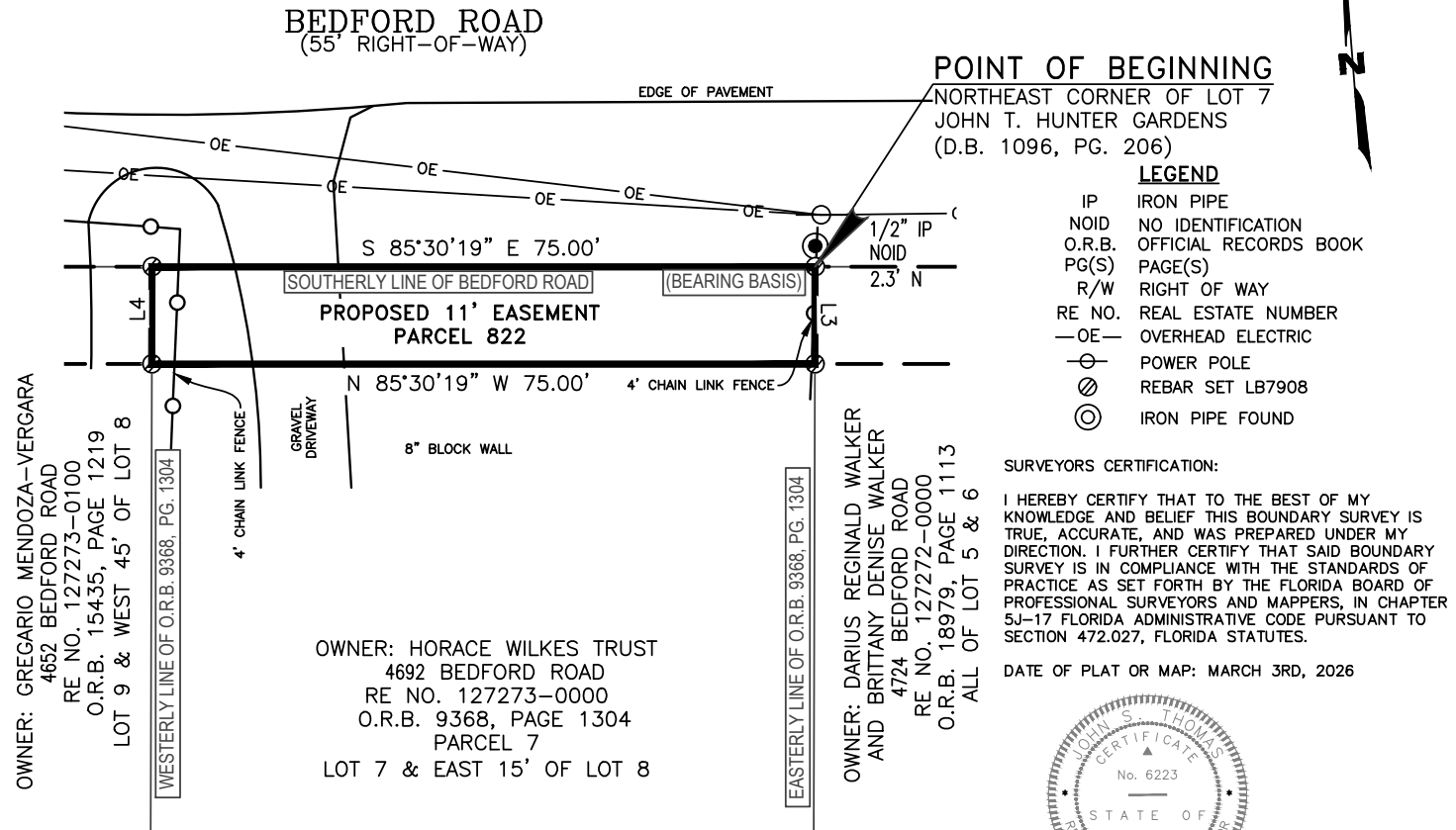
THE NORTH ELEVEN (11) FEET OF LOT 7 TOGETHER WITH THE EAST FIFTEEN (15) OF LOT 8, AS SHOWN ON THE PLAT OF JOHN T. HUNTER GARDENS, AS RECORDED IN DEED BOOK 1096, PAGE 206, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9368, PAGE 1304, OF SAID CURRENT PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 04°37'30" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 11.00 FEET; THENCE NORTH 85°30'19" WEST, A DISTANCE OF 75.00 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15435, PAGE 1219, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 04°37'30" EAST, ALONG LAST SAID LINE A DISTANCE OF 11.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEDFORD ROAD (A 55 FOOT RIGHT OF WAY); THENCE SOUTH 85°30'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

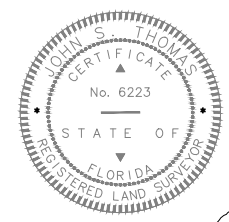
CONTAINING 825 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. BEARING SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF BEDFORD ROAD WITH A BEARING OF SOUTH 89°30'19"E.
2. NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND MAY AFFECT THE PROPERTY.
3. IMPROVEMENTS IF SHOWN HEREON ARE LIMITED.



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	S04°37'30"W	11.00'
L4	N04°37'30"E	11.00'



John S. Thomas
JOHN S. THOMAS
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER NO. 6223
SAM LLC LICENSE BUSINESS NO. 7908

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 1025096757 JOB TITLE: JEA BEDFORD ROAD- PROPOSED EASEMENT SCALE: 1" = 20' DRAWN BY: LS SHEET 1 OF 1	BOUNDARY SURVEY PARCEL 822 ELEVEN (11) FOOT JEA EASEMENT	 SURVEYING AND MAPPING, LLC. 9440 PHILIPS HWY, #7 JACKSONVILLE, FLORIDA 32256
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BOUNDARY SURVEY

EXHIBIT A - PAGE 3 OF 3

PARCEL 825:

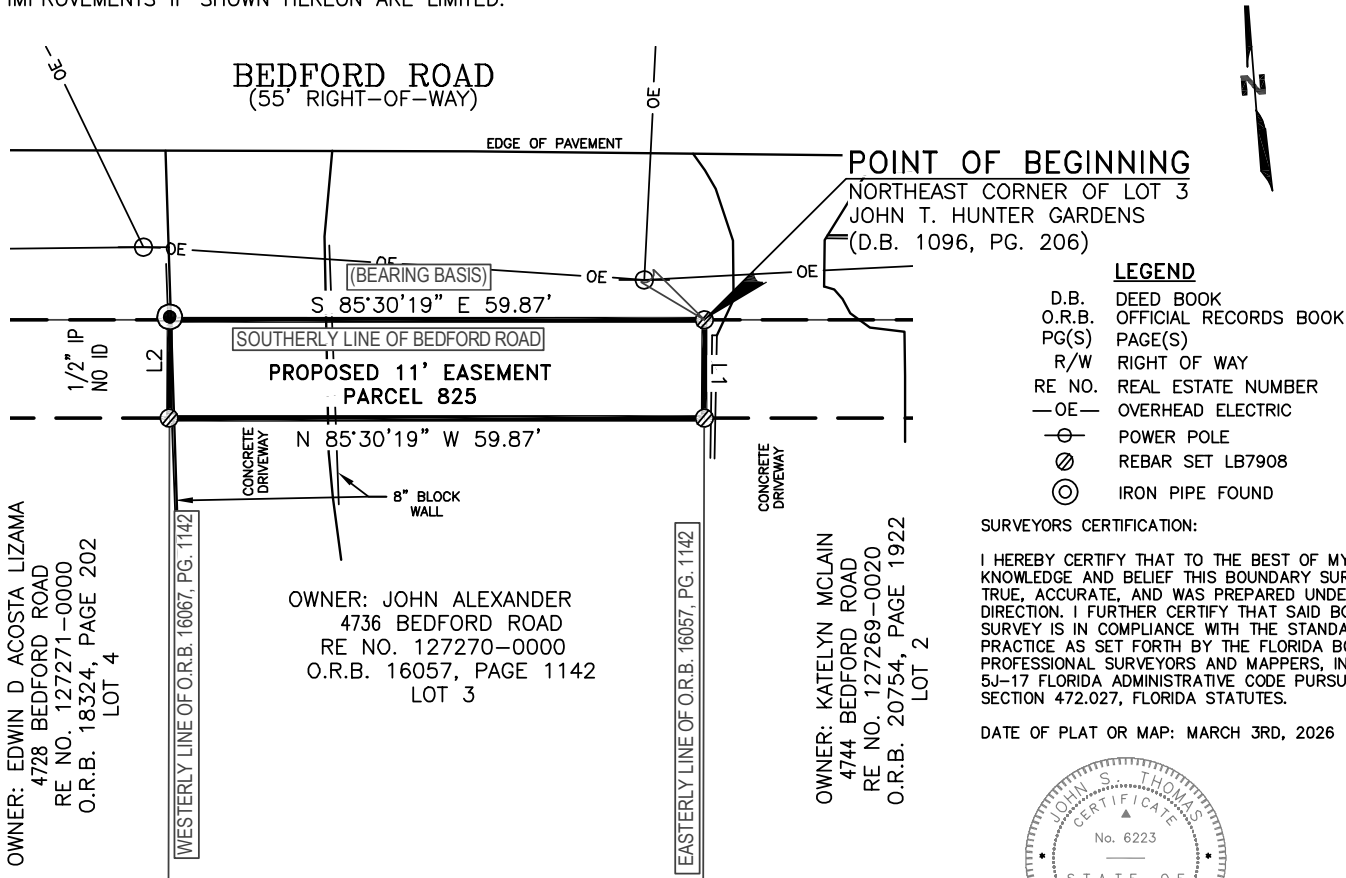
THE NORTH ELEVEN (11) FEET OF LOT 3, AS SHOWN ON THE PLAT OF JOHN T. HUNTER GARDENS, AS RECORDED IN DEED BOOK 1096, PAGE 206, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16057, PAGE 1142, OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 04°37'30" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 11.00 FEET; THENCE NORTH 85°30'19" WEST, A DISTANCE OF 59.87 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 04°37'30" EAST, ALONG LAST SAID LINE A DISTANCE OF 11.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEDFORD ROAD (55 FOOT RIGHT OF WAY); THENCE SOUTH 85°30'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 59.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 659 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THIS IS A BOUNDARY SURVEY OF A PROPOSED ELEVEN (11) FOOT JEA EASEMENT.
2. BEARING SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF BEDFORD ROAD WITH A BEARING OF SOUTH 89°30'19"E.
3. NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND MAY AFFECT THE PROPERTY.
4. IMPROVEMENTS IF SHOWN HEREON ARE LIMITED.



OWNER: EDWIN D ACOSTA LIZAMA
4728 BEDFORD ROAD
RE NO. 127271-0000
O.R.B. 18324, PAGE 202
LOT 4

OWNER: JOHN ALEXANDER
4736 BEDFORD ROAD
RE NO. 127270-0000
O.R.B. 16057, PAGE 1142
LOT 3

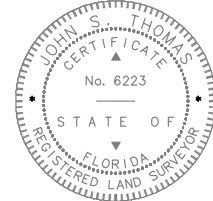
OWNER: KATELYN MCLAIN
4744 BEDFORD ROAD
RE NO. 127269-0020
O.R.B. 20754, PAGE 1922
LOT 2

- LEGEND**
- D.B. DEED BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG(S) PAGE(S)
 - R/W RIGHT OF WAY
 - RE NO. REAL ESTATE NUMBER
 - OE— OVERHEAD ELECTRIC
 - ⊙ POWER POLE
 - ⊗ REBAR SET LB7908
 - ⊙ IRON PIPE FOUND

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS BOUNDARY SURVEY IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID BOUNDARY SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF PLAT OR MAP: MARCH 3RD, 2026



John S. Thomas
JOHN S. THOMAS
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER NO. 6223
SAM LLC LICENSE BUSINESS NO. 7908

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S04°37'30"W	11.00'
L2	N04°37'30"E	11.00'



GRAPHIC SCALE

JOB NUMBER: 1025096757
JOB TITLE: JEA BEDFORD ROAD- PROPOSED EASEMENT
SCALE: 1" = 20'
DRAWN BY: LS
SHEET 1 OF 1

BOUNDARY SURVEY
PARCEL 825
ELEVEN (11) FOOT JEA EASEMENT

SAM
SURVEYING AND MAPPING, LLC.
9440 PHILIPS HWY, #7
JACKSONVILLE, FLORIDA 32256

Ownership Interest:

- Parcel 814: Richard L. Cotsenmoyer and Elizabeth K. Crumpler

The Secretary of Housing and Urban Development, its successors and assigns
451 7th Street SW
Washington, DC 20410
- Parcel 822: The Successor Trustee(s) of the Horace Wilkes Living Trust Dated the 16th day of July, 1999

First National Acceptance Company
241 East Saginaw
P.O. Box 980
East Lansing, MI 48826

Tareka Nickole Renae Shuman
7347 Sharbeth Drive South
Jacksonville, FL 32210
- Parcel 825: The Estate of John Alexander (subject to administration of said Estate)

Fifth Third Mortgage Company
5001 Kingsley Drive
MD: 1MOCBQ
Cincinnati, OH 45227

Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation
P.O. Box 2026
Flint, MI 48501-2026

Bedford Road Electric Easements



JEA Board Agenda

MEMORANDUM



Normandy – US 301 Electric Easements – Authorization for Condemnation

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:

Staff recommends the Board approve Resolution 2026-13 to acquire the necessary property rights should negotiations prove unsuccessful.

Consent Agenda Item: Yes No

Presenter: Jordan Pope, Senior Vice President, Administrative Services

Chief: Jody Brooks, Chief Administrative Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis: Pursuant to Section 21.04 of the JEA Charter and Article 3 of the Real Estate Services Procurement Directive, JEA has the authority to acquire all property in the best interests of JEA.

- To support the expansion, operation, and continued reliability of the electric system, JEA has identified the need for a new electric transmission corridor from Cecil Commerce Center, southwest along Normandy Blvd to Maxville, and north along US 301 to Interstate 10, approximately 15 miles in total
- 92 easements are required to complete the new 230 kV transmission corridor
- Real Estate Services has acquired 73 of the 92 easements to date
- JEA continues to actively pursue negotiations to acquire the remaining easements, but is seeking Condemnation Authority to ensure that any delays in negotiations or acquisitions do not jeopardize the project schedule

Financial Impact: JEA received appraisals for the remaining easements in December 2025 totaling \$262,150. Should JEA proceed with Eminent Domain action, additional fees and expenses may be incurred consistent with Florida Statutes.

Committee/Board Meeting/Workshop & Date Presented:

N/A

Appendix:

- Resolution 2026-13
- Exhibit A: Boundary surveys
- Ownership interest
- Project location map



BOARD RESOLUTION: 2026-13

March 31, 2026

A RESOLUTION BY THE JEA BOARD AUTHORIZING NEGOTIATED ACQUISITION AND EXECUTION OF ACQUISITION AGREEMENTS FOR UTILITY EASEMENT RIGHTS IN CERTAIN LANDS DESCRIBED HEREIN FOR ELECTRIC UTILITY INFRASTRUCTURE AND RELATED FACILITIES, UNDER CERTAIN TERMS AND CONDITIONS, AND FAILING SUCCESSFUL NEGOTIATIONS AS TO ANY AND ALL SUCH EASEMENT RIGHTS, AUTHORIZING CONDEMNATION PROCEEDINGS; DECLARING THE PUBLIC PURPOSE AND PUBLIC NECESSITY FOR ACQUIRING UTILITY EASEMENT RIGHTS THROUGH CONDEMNATION BY RIGHT OF EMINENT DOMAIN IN CERTAIN LANDS; AUTHORIZING THE OFFICE OF GENERAL COUNSEL TO INSTITUTE APPROPRIATE CONDEMNATION PROCEEDINGS; APPROVING PRE-SUIT MEDIATION AND DELEGATING MEDIATION SETTLEMENT AUTHORITY; WAIVING ANY CONFLICTING PROVISIONS OF THE REAL ESTATE SERVICES PROCUREMENT DIRECTIVES; PROVIDING FOR CORRECTION OF ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, JEA, a body politic and corporate, is authorized to construct, operate and maintain facilities for public utilities for the general public and is vested by Article 21 of the Charter of the City of Jacksonville and Florida law with the power of eminent domain to acquire real property rights, for all public utilities including, but not limited to, electric, water, reclaimed water, and sewer purposes in the event that negotiations for their purchase is concluded unsuccessfully;

NOW THEREFORE, BE IT RESOLVED by the JEA Board of Directors ("Board") that:

Section 1. Managing Director/CEO Authorized to Acquire. The Managing Director/CEO, or her designee, or the Real Property Procurement Officer is hereby authorized to negotiate and acquire and to enter into acquisition agreements and to execute on behalf of JEA such documents as may be required for acquisition of utility easement rights in the lands described in Exhibit "A", to construct, operate and maintain electric utility infrastructure and related facilities. JEA declares that the easement rights described in Exhibit "A" are reasonably necessary for this use. The Managing Director/CEO, or her designee, or the Real Property Procurement Officer shall accomplish such acquisition of utility easement rights on such terms and conditions as specified by JEA.

Section 2. Declaration of Public Purpose and Public Necessity. In the event any such negotiation is not successfully concluded within a reasonable period of time, as determined by JEA, JEA declares the public purpose and public necessity for acquiring through condemnation by right of eminent domain utility easement rights in the lands described in Exhibit "A". The purpose of the utility easement rights is to construct, operate, and maintain electric utility infrastructure and related facilities and to accommodate future expansion and reliability of the public electric utility system.

Section 3. Acquisition of Utility Easements Rights. JEA shall acquire by eminent domain utility easement rights in the lands described in the attached Exhibit "A" for the public purposes stated herein. There are no mobile homes on the property.

Section 4. Institution of Legal Proceedings. The Office of General Counsel is authorized and empowered to institute at the direction of the Managing Director/CEO and on behalf of JEA the appropriate legal proceedings to acquire by condemnation the utility easement rights in the lands described in the attached Exhibit "A". Upon such direction, the Office of General Counsel is authorized to initiate and institute proceedings in accordance with the authority granted to JEA pursuant to Chapters 73, 74, and 361, Florida Statutes, for the exercise of the power of eminent domain in order to obtain the possession and easement interest in the property described in Exhibit "A" in advance of the final judgement, as provided by law and determined necessary by this Board for the public purposes set forth herein.

Section 5. Pre-suit Mediation. The Board hereby approves pre-suit mediation as allowed by Chapter 73.015(3), Florida Statutes, and delegates mediation settlement authority to the Managing Director/CEO, or her designee, or the Real Property Procurement Officer.

Section 6. Waiver. Any conflicting provisions of the Real Estate Procurement Directives are hereby waived.

Section 7. Correction of Errors. To the extent that there are administrative, typographical, and/or scrivener's errors contained herein that do not substantively change the tone, tenor or effect of this Resolution, then such errors may be revised and corrected by the Managing Director/CEO, or authorized designee, or the Real Property Procurement Officer with no further action required by the Board.

Section 8. Effective Date. This Resolution shall be effective upon its adoption by the Board.

Dated this 31st day of March, 2026.

JEA Board Chair

JEA Board Secretary

Form Approved by

Office of General Counsel

VOTE	
In Favor	
Opposed	
Abstained	

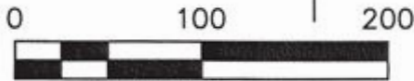
SHEET ONE (1) of TWO (2) SHEETS

MAP SHOWING BOUNDARY SURVEY OF PARCEL 801

A JEA UTILITY EASEMENT OVER ALL OF LOT 12, BLOCK 50, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON THE "PLAT OF MAXVILLE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 78 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SYMBOLS USED IN THIS SURVEY

- DENOTES SET 1/2" IRON PIPE WITH CAP, LB 6661, "A&J LAND SURVEYORS. INC."
- DENOTES FOUND 1/2" IRON PIPE WITH CAP, LB 3624, "

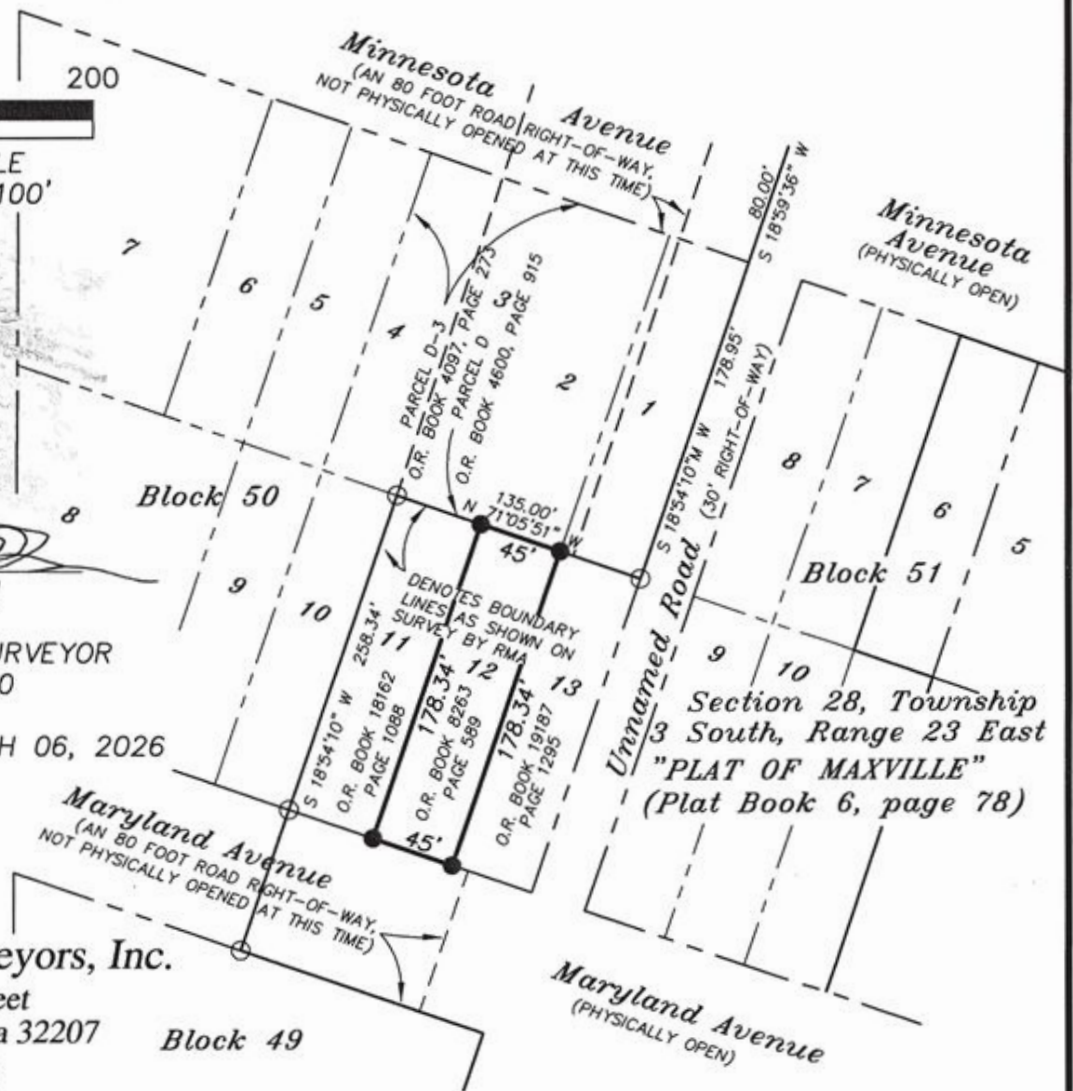


GRAPHIC SCALE
SCALE: 1" = 100'



[Signature]
 JONATHAN B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600
 JOB No. 2026-1215
 SKETCH DATE: MARCH 06, 2026

PREPARED BY
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736



SHEET ONE (1) OF THREE (3) SHEETS

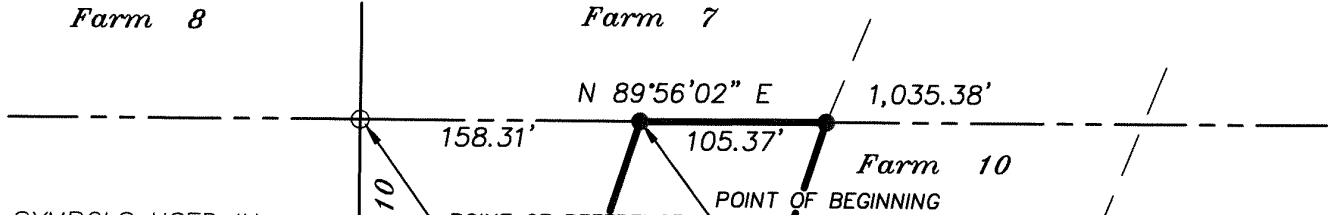
MAP SHOWING BOUNDARY SURVEY OF

PARCEL # 802 (COJ RE #001143-0165)

A 100 FOOT WIDE JEA UTILITY EASEMENT, OVER A PORTION OF FARM 10, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, OF THE "PLAT OF MAXVILLE AND THE MAXVILLE FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Farm 8

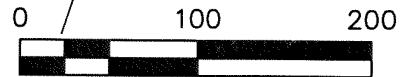
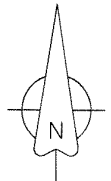
Farm 7



SYMBOLS USED IN THIS SURVEY

- DENOTES SET 1/2" IRON PIPE WITH CAP, LB 6661, "A&J LAND SURVEYORS. INC."
- DENOTES FOUND 1/2" IRON PIPE WITH CAP, LB 3624, "

POINT OF REFERENCE
 MOST NORTHWEST CORNER OF FARM 10, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, "PLAT OF MAXVILLE AND THE MAXVILLE FARMS" AS RECORDED IN PLAT BOOK 3, PAGE 94



GRAPHIC SCALE
 SCALE: 1" = 100'

NOTE: NO VISIBLE ABOVEGROUND IMPROVEMENTS WERE NOTED ON THE DATE THAT THIS SURVEY WAS PERFORMED.

(REBAR TO REBAR)

N 00°19'39" E 1,326.85'

323.94'

N 18°18'30" E 512.81'

100' WIDE JEA UTILITY EASEMENT
 PARCEL 802 ~ 1.56 ACRES, ±
 COJ RE # 001143-0165

S 18°18'30" W 854.15'

165' FLORIDA POWER & LIGHT (FP&L) COMPANY RIGHT-OF-WAY
 (AS PER DEED BOOK 462, PAGE 273, AMENDED IN OFFICIAL RECORDS VOLUME 4097, PAGE 273, AMENDED IN OFFICIAL RECORDS VOLUME 4600, PAGE 215)

N 89°56'02" E 1,035.38'

158.31'

105.37'

Farm 10

POINT OF BEGINNING

"PLAT OF MAXVILLE AND MAXVILLE FARMS"
 (Plat Book 3, page 94)

JONATHON B. BOWAN
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 CERTIFICATE No. 4600
 JOB No. 2026-1217
 SKETCH DATE: MARCH 06, 2026

PREPARED BY
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T 904.346.1733
 F 904.346.1736

SHEET THREE (3) OF THREE (3) SHEETS
MAP SHOWING BOUNDARY SURVEY OF

PARCEL 802
COJ RE # 001143-0165

A 100 FOOT WIDE JEA UTILITY EASEMENT, OVER A PORTION OF FARM 10, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, OF THE "PLAT OF MAXVILLE AND THE MAXVILLE FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWEST CORNER OF FARM 10, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, OF THE "PLAT OF MAXVILLE AND THE MAXVILLE FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°56'02" EAST, ALONG THE COMMON BOUNDARY OF FARM 10 AND FARM 7, A DISTANCE OF 158.31 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 89°56'02" EAST, ALONG THE COMMON BOUNDARY OF FARM 10 AND FARM 7, A DISTANCE OF 105.37 FEET, TO A POINT, SAID POINT LYING ON THE WESTERLY BOUNDARY OF THAT 165' FLORIDA POWER & LIGHT (FP&L) COMPANY RIGHT-OF-WAY, (AS PER DEED BOOK 462, PAGE 207 AND OFFICIAL RECORDS VOLUME 4097, PAGE 273, AND AMENDED IN OFFICIAL RECORDS VOLUME 4600, PAGE 215 ALL IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE, SOUTH 18°18'30" WEST, ALONG THE WESTERLY BOUNDARY OF THAT 165' FLORIDA POWER & LIGHT (FP&L) COMPANY RIGHT-OF-WAY, A DISTANCE OF 854.15 FEET, TO A POINT ON THE WESTERLY LINE OF SAID FARM 10, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 23 EAST, OF THE "PLAT OF MAXVILLE AND THE MAXVILLE FARMS", (AND ALSO BEING THE EASTERLY LINE OF FARM 9); RUN THENCE, NORTH 00°19'39" EAST, ALONG THE COMMON BOUNDARY BETWEEN SAID FARMS 9 AND 10, A DISTANCE OF 323.94 FEET, TO A POINT WHICH LIES 100.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE AFORESAID 165 FLORIDA POWER & LIGHT (FP&L) COMPANY RIGHT-OF-WAY; RUN THENCE, NORTH 18°18'30" EAST, PARALLEL WITH AND 100.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE AFORESAID 165 FLORIDA POWER & LIGHT (FP&L) COMPANY RIGHT-OF-WAY, A DISTANCE OF 512.81 FEET, TO THE COMMON BOUNDARY LINE OF FARMS 7 AND 10, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 68,347 SQUARE FEET, OR 1.56 ACRES, MORE OR LESS, IN AREA.

PREPARED BY
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

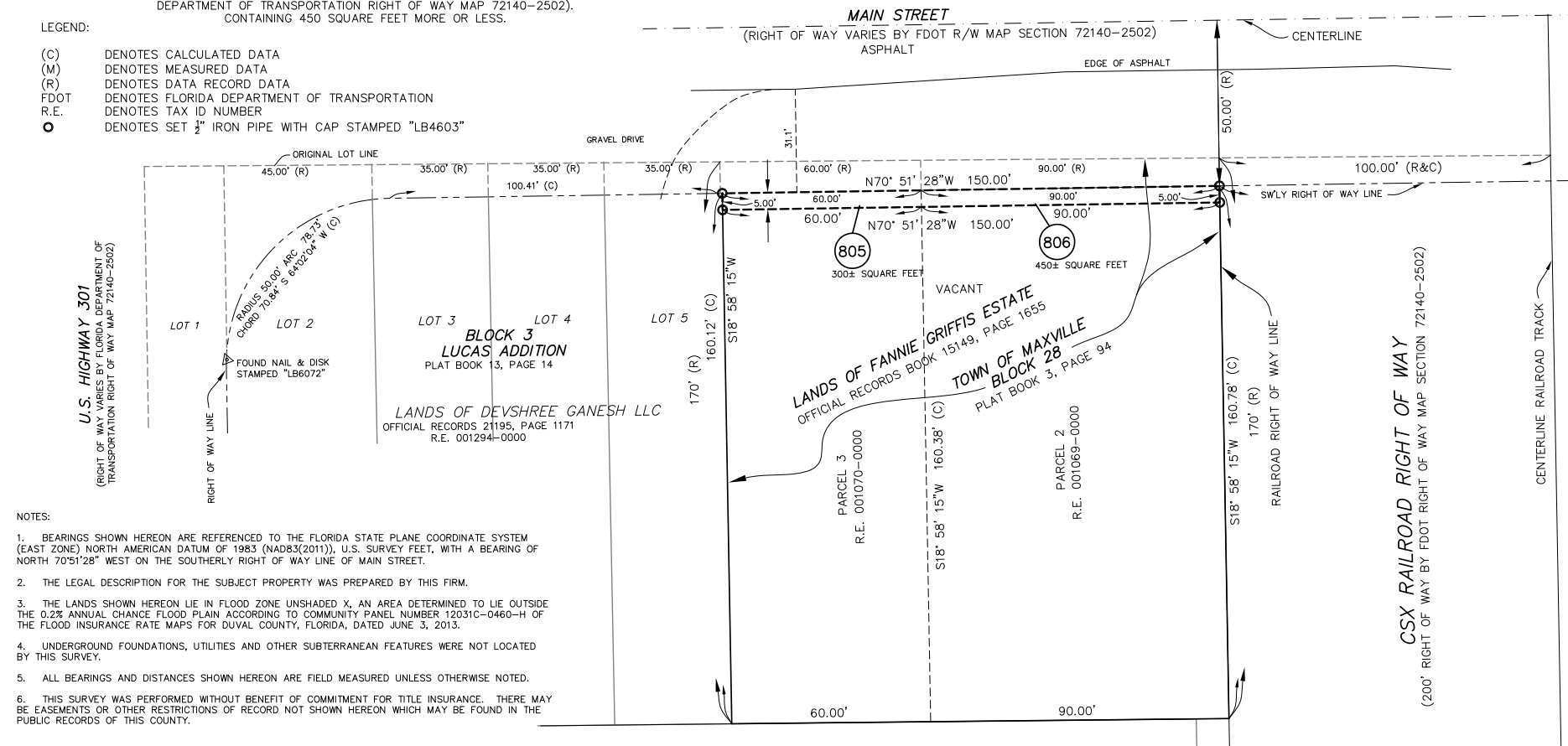
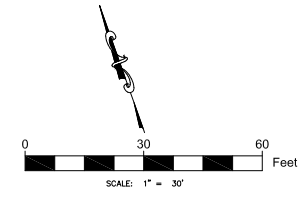
MAP SHOWING BOUNDARY SURVEY OF PARCELS 805 AND 806

PARCEL 805
 THE NORTHEASTERLY 5.00 FEET OF PARCEL 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15149, PAGE 1655 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MAIN STREET (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 72140-2502), CONTAINING 300 SQUARE FEET MORE OR LESS.

PARCEL 806
 THE NORTHEASTERLY 5.00 FEET OF PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15149, PAGE 1655 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MAIN STREET (A RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 72140-2502), CONTAINING 450 SQUARE FEET MORE OR LESS.

LEGEND:

- (C) DENOTES CALCULATED DATA
- (M) DENOTES MEASURED DATA
- (R) DENOTES DATA RECORD DATA
- FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- R.E. DENOTES TAX ID NUMBER
- DENOTES SET 1/2" IRON PIPE WITH CAP STAMPED "LB4603"



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 70°51'28" WEST ON THE SOUTHERLY RIGHT OF WAY LINE OF MAIN STREET.
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0460-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEY DATE: OCTOBER 14, 2025	DRAWING DATE: NOVEMBER 5, 2025
FIELD BOOK: 912, PAGE(S) 26	DRAWING SCALE: 1" = 30'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-13-26 MISC. REVISIONS
COMPUTER FILE: 2024188 JEA Normandy 804.DWG	
JOB FILE No. 2015050	

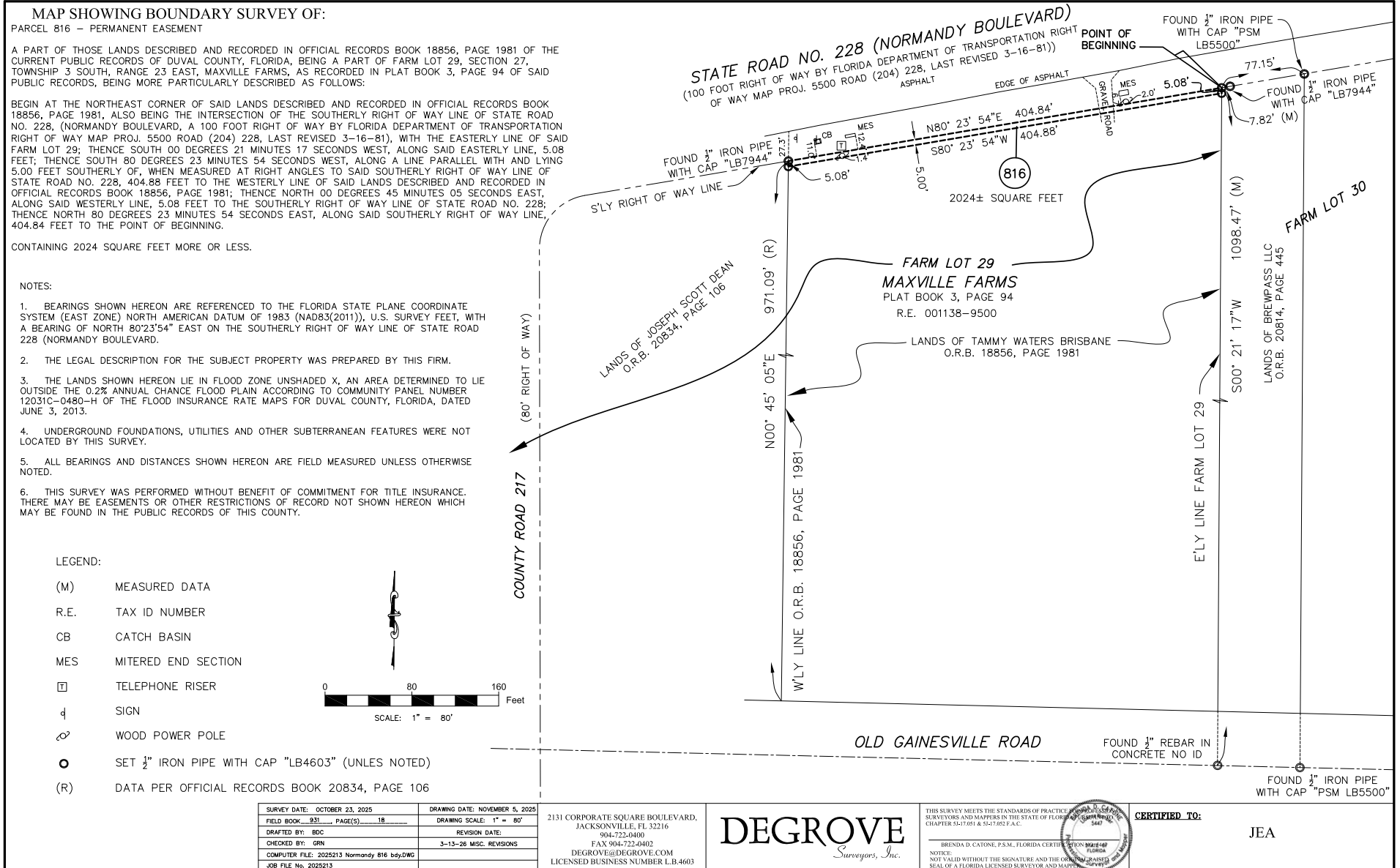
2131 CORPORATE SQUARE BOULEVARD,
 JACKSONVILLE, FL 32216
 904-722-0400
 FAX 904-722-0402
 DEGROVE@DEGROVE.COM
 LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 461-001 & 360.700 F.A.C.
 BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATE NUMBER 4447
 NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL R.S. SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER

CERTIFIED TO:

JEA

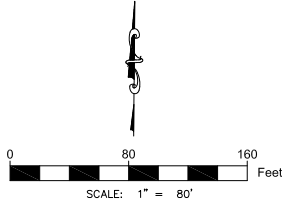


MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 818 - PERMANENT EASEMENT

THAT PORTION OF FARM LOT 30, LESS AND EXCEPT THE WESTERLY 76.00 FEET, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 23 EAST, MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING 5.00 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81, IN DUVAL COUNTY, FLORIDA.

CONTAINING 2944 SQUARE FEET MORE OR LESS.

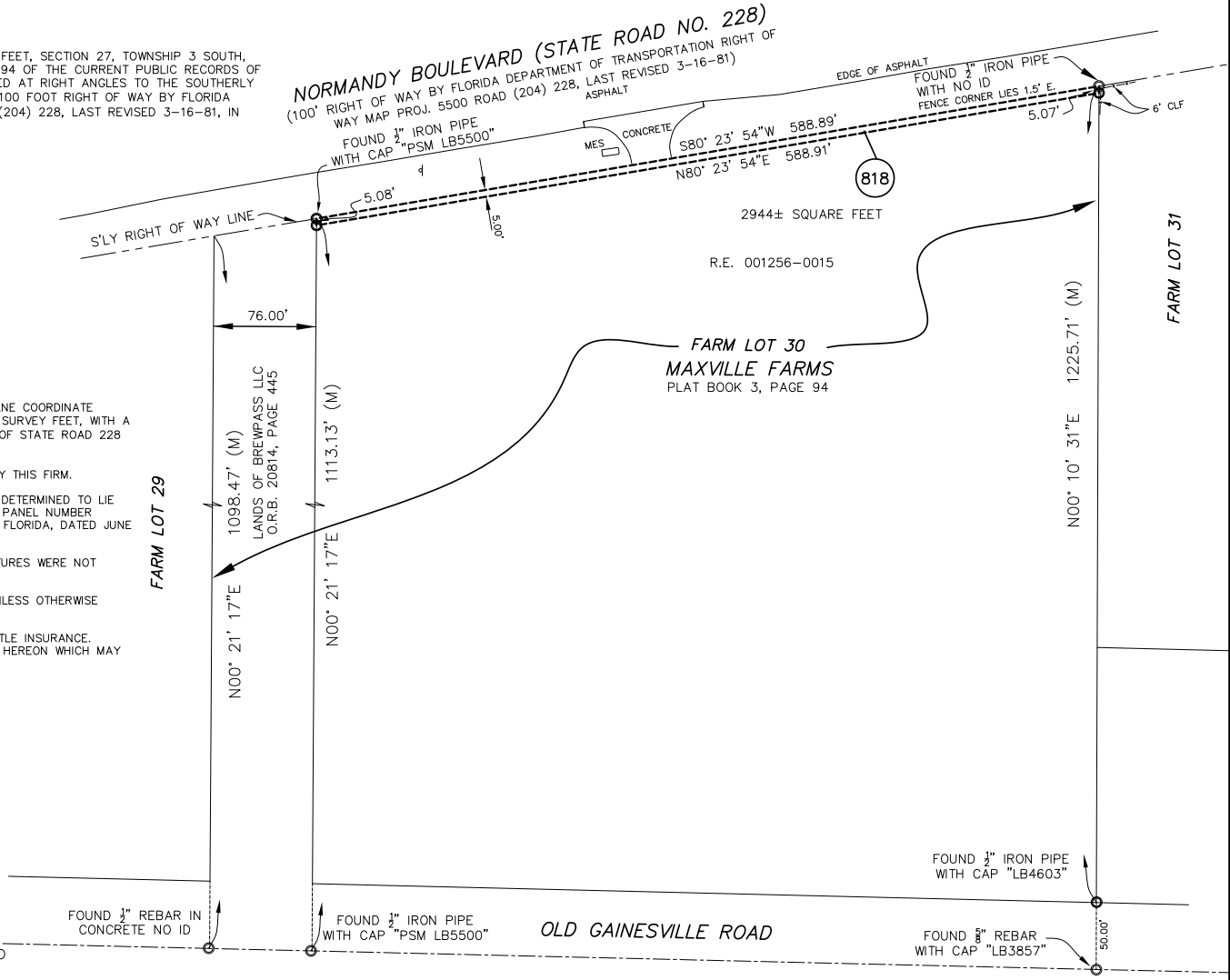


NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 80°23'54" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0480-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- (M) MEASURED DATA
- (R) RECORD DATA
- CLF CHAIN LINK FENCE
- MES MITERED END SECTION
- Ⓢ SANITARY SEWER MANHOLE
- ‡ SIGN
- R.E. TAX ID NUMBER
- SET 3/4" IRON PIPE WITH CAP "LB4603" UNLESS NOTED



SURVEY DATE: OCTOBER 23, 2025	DRAWING DATE: NOVEMBER 5, 2025
FIELD BOOK: 931, PAGE(S): 18	DRAWING SCALE: 1" = 80'
DRAFTED BY: BBC	REVISION DATE:
CHECKED BY: GRN	3-13-26 MISC. REVISIONS
COMPUTER FILE: 2025213 Normandy 817 bdy.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-2402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 54-17.001 & 54-17.052 F.A.C.
BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NUMBER 5447
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

JEA

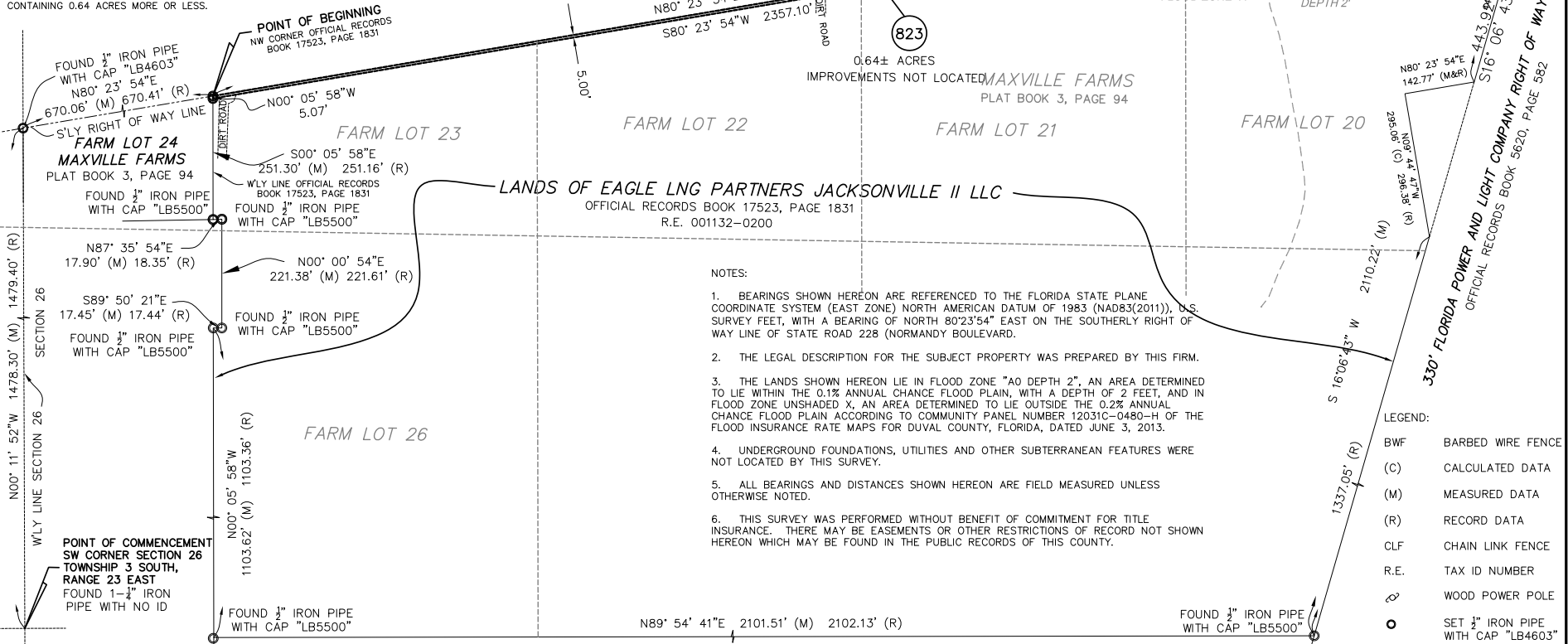
MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 823 - PERMANENT EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17523, PAGE 1831 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF FARM LOTS 20-23 SECTION 26, TOWNSHIP 3 SOUTH, RANGE 23 EAST, MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 11 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, 1478.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81; THENCE NORTH 80 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 670.06 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17523, PAGE 1831 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 2727.94 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THAT 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 582 OF SAID PUBLIC RECORDS; THENCE SOUTH 16 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 49.95 FEET; THENCE SOUTH 80 DEGREES 23 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND LYING 45.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, 350.01 FEET; THENCE NORTH 09 DEGREES 36 MINUTES 06 SECONDS WEST, 40.00 FEET; THENCE SOUTH 80 DEGREES 23 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND LYING 5.00 FEET SOUTHEASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, 2357.10 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17523, PAGE 183; THENCE NORTH 00 DEGREES 05 MINUTES 58 SECONDS WEST, ALONG SAID LINES, 5.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.64 ACRES MORE OR LESS.



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 80°23'54" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE "A0 DEPTH 2", AN AREA DETERMINED TO LIE WITHIN THE 0.1% ANNUAL CHANCE FLOOD PLAIN, WITH A DEPTH OF 2 FEET, AND IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0480-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- BWF BARBED WIRE FENCE
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA
- CLF CHAIN LINK FENCE
- R.E. TAX ID NUMBER
- WOOD POLE
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED

SURVEY DATE: OCTOBER 24, 2025	DRAWING DATE: NOVEMBER 7, 2025
FIELD BOOK: 812, PAGE(S): 27	DRAWING SCALE: 1" = 200'
DRAFTED BY: ???	REVISION DATE:
CHECKED BY: ORN	3-13-26 MISC. REVISIONS
COMPUTER FILE: 2025213_JEA Normandy 823.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0403
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 55-17.051 & 55-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFIED SURVEYOR
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING PROFESSIONAL

CERTIFIED TO:

JEA

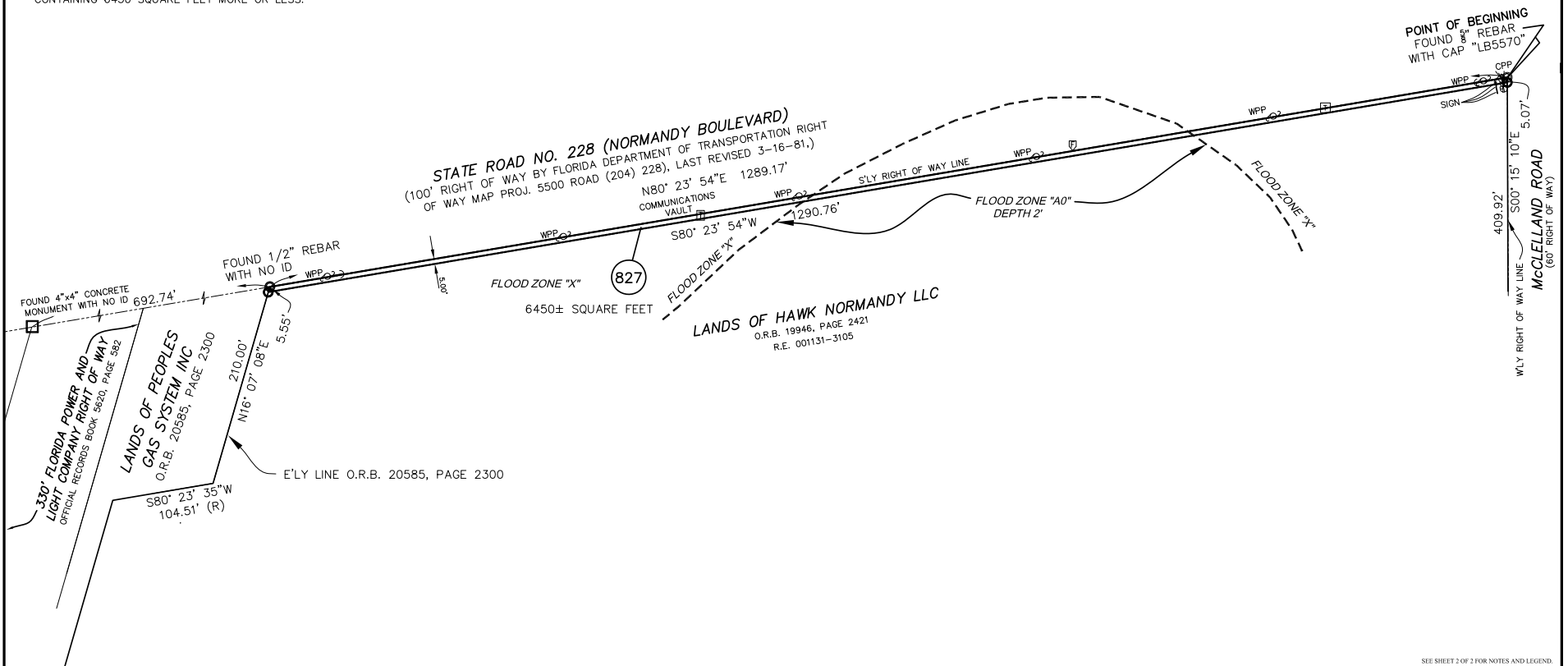
MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 827 - PERMANENT EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19946, PAGE 2421 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF McCLELLAND ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81.); THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF McCLELLAND ROAD, 5.07 FEET; THENCE SOUTH 80 DEGREES 23 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND LYING 5.00 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, 1290.76 TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20585, PAGE 2300 OF SAID PUBLIC RECORDS; THENCE NORTH 16 DEGREES 07 MINUTES 08 SECONDS EAST, ALONG SAID EASTERLY LINE, 5.55 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228; THENCE NORTH 80 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1289.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6450 SQUARE FEET MORE OR LESS.



SEE SHEET 2 OF 2 FOR NOTES AND LEGEND

SURVEY DATE: NOVEMBER 25, 2025	DRAWING DATE: NOVEMBER 26, 2025
FIELD BOOK: 912, PAGE(S): 28	DRAWING SCALE: 1" = 100'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	2-25-26 ADDED TITLE NOTES
COMPUTER FILE: 2025213 Normandy 827 bdy.DWG	3-12-26 MISC. REVISIONS
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, AS SET FORTH IN CHAPTER 55-17.051 & 55-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATE NUMBER 5447
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

JEA

SHEET 1 OF 2

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 828 - PERMANENT EASEMENT

THAT PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19684, PAGE 276 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING 5.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228), LAST REVISED 3-16-81, LYING IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA.

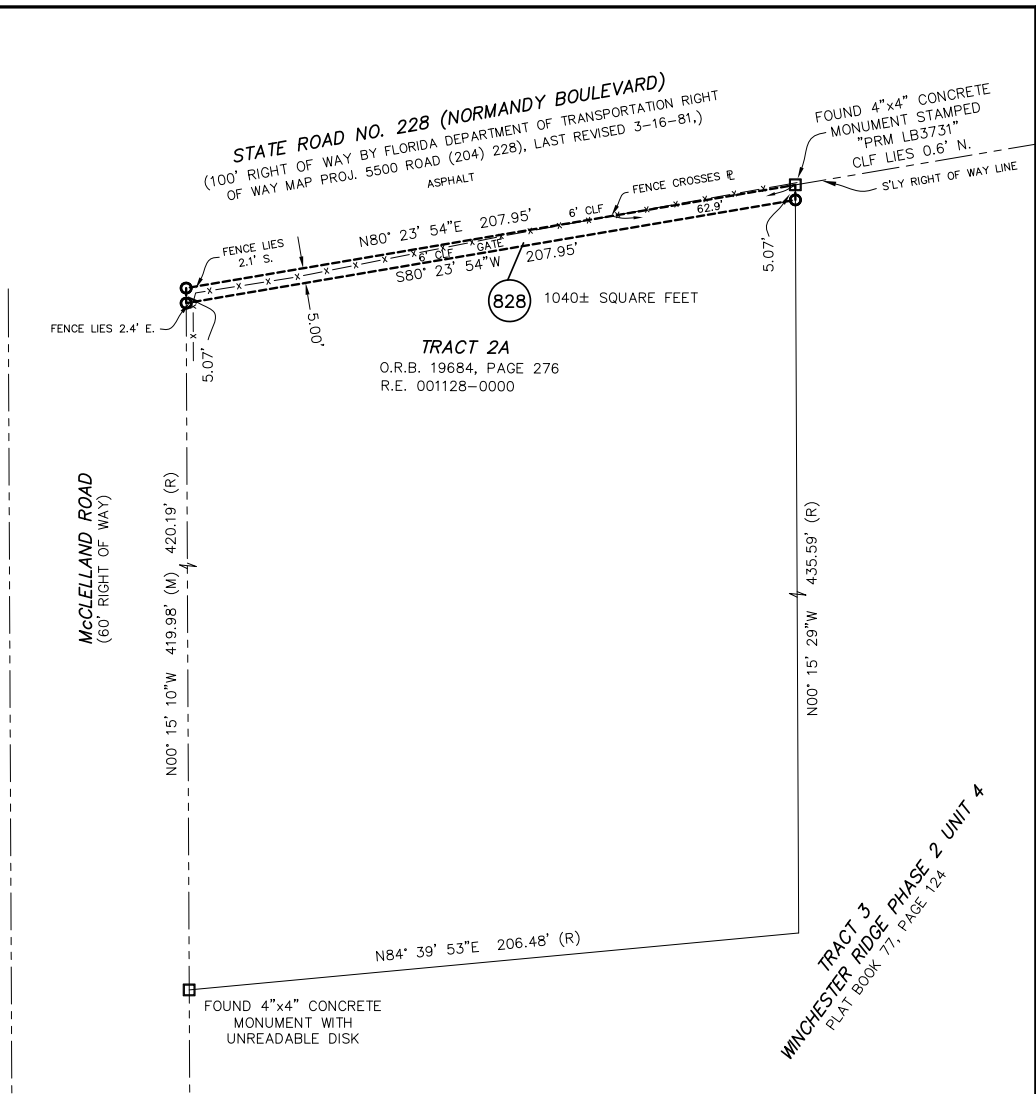
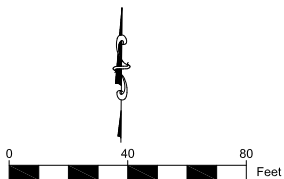
CONTAINING 1040 SQUARE FEET MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 80°23'54" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
- THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
- THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0480-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- CLF CHAIN LINK FENCE
- (M) MEASURED DATA
- (R) RECORD DATA
- R.E. TAX ID NUMBER
- SET ½" IRON PIPE WITH CAP "LB4603" UNLESS NOTED



SURVEY DATE: OCTOBER 24, 2025	DRAWING DATE: NOVEMBER 7, 2025
FIELD BOOK: 912, PAGE(S): 28	DRAWING SCALE: 1" = 40'
DRAFTED BY: BBC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 Normandy 828 bdy.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-4402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 54-17.051 & 54-17.052 F.A.C.
BRENDA D. CATONE, P.S.M., FLORIDA CERTIFIED SURVEYOR
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

JE A

TRACT 3
WINCHESTER RIDGE PHASE 2 UNIT 4
PLAT BOOK 77, PAGE 124

MAP OF SHOWING BOUNDARY SURVEY:

PARCEL 834 - PERMANENT EASEMENT

PART A

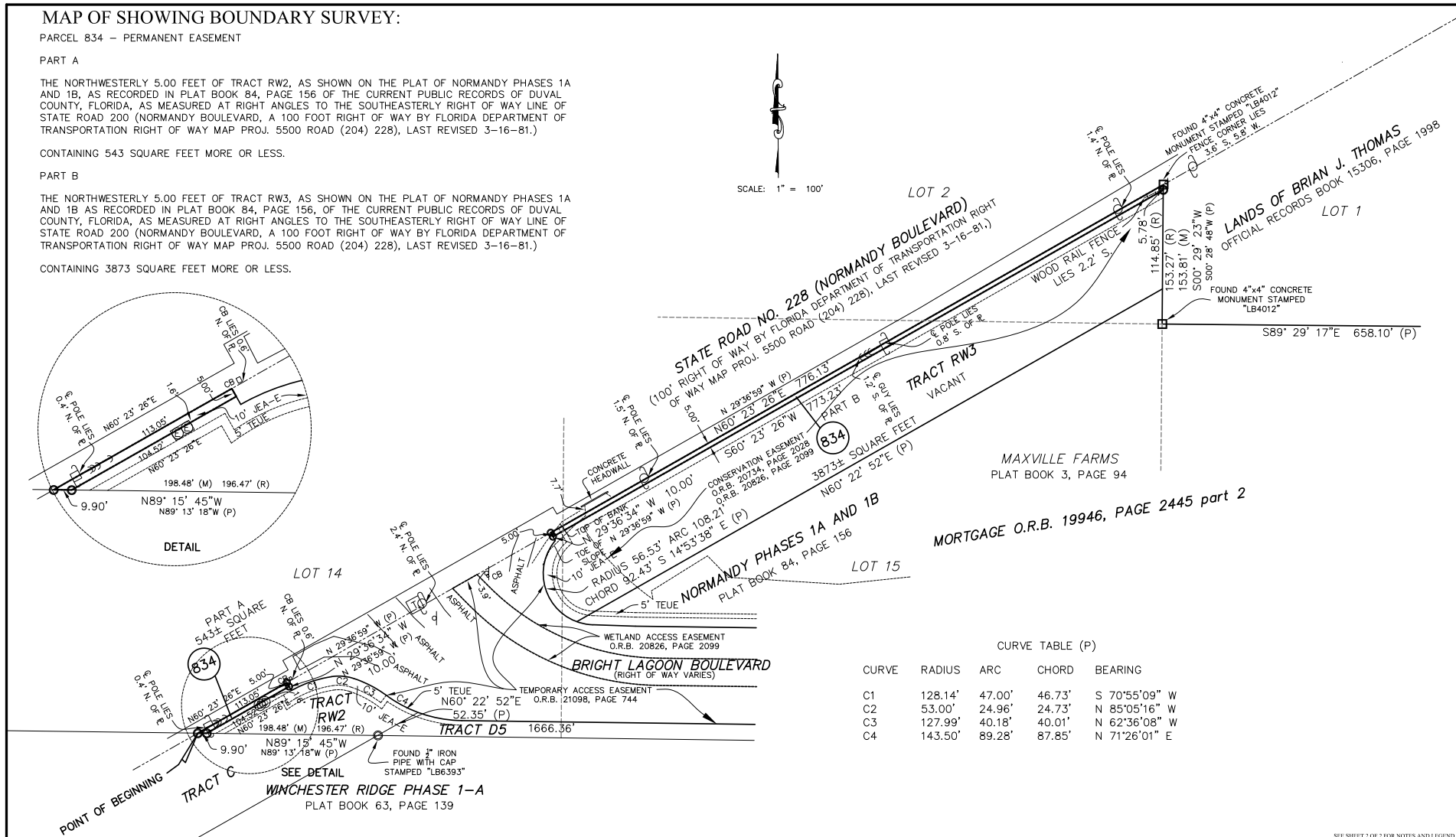
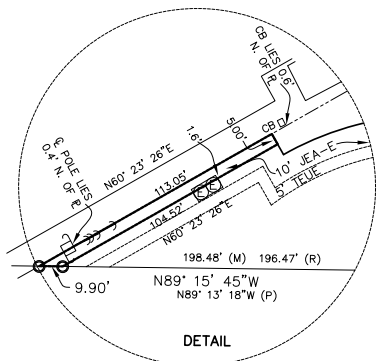
THE NORTHWESTERLY 5.00 FEET OF TRACT RW2, AS SHOWN ON THE PLAT OF NORMANDY PHASES 1A AND 1B, AS RECORDED IN PLAT BOOK 84, PAGE 156 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81.)

CONTAINING 543 SQUARE FEET MORE OR LESS.

PART B

THE NORTHWESTERLY 5.00 FEET OF TRACT RW3, AS SHOWN ON THE PLAT OF NORMANDY PHASES 1A AND 1B AS RECORDED IN PLAT BOOK 84, PAGE 156, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81.)

CONTAINING 3873 SQUARE FEET MORE OR LESS.



MORTGAGE O.R.B. 19946, PAGE 2445 part 2

CURVE TABLE (P)

CURVE	RADIUS	ARC	CHORD	BEARING
C1	128.14'	47.00'	46.73'	S 70°55'09" W
C2	53.00'	24.96'	24.73'	N 85°05'16" W
C3	127.99'	40.18'	40.01'	N 62°36'08" W
C4	143.50'	89.28'	87.85'	N 71°26'01" E

SURVEY DATE: OCTOBER 27, 2025	DRAWING DATE: NOVEMBER 10, 2025
FIELD BOOK: 231 PAGE(S): 19	DRAWING SCALE: 1" = 100'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GWH	2-25-26 ADDED TITLE NOTES
COMPUTER FILE: 2024189 JEA Normandy Easmt 834.DWG	3-12-26 MISC. REVISIONS
JOB FILE No. 20241188	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-723-6400
FAX 904-722-6402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, AS SET FORTH IN CHAPTER 54-17.051 & 54-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER.

CERTIFIED TO:

JEA

SEE SHEET 2 OF 2 FOR NOTES AND LEGEND

SHEET 1 OF 2

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 849 - PERMANENT EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4181, PAGE 431 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOLOMON ROAD (A 100' RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81); THENCE SOUTH 60 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1530.47 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 18875, PAGE 36 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 60 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 210.16 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 113 OF SAID PUBLIC RECORDS; THENCE SOUTH 29 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, 5.00 FEET; THENCE NORTH 60 DEGREES 23 MINUTES 26 SECONDS EAST, ALONG A LINE PARALLEL WITH AND LYING 5.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228, 210.16 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18875, PAGE 36; THENCE NORTH 29 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 5.00 FEET TO THE POINT OF BEGINNING.

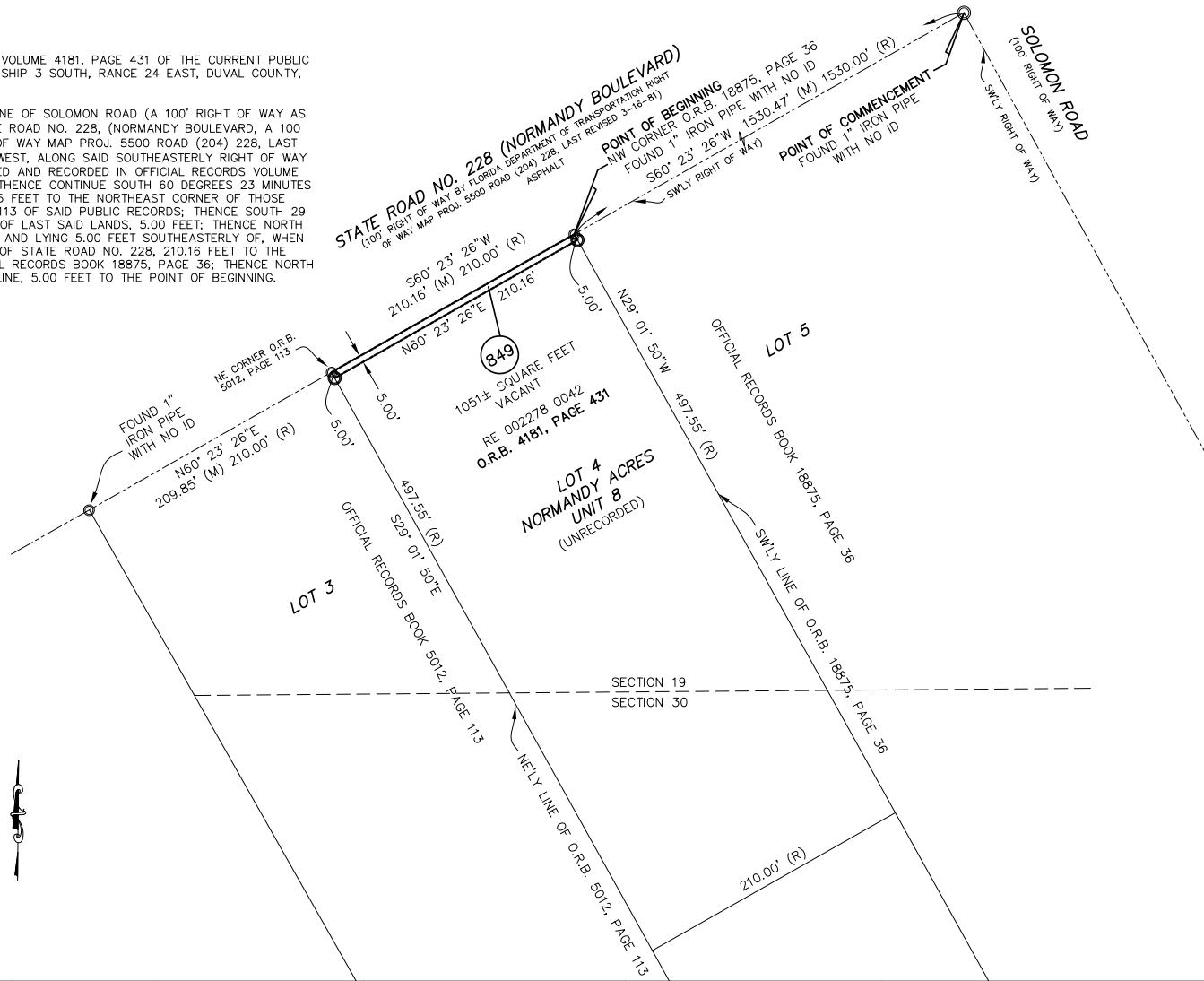
CONTAINING 1051 SQUARE FEET MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 60°23'26" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
- THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
- THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0480-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
- IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- (M) MEASURED DATA
- (R) RECORD DATA
- O.R.B. OFFICIAL RECORDS BOOK
- R.E. TAX ID NUMBER
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED



SURVEY DATE: OCTOBER 28, 2025	DRAWING DATE: NOVEMBER 10, 2025
FIELD BOOK: 312, PAGE(S): 31	DRAWING SCALE: 1" = 80'
DRAFTED BY: BGC	REVISION DATE:
CHECKED BY: GRW	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213-JEA Normandy 849.DWG	
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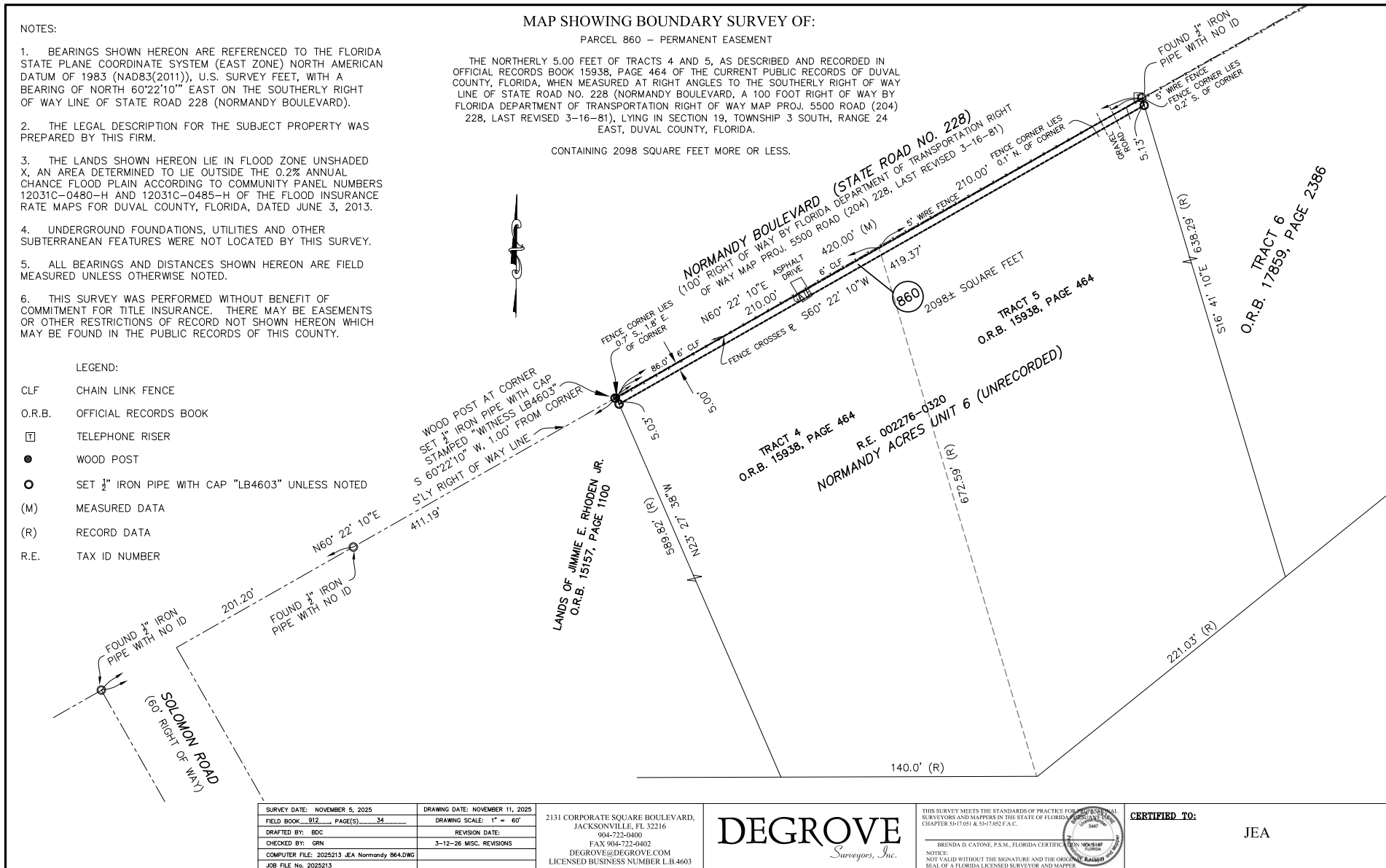
2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-8402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 54-7.051 & 54-7.052 F.A.C.
BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NUMBER 1001844
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

JEA



- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 60°22'10" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
 - THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
 - THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBERS 12031C-0480-H AND 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
 - UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
 - ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:
- CLF CHAIN LINK FENCE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ☐ TELEPHONE RISER
 - WOOD POST
 - SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
 - (M) MEASURED DATA
 - (R) RECORD DATA
 - R.E. TAX ID NUMBER

SURVEY DATE: NOVEMBER 5, 2025	DRAWING DATE: NOVEMBER 11, 2025
FIELD BOOK: 912, PAGE(S): 34	DRAWING SCALE: 1" = 60'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRW	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213_JEA Normandy 864.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
 JACKSONVILLE, FL 32216
 904-722-0400
 904-722-4402
 FAX 904-722-4402
 DEGROVE@DEGROVE.COM
 LICENSED BUSINESS NUMBER L.B.4603

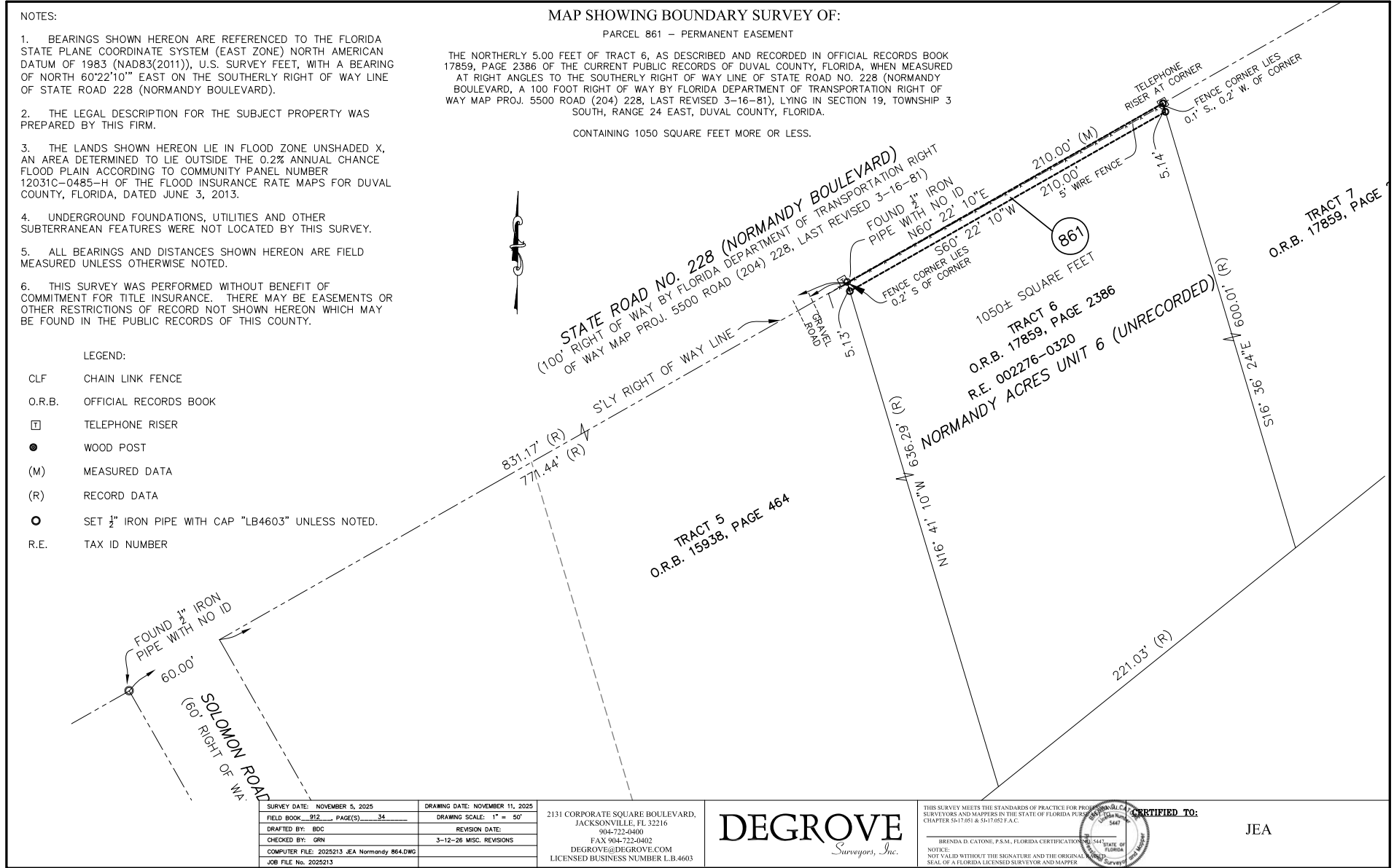
DEGROVE
 Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 54-7.051 & 54-7.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFIED PROFESSIONAL SURVEYOR AND MAPPER, No. 5447

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
 JEA



NOTES:

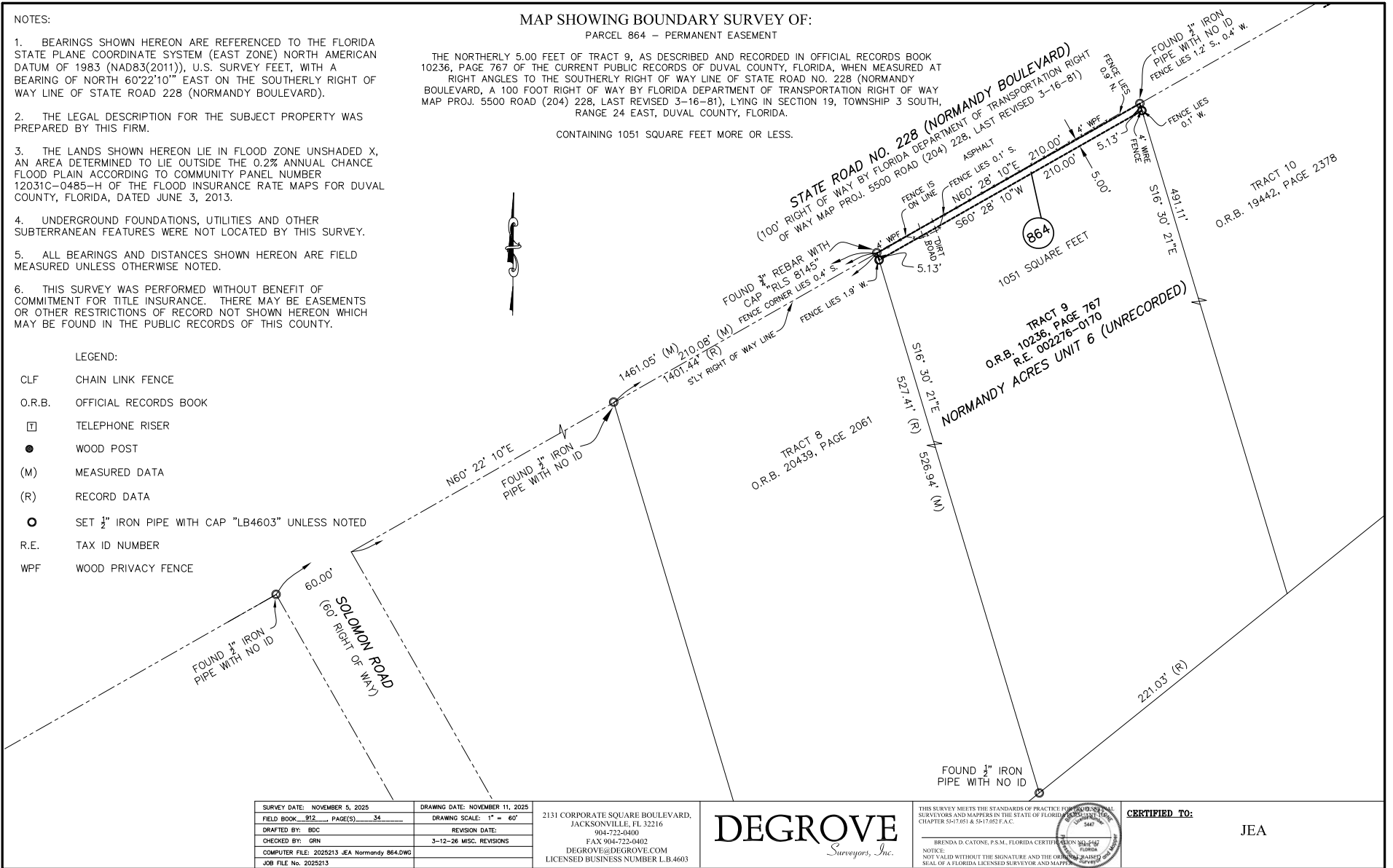
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 60°22'10" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
- THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
- THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- CLF CHAIN LINK FENCE
- O.R.B. OFFICIAL RECORDS BOOK
- ☐ TELEPHONE RISER
- WOOD POST
- (M) MEASURED DATA
- (R) RECORD DATA
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
- R.E. TAX ID NUMBER
- WPF WOOD PRIVACY FENCE

MAP SHOWING BOUNDARY SURVEY OF:
PARCEL 864 - PERMANENT EASEMENT

THE NORTHERLY 5.00 FEET OF TRACT 9, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10236, PAGE 767 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81), LYING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.
CONTAINING 1051 SQUARE FEET MORE OR LESS.



SURVEY DATE: NOVEMBER 5, 2025	DRAWING DATE: NOVEMBER 11, 2025
FIELD BOOK: 912, PAGE(S): 34	DRAWING SCALE: 1" = 60'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRV	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 - EA Normandy 864.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 461, F.S. & 561.062 F.A.C.
BREND A. CATONE, P.S.M., FLORIDA CERTIFICATE NUMBER 5442
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
JEA

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 865 - PERMANENT EASEMENT

THE NORTHERLY 5.00 FEET OF TRACT 10, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19442, PAGE 2378 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81), LYING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

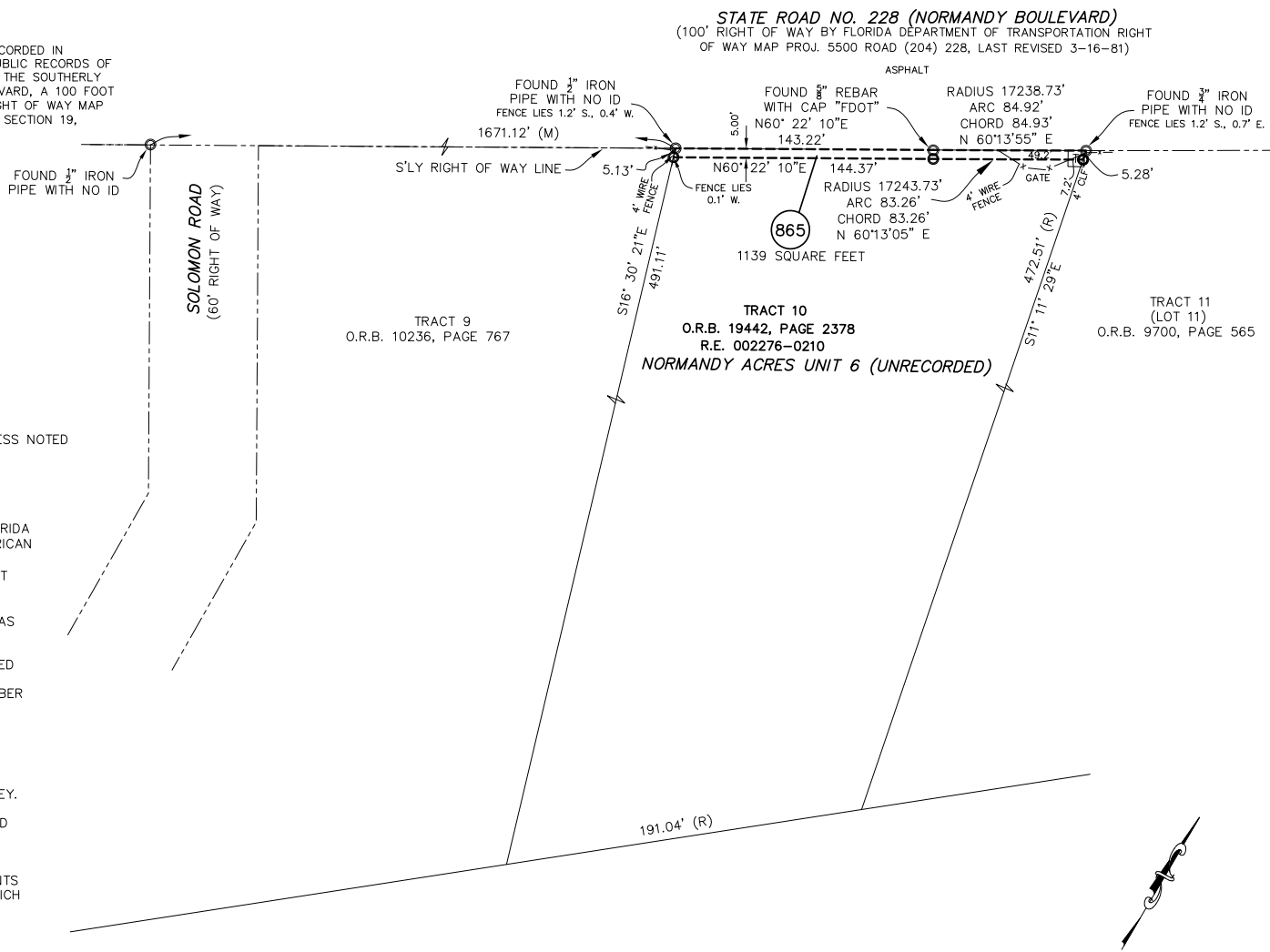
CONTAINING 1139 SQUARE FEET MORE OR LESS.

LEGEND:

- CLF CHAIN LINK FENCE
- O.R.B. OFFICIAL RECORDS BOOK
- MB MAILBOX
- WOOD POST
- ☐ TELEPHONE RISER
- (M) MEASURED DATA
- (R) RECORD DATA
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
- R.E. TAX ID NUMBER

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 60°22'10" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.
5. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEY DATE: NOVEMBER 5, 2025	DRAWING DATE: NOVEMBER 12, 2025
FIELD BOOK: 912, PAGE(S): 34	DRAWING SCALE: 1" = 60'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213_JEA Normandy 866.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 55-17.051 & 55-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING SURVEYOR.

CERTIFIED TO:

JEA

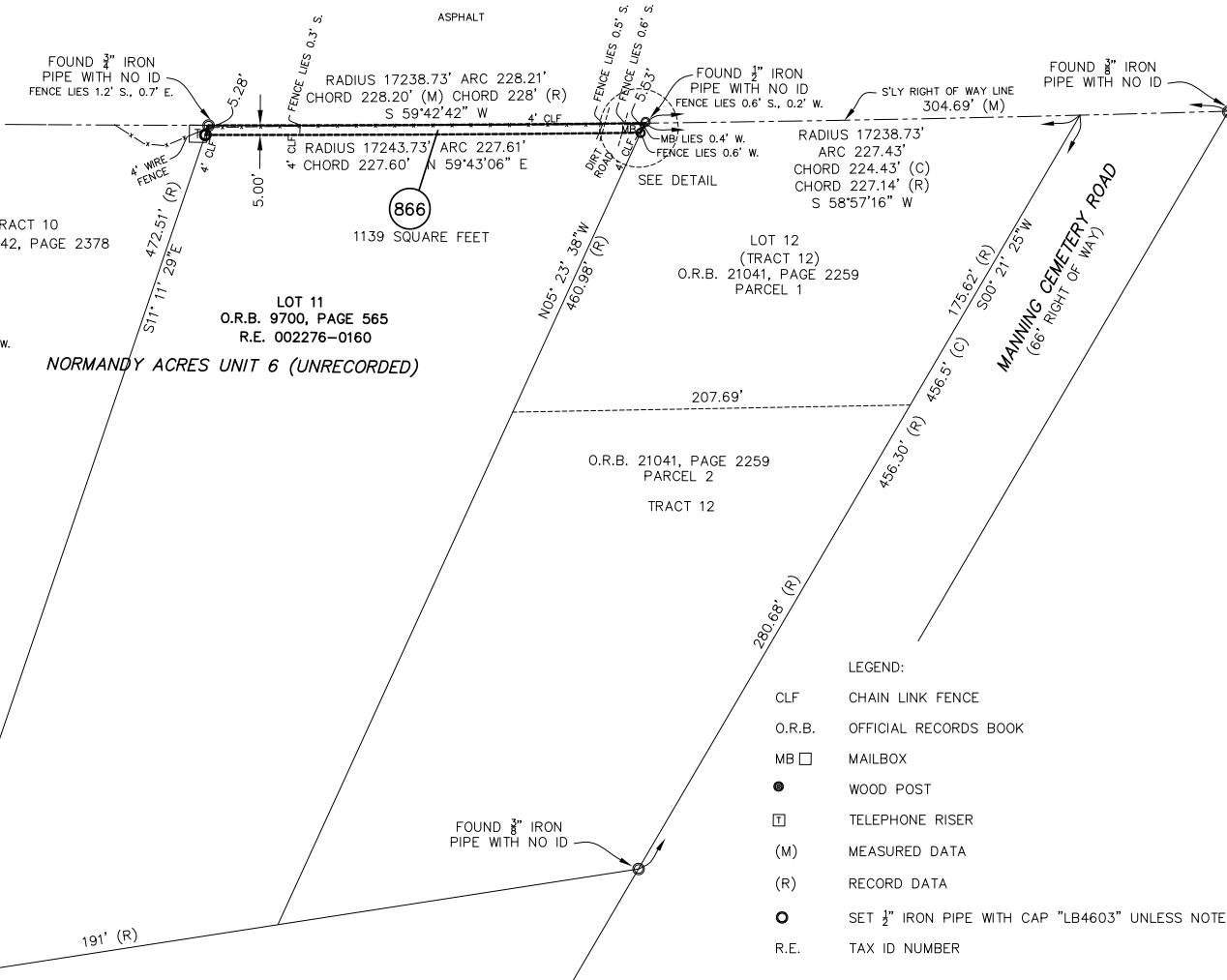
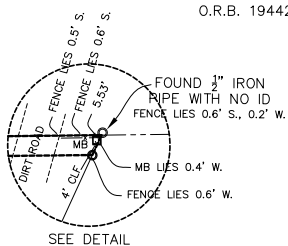
MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 866 - PERMANENT EASEMENT

THE NORTHERLY 5.00 FEET OF TRACT 11, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9700, PAGE 565 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81), LYING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

CONTAINING 1139 SQUARE FEET MORE OR LESS.

STATE ROAD NO. 228 (NORMANDY BOULEVARD)
 (100' RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
 MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81)



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF SOUTH 00°21'25" WEST ON THE WESTERLY RIGHT OF WAY LINE OF MANNING CEMETERY ROAD.
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- CLF CHAIN LINK FENCE
- O.R.B. OFFICIAL RECORDS BOOK
- MB MAILBOX
- WOOD POST
- TELEPHONE RISER
- (M) MEASURED DATA
- (R) RECORD DATA
- SET 3/4" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
- R.E. TAX ID NUMBER

SURVEY DATE: NOVEMBER 5, 2025	DRAWING DATE: NOVEMBER 12, 2025
FIELD BOOK: 312, PAGE(S): 34	DRAWING SCALE: 1" = 60'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 JEA Normandy 866.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
 JACKSONVILLE, FL 32216
 904-722-0400
 FAX 904-722-0402
 DEGROVE@DEGROVE.COM
 LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 55-17.051 & 55-17.052 F.A.C.



CERTIFIED TO:

JEA

MAP SHOWING BOUNDARY SURVEY OF:

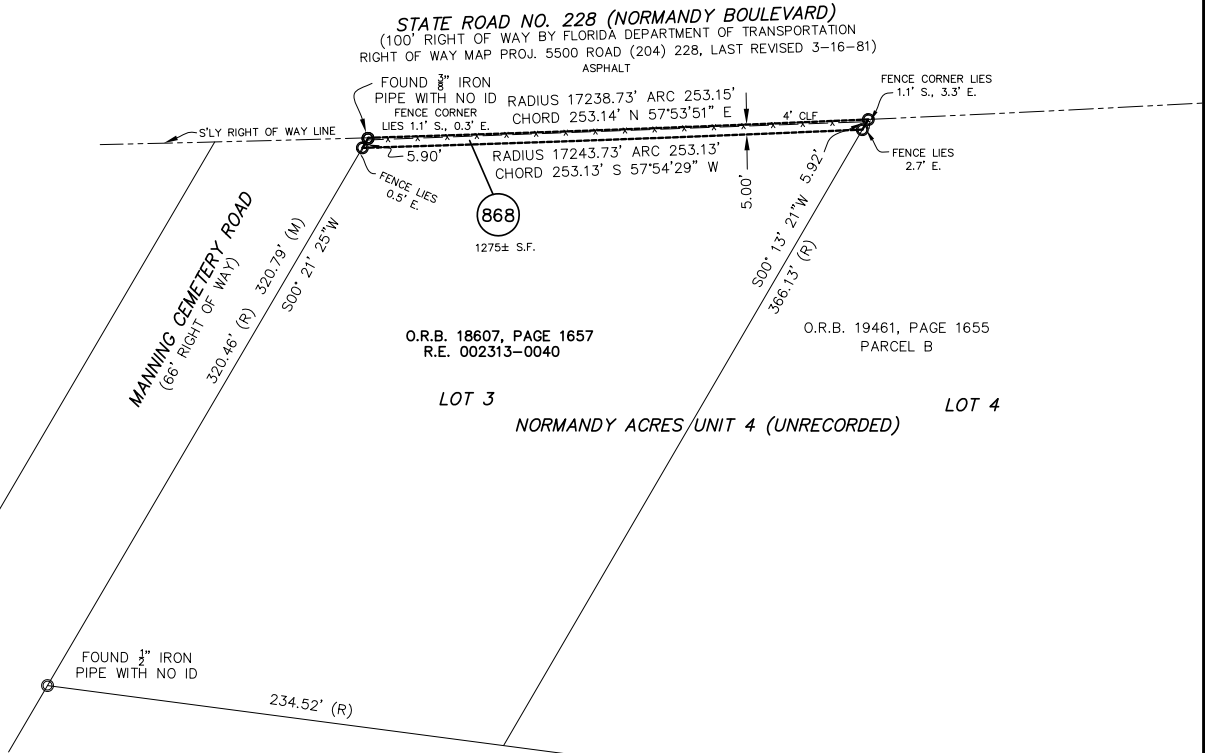
PARCEL 868 - PERMANENT EASEMENT

THE NORTHERLY 5.00 FEET OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18607, PAGE 1657 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81), LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

CONTAINING 1275 SQUARE FEET MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF SOUTH 00°21'25" WEST ON THE EASTERLY RIGHT OF WAY LINE OF MANNING CEMETERY ROAD.
- THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
- THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- LEGEND:
- CLF CHAIN LINK FENCE
 - O.R.B. OFFICIAL RECORDS BOOK
 - (M) MEASURED DATA
 - (R) RECORD DATA
 - SET 3/4" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
 - R.E. TAX ID NUMBER
 - S.F. SQUARE FEET

SURVEY DATE: OCTOBER 29, 2025	DRAWING DATE: NOVEMBER 12, 2025
FIELD BOOK: 812, PAGE(S): 32	DRAWING SCALE: 1" = 60'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 JEA Normandy 868.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 55-17.051 & 55-17.052 F.A.C.

BRINDA D. CATONE, P.S.M., FLORIDA CERTIFIED SURVEYOR WITH ID # 5447

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
JEA

NOTES:

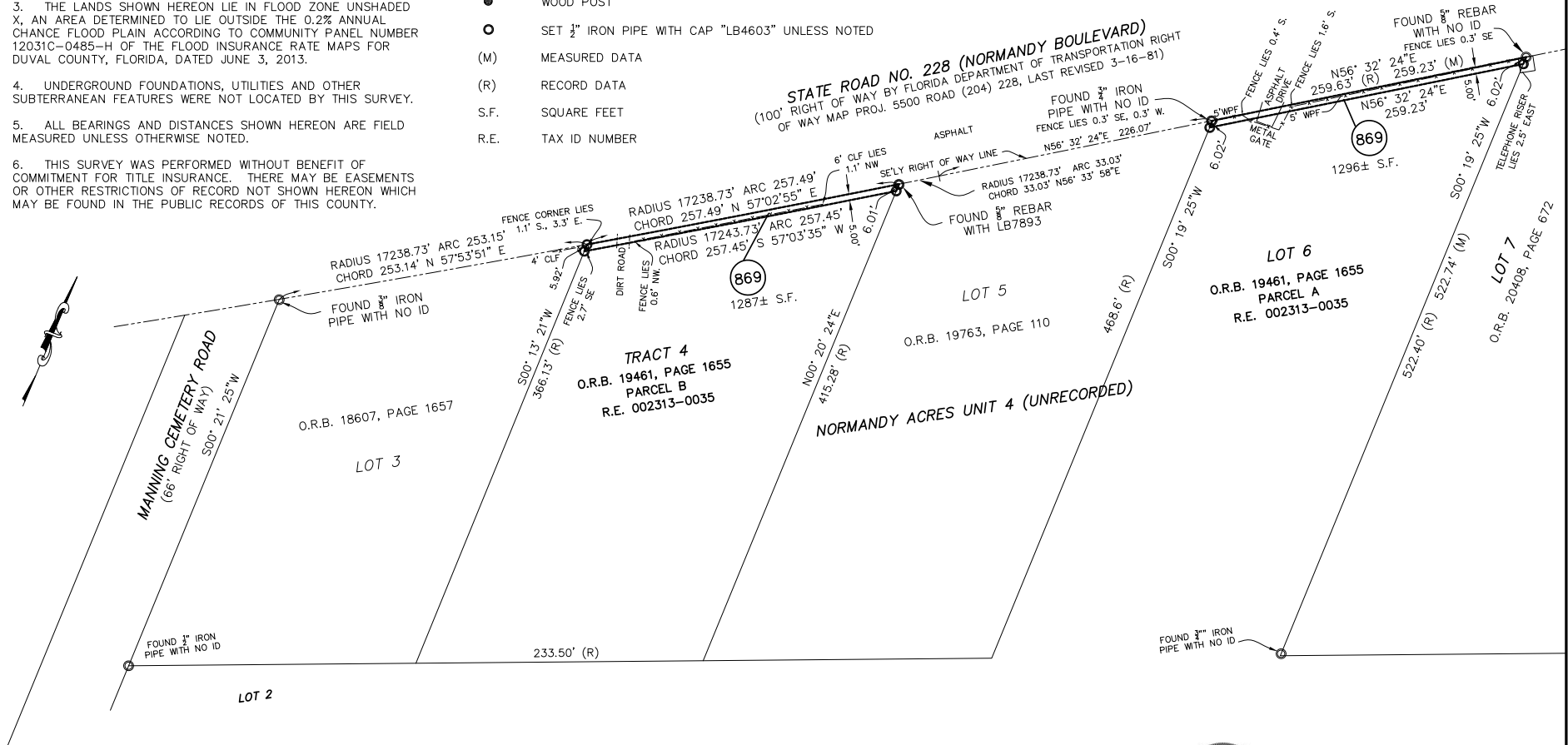
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 56°32'24" EAST ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
- THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
- THE LANDS SHOWN HEREON LIE IN FLOOD ZONE UNSHADED X, AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
- UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:
- CLF CHAIN LINK FENCE
 - O.R.B. OFFICIAL RECORDS BOOK
 - MAILBOX
 - WOOD POST
 - SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED
 - (M) MEASURED DATA
 - (R) RECORD DATA
 - S.F. SQUARE FEET
 - R.E. TAX ID NUMBER

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL 869 - PERMANENT EASEMENT

THAT PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19461, PAGE 1655 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WITHIN 5.00 FEET OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJ. 5500 ROAD (204) 228, LAST REVISED 3-16-81), LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.
CONTAINING 2583 SQUARE FEET MORE OR LESS.



SURVEY DATE: OCTOBER 29, 2025	DRAWING DATE: NOVEMBER 12, 2025
FIELD BOOK: 912, PAGE(S): 32	DRAWING SCALE: 1" = 80'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213_JEA Normandy 869.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 93-17.01 & 53-17.02 F.A.C.
BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5477
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

JEA

MAP SHOWING BOUNDARY SURVEY OF

PARCEL 882 - PERMANENT EASEMENT

THAT PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12565, PAGE 551, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING 5.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY F.P. NO. 209648-5 REVISED 10-8-24), LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

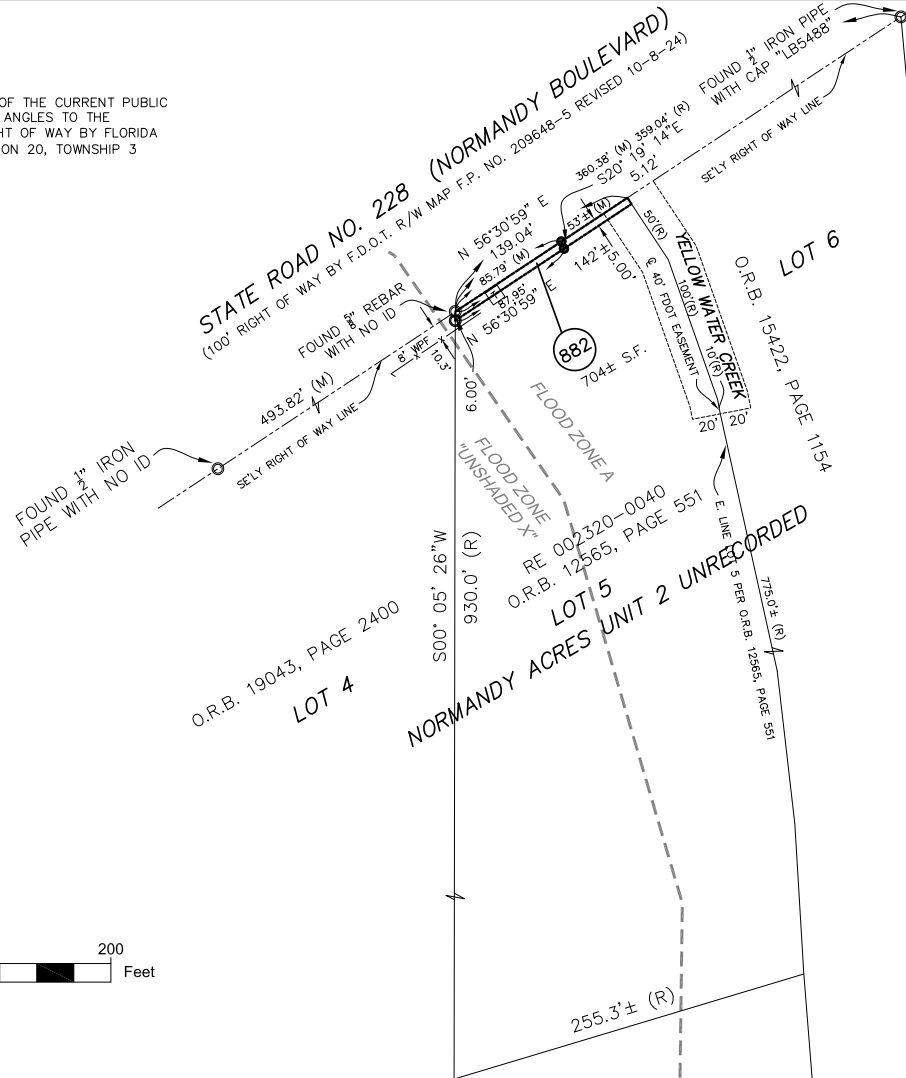
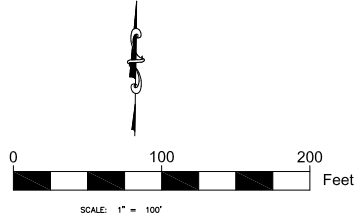
CONTAINING 704 SQUARE FEET MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 56°30'59" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE A, AN AREA DETERMINED TO LIE WITHIN THE 0.1% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- (M) MEASURED DATA
- (C) CALCULATED DATA
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P. FEDERAL PROJECT
- O.R.B. OFFICIAL RECORDS BOOK
- R.E. TAX ID NUMBER
- S.F. SQUARE FEET
- WPF WOOD PRIVACY FENCE
- ← GUY ANCHOR
- ☐ TELEPHONE RISER
- ⊙ WOOD POWER POLE
- WOOD POST
- SET 1/2" IRON PIPE WITH CAP "LB4603 WITNESS"
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED



SURVEY DATE: NOVEMBER 6, 2025	DRAWING DATE: NOVEMBER 12, 2025
FIELD BOOK: 912, PAGE(S): 35	DRAWING SCALE: 1" = 80'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRW	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 JEA Normandy 882.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603



THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, PER CHAPTER 34-17.01 & 34-17.02 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFIED PROFESSIONAL SURVEYOR
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

JEA

MAP SHOWING BOUNDARY SURVEY OF

PARCEL 884 - PERMANENT EASEMENT

THAT PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12147, PAGE 2415, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING 5.00 FEET SOUTHEASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY F.P. NO. 209648-5 REVISED 10-8-24), LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

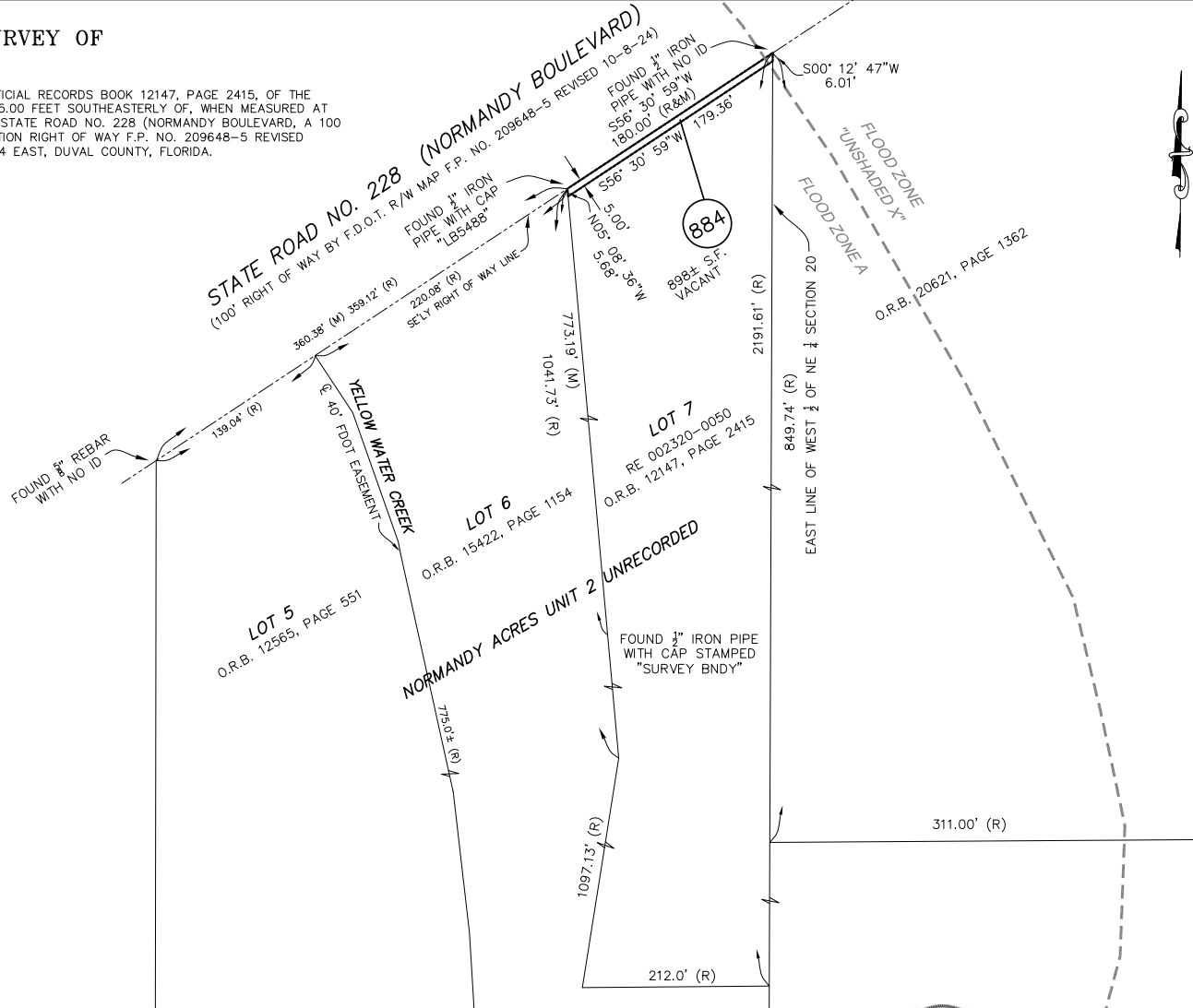
CONTAINING 898 SQUARE FEET MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983 (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 56°30'59" EAST ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 228 (NORMANDY BOULEVARD).
2. THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS PREPARED BY THIS FIRM.
3. THE LANDS SHOWN HEREON LIE IN FLOOD ZONE "A", AN AREA DETERMINED TO LIE WITHIN THE 0.1% ANNUAL CHANCE FLOOD PLAIN, AND IN FLOOD ZONE UNSHADED "X", AN AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NUMBER 12031C-0485-H OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FLORIDA, DATED JUNE 3, 2013.
4. IMPROVEMENTS, IF ANY ARE NOT SHOWN.
5. UNDERGROUND FOUNDATIONS, UTILITIES AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED BY THIS SURVEY.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

- (M) MEASURED DATA
- (C) CALCULATED DATA
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORDS BOOK
- R.E. TAX ID NUMBER
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- WPF WOOD PRIVACY FENCE
- SET 1/2" IRON PIPE WITH CAP "LB4603" UNLESS NOTED



SURVEY DATE: NOVEMBER 6, 2025	DRAWING DATE: NOVEMBER 13, 2025
FIELD BOOK: 312, PAGE(S): 35	DRAWING SCALE: 1" = 80'
DRAFTED BY: BDC	REVISION DATE:
CHECKED BY: GRN	3-12-26 MISC. REVISIONS
COMPUTER FILE: 2025213 JEA Normandy 884.DWG	
JOB FILE No. 2025213	

2131 CORPORATE SQUARE BOULEVARD,
JACKSONVILLE, FL 32216
904-722-0400
FAX 904-722-0402
DEGROVE@DEGROVE.COM
LICENSED BUSINESS NUMBER L.B.4603

DEGROVE
Surveyors, Inc.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, CHAPTER 54-7.051 & 54-7.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5487
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING PROFESSIONAL

CERTIFIED TO:

JEA

Ownership Interests:

Parcel 801 – RE# 001102-0010

Thelma Johnson and Arkeen Rashaad Hearn
P.O. Box 310475
Tampa, FL 33680-0475

Parcel 802 – RE# 001143-0165

DeSoto Girl, LLC
12846 Brady Road
Jacksonville, FL 32223

City of Jacksonville
Risk Management Division
117 West Duval Street, Suite 335
Jacksonville, FL 32202

Esurance Property and Casualty Insurance Company, as Subrogee of Vickie Munn
3100 Sanders Road, Suite 201
Northbrook, IL 60062

Parcels 805 and 806 – RE# 001070-0000 & RE# 001069-0000

The Heirs and Devisees of Fannie Griffis, deceased
Henry G. Griffis, Jr., John P. Stevens and Ronald D. Mosley, Jr., as co Trustees of The Ida Lee
Griffis 1996 Revocable Living Trust Agreement
in care of Henry G. Griffis
461 Tresca Road
Jacksonville, FL 32225

Parcel 816 – RE# 001138-9500

Tammy Waters Brisbane
17312 Normandy Boulevard
Jacksonville, FL 32234

John A. Waters and Frances Waters
Route 15, Box 190
Maxville, FL 32234

Parcel 818 – RE# 001256-0015

Hawk Normandy, LLC
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Fidelity Land, LLC
5505 Waterford District Drive
Miami, FL 33126

VCP-Real Estate Investments, Ltd.
3030 Hartley Road, Suite 310
Jacksonville, FL 32257

LGI Homes – Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Diamond Timber Investments, LLC
1200 Riverplace Boulevard, Suite 200
Jacksonville, FL 32207

Andre Land Holdings LLC
5058 Knightbridge Circle North
Jacksonville, FL 32244

Normandy Land Investors, LLC
111 Solana Road, Unit B
Ponte Vedra Beach, FL 32082

Diamond Springs Master Homeowners Association, Inc.
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Parcel 823 – RE# 001132-0200

Eagle LNG Partners Jacksonville II LLC
4400 Post Oak Parkway, Suite 420
Houston, TX 77027

OIC Investment Agent, LLC
292 Madison Avenue, Suite 2500
New York, NY 10017

HPS Investment Partners, LLC
40 West 57th Street, 33rd Floor
New York, NY 10019

Parcel 827 – RE# 001131-3105

Hawk Normandy, LLC
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Normandy Land Investors, LLC
111 Solana Road, Unit B
Ponte Vedra Beach, FL 32082

Millrose Properties, Inc., as assignee of Fidelity Land, LLC
c/o Kennedy Lewis Land and Residential Advisors LLC

225 Liberty Street, Suite 4210
New York, NY 10281

Dream Finders Homes LLC
14701 Philips Highway, Suite 300
Jacksonville, FL 32256

LGI Homes – Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Diamond Timber Investments, LLC
1200 Riverplace Boulevard, Suite 200
Jacksonville, FL 32207

Andre Land Holdings LLC
5058 Knightbridge Circle North
Jacksonville, FL 32244

Diamond Springs Master Homeowners Association, Inc.
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Normandy Community Development District
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Parcel 828 – RE# 001128-0000

Andre Land Holdings LLC
5058 Knightbridge Circle North
Jacksonville, FL 32244

Cecil Point LLC
5058 Knightbridge Circle North
Jacksonville, FL 32244

Hawk Normandy, LLC
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

LGI Homes – Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Diamond Timber Investments, LLC
1200 Riverplace Boulevard, Suite 200
Jacksonville, FL 32207

Normandy Land Investors, LLC
111 Solana Road, Unit B

Ponte Vedra Beach, FL 32082

NVR, Inc.
11700 Plaza America Drive, Suite 500
Reston, VA 20190

Parcel 834 – RE# 002397-0000

Hawk Normandy, LLC
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Millrose Properties, Inc., as assignee of Fidelity Land, LLC
c/o Kennedy Lewis Land and Residential Advisors LLC
225 Liberty Street, Suite 4210
New York, NY 10281

LGI Homes – Florida, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

Diamond Timber Investments, LLC
1200 Riverplace Boulevard, Suite 200
Jacksonville, FL 32207

Andre Land Holdings LLC
5058 Knightbridge Circle North
Jacksonville, FL 32244

Normandy Land Investors, LLC
111 Solana Road, Unit B
Ponte Vedra Beach, FL 32082

Dream Finders Homes LLC
14701 Philips Highway, Suite 300
Jacksonville, FL 32256

Lennar Homes, LLC
5505 Waterford District Drive
Miami, FL 33126

Diamond Springs Master Homeowners Association, Inc.
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Parcel 849 – RE# 002278-0042

Nora Lyons and David Cameron Lyons and Robert Lyons
4422 Crested Butte Court
Jacksonville, FL 32210-9787

Metropolitan Life Insurance Company
c/o Bayview Loan Servicing, 4425 Ponce de Leon Boulevard, Suite 500
Coral Gables, FL 33146

Walmart, Inc.
1 Customer Drive
Bentonville, AR 72716

Midland Funding LLC
350 Camino de la Reina, Suite 100
San Diego, CA 92108

Parcel 860 – RE# 002276-0320

14670 Normandy BLVD, LLC
1404 Crested Heron Court
St. Augustine, FL 32092

Parcel 861 – RE# 002276-0315

FR50 Normandy, LLC
1404 Crested Heron Court
St. Augustine, FL 32092

Parcel 864 – RE# 002276-0170

Kenneth J. Crabtree and M. Christine Crabtree
14550 Normandy Boulevard
Jacksonville, FL 32234-2502

Parcel 865 – RE# 002276-0210

Kenneth J. Crabtree, Sr. and Mary Christine Crabtree
14550 Normandy Boulevard
Jacksonville, FL 32234-2502

Parcel 866 – RE#002276-0160

Kim D. Clarke
14441 Normandy Boulevard
Jacksonville, FL 32234-2505

Jody Phillips, as Duval County Clerk of Court
501 West Adams Street
Jacksonville, FL 32202

Parcel 868 – RE# 002313-0040

Heather R. McDowell and Steven A. McDowell
14480 Normandy Boulevard
Jacksonville, FL 32234

21st Mortgage Corporation
620 Market Street, Suite 100
Knoxville, TN 37902

Parcel 869 – RE# 002313-0035

Brandon Hammond and Caroline Hammond
5325 Pine Avenue
Fleming Island, FL 32003

Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Parcel 882 – RE# 002320-0040

Randy Walker
14288 Normandy Boulevard
Jacksonville, FL 32234

GE Money Bank
4125 Windward Plaza Drive, Building 300
Alpharetta, GA 30005

Mortgage Electronic Registration Systems, Inc.
as nominee for Southpoint Financial Services, Inc.
P.O. Box 2026
Flint, MI 48501-2026

Suncoast Credit Union
P.O. Box 11904
Tampa, FL 33680

State of Florida, Department of Revenue
P. O. Box 6668
Tallahassee, FL 32314-6668

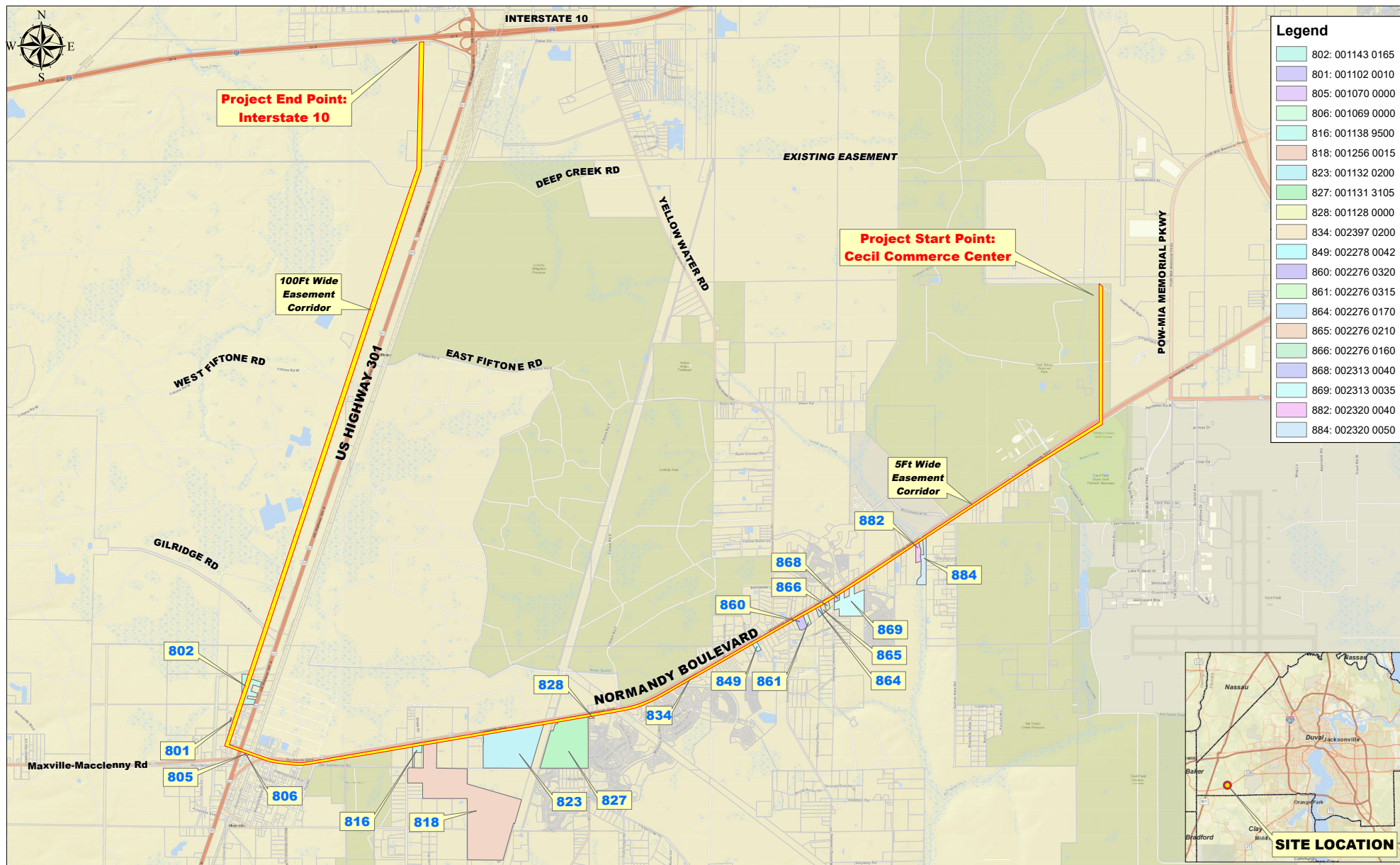
Parcel 884 – RE# 002320-0050

Toan Quoc Tran
14274 Normandy Boulevard
Jacksonville, FL 32221-2464

All Parcels

Jim Overton, Duval County Tax Collector
in care of City of Jacksonville Office of General Counsel
117 West Duval Street, Suite 480
Jacksonville, Florida 32202

Normandy – US301 Electric Easements



JEA Board Agenda

MEMORANDUM



Contract Renewal and Increase for Steam and Combustion Turbine Maintenance, Repair, and Overhaul Services

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:
N/A

Consent Agenda Item: Yes No

Presenter: Ted Phillips, Chief Financial Officer

Chief: Ted Phillips, Chief Financial Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis:

- These agreements are for turbine overhaul, maintenance, and repair services for both steam and combustion turbines. Services encompass, but are not limited to, turbine repairs and overhauls performed during outages, as well as support during normal operations
- Competitively bid and awarded on March 4, 2021, to Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC, which yielded a five-year agreement with two (2) optional one (1) year renewals
- This contract was presented to the Board as an informational item on August 20, 2024, during the Finance, Governance, and Audit Committee meeting
- On February 12, 2026, the JEA Awards Committee approved the first renewal and contract increase in the amount of \$12,365,000.00 with the new not-to-exceed amount of \$38,816,782.00. There are no rate increases associated with this amendment beyond those allowed under the existing contract terms

Financial Impact: \$12,365,000.00 increase to the steam and combustion turbine maintenance, repair, and overhaul services for JEA with Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC, for a new not-to-exceed of \$38,816,782.00

Committee/Board Meeting/Workshop & Date Presented:
Finance, Governance, and Audit Committee Meeting - August 20, 2024

Appendix:

- JEA Board Review of Large Continuing Services Contracts \$25M - \$50M
- Signed Awards Committee Agenda - February 12, 2026

Board of Directors Meeting - March 31, 2026 - Supplementals

<p style="text-align: center;">JEA Awards Agenda February 12, 2025 225 North Pearl St., Jacksonville, FL 32202 - Board Room 1st Floor Teams Meeting Info</p>												
Consent Agenda												
<p>The Chief Procurement Officer offers the following items for the JEA Awards Consent Agenda. Any item may be moved from the Consent Agenda to the Regular Agenda by a committee member asking that the item be considered separately. All items on the Consent agenda have been approved by OGC, Budget and the Business Unit Vice President and Chief. The posting of this agenda serves as an official notice of JEA's intended decision for all recommended actions for Formal Purchases as defined by Section 3-101 of the JEA Procurement Code. Please refer to JEA's Procurement Code, if you wish to protest any of these items.</p>												
Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Funding Source	Business Unit Estimate	Award Amount	Original Award Amount	New Not-to-Exceed	Amendments	Term (Projected) Start Date - End Date	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)
1	Minutes	Minutes from 01/29/2026 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Request for Proposal (RFP)	1412056846 - Design Services for Southwest WRF Expansion from 16 MGD to 18 MGD	Zammataro	Ardarra Group, Inc	Capital	\$800,000.00	\$787,316.20	N/A	\$787,316.20	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/01/2026	N
<p>Advised: 10/25/2025 Opened: 11/18/2025 Public Evaluation Meeting: 12/03/2025 Proposers (Ranked): 1. Ardarra Group, Inc 2. CDM Smith For additional information contact: Marline McDonald</p> <p>This award request is to provide project management and technical services for the Phase 1 planning effort to expand the Southwest WRF from 16 MGD to 18 MGD, improving capacity and reliability. Design-phase services and the associated fee will be submitted near the completion of Phase 1 for JEA approval.</p> <p>Ardarra will perform Phase 1 planning and technical evaluations to support alignment of the discharge permit and key unit processes with the upgraded 18 MGD capacity, including projected additional influent from the Normandy Village WWTP service area and potential NAS Jacksonville flows. Deliverables include five technical memoranda covering projected flows and loads, effluent handling and outfall capacity options, design criteria for tertiary filtration and the associated pump station, site-wide improvements, and construction sequencing needed to maintain plant operations, consolidated into an approximately 5% basis of design report with a site plan, project description, and recommended alternatives for final design and permitting.</p> <p>Eight (8) primes attended the Pre-Response Meeting, and six (6) firms declined to submit proposals due to backlog and capacity constraints. The hourly rates are consistent with those used in prior agreements, and the overall fee has been compared against similar past projects and determined to be reasonable.</p>												
3	Contract Renewal/Increase	141019046 (RFP) Steam and Combustion Turbine Maintenance, Repair and Overhaul Services for JEA	Erixon	Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC	O&M, Capital	\$12,365,000.00	\$12,365,000.00	\$14,000,000.00	\$38,816,782.00	12/7/2023 - \$12,451,782	Five (5) years w/Two (2) - 1 Yr. Renewals Start Date: 03/09/2021 End Date: 03/08/2027	N
<p>Originally Awarded: 03/04/2021 For additional information contact: Jason Behr</p> <p>The purpose of this award request is to authorize a one (1)-year contract renewal and adjust the contract value to support both major capital projects and ongoing maintenance and repair services during scheduled and forced outages. The award represents a renewal with a total authorization of \$12.4M to ensure adequate funding coverage through FY 2028. The amount is based on calculated project requirements and established budget trends.</p> <p>The scope of work includes turbine overhaul, maintenance, and repair services for both steam and combustion turbines. Services encompass, but are not limited to, turbine repairs and overhauls performed during outages as well as support during normal operations. The contractor will be responsible for providing all necessary labor, tools, equipment, materials, and related services required to support JEA's steam and combustion turbine assets.</p> <p>There are no rate increases associated with this amendment beyond those allowed under the existing contract terms.</p>												
4	Contract Increase	1411867048 (IFB) JEA Electric Plant Industrial Cleaning Services	Erixon	THOMPSON INDUSTRIAL SERVICES, LLC Vecta Environmental Services LLC	O&M	\$6,903,545.63	\$6,903,545.63	\$4,933,775.50	\$12,330,698.18	01/08/2026 - \$493,377.55	Three (3) Years w/Two (2) Optional One (1) Year Renewals Start Date: 12/12/2024 End Date: 12/11/2027	N
<p>Originally Awarded: 12/12/2024 For additional information contact: Jason Behr</p> <p>This award request seeks an increase to the existing contract value to ensure continued coverage of required services through the current contract terms.</p> <p>The scope of work includes providing all supervision, labor, materials, tools, equipment, consumables, and subcontracted services necessary to perform industrial cleaning services at JEA electric generating facilities. Services include, but are not limited to, wet and dry vacuuming; hydroblasting and ultra-high-pressure (UHP) cleaning; chemical cleaning services, with pricing requested on a per-project basis; high-volume pump services; and fugitive dust control services.</p> <p>The increased cleanout costs are being driven by a combination of more frequent unit cycling directed by dispatch, the resulting acceleration of wear and leakage due to thermal cycling, and limited opportunities to secure outages during high-demand periods to address these issues when they first occur. These factors have materially changed actual operating costs from those assumed when the contract was originally estimated, necessitating the request for additional funding.</p> <p>No contract increase is requested for Vecta Environmental Services at this time. Thompson Industrial Services was the low bidder and serves as the primary contractor, with Vecta Environmental Services awarded a secondary contract to provide additional capacity if needed. Thompson Industrial Services has successfully met all performance requirements, including increased service volumes and special project work, without the need to utilize the secondary contract.</p> <p>There are no rate increases associated with this amendment beyond those allowed under the existing contract terms.</p>												
5	Invitation for Bid (IFB)	1412070846 - Construction Services for Christobel Septic Tank Phase Out	Zammataro	J.B. Coswell Contracting, Inc	Capital	\$36,000,000.00	\$33,799,953.00	N/A	\$33,799,953.00	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/11/2028	Yes Legacy Engineering - (Testing) \$153,257.00
<p>Advised: 11/07/2025 Pre-Response Meeting: 11/17/2025 Opened: 01/20/2026 Three (3) Response Received 1. J. B. Coswell Contracting, Inc \$33,799,953.00 2. United Brothers Development Corp \$43,956,866.50 3. Jax Utilities Management, Inc \$52,099,786.89 For additional information contact: Marline McDonald</p> <p>This award is for the Christobel Septic Tank Phase-Out project. The scope of services includes installing approximately 32,000 linear feet of gravity sewer main, 23,000 linear feet of water main, two pump stations, and all necessary restoration within the project area. The project will eliminate existing septic tank systems in the Christobel neighborhood by installing new sewer infrastructure, properly abandoning existing septic systems, connecting homes and businesses to the new sewer system, and covering associated permits and fees at no cost to participating property owners. This effort will improve quality of life in the neighborhood and reduce harmful nutrient pollution reaching the St. Johns River and other local waterways.</p> <p>We had 9 Primes attended the Pre-Response Meeting, but only three (3) submit a proposal. In speaking with the companies that chose not to submit proposals, we learned that extending the deadline would not have increased participation. Several firms indicated that their decision was due to current workload commitments, and resource constraints rather than the proposal timeline.</p> <p>This work was competitively bid, and JEA has determined that J.B. Coswell Contracting, Inc. is the lowest responsive and responsible bidder. The bid is 6.5% below the business unit estimate and is considered reasonable.</p>												

Board of Directors Meeting - March 31, 2026 - Supplementals

6	Change Order	1411691846 - Solicitation for Residential Water Meters	Phillips	Badger Meter Sensus, USA	Inventory	N/A	N/A	\$21,060,358.80 \$12,984,349.20	N/A	N/A	CORRECTED TERM Badger Meter Three (3) Years w/Two (2) – 1 Yr. Renewals Start Date: 01/01/2025 End Date: 12/31/2027 Sensus USA, Inc. Three (3) Years w/Two (2) – 1 Yr. Renewals Start Date: 12/01/2024 End Date: 11/30/2027	N
<p>For additional information contact: Darriel Brown</p> <p>This Change Order request serves to formally correct the record so that the award documentation and contract files accurately reflect the intended contract terms for the awarded contracts to Badger Meter and Sensus USA, Inc. for residential water meters for JEA inventory stock. Both the award agenda document and the executed contracts listed incorrect term dates and require correction. The original documentation stated a term of three (3) years with two (2) one-year renewals, with a start date of 01/01/2025 and an end date of 11/30/2028 for both suppliers.</p> <p>Upon review, the correct contract terms for each vendor are as follows: For Badger Meter, the correct term is three (3) years with two (2) one-year renewal options, with a start date of 01/01/2025 and an end date of 12/31/2027. For Sensus USA, Inc., the correct term is also three (3) years with two (2) one-year renewal options, with a start date of 12/01/2024 and an end date of 11/30/2027.</p>												
7	Change Order	1412013851 (FBI) NGS-N35 (CT5) Non-Segregated Phase Bus Refurbishment FY26	Erixon	RMS Energy Co, LLC	Capital	\$354,879.00	\$354,879.00	\$331,759.00	\$854,879.00	12/6/2025 - \$168,241	Project Completion Start Date: 10/2/2025 End Date: 06/30/2026	N
<p>Originally Awarded: 10/2/2025 For additional information contact: Jason Behr</p> <p>This Change Order request is for an increase to the existing, informally awarded contract for the inspection, cleaning, and refurbishment of the NGS N35 (CT5) non-segregated phase bus system components, in order to incorporate an additional project of nearly identical scope for the NGS N34 (CT4) non-segregated phase bus system components.</p> <p>The combustion turbines at NGS had been planned for retirement for an extended period and, as a result, experienced limited capital investment despite maintaining a high level of electrical reliability. However, recent failures associated with CT4, followed by a subsequent event involving a 13.8 kVac fault within CT5 switchgear, highlighted increased operational and personnel safety risks. Based on these events, it was determined that the CT4 switchgear required an expedited overhaul to mitigate safety risks and maintain acceptable system reliability for the foreseeable future.</p> <p>It should be noted that a prior contract amendment was executed to address unplanned repairs to the non-segregated phase bus resulting from an electrical fault not attributable to the supplier, which damaged medium-voltage cables connecting the bus bar to the potential transformers within the switchgear. As the supplier was already mobilized on site working on N01's isolated phase bus, the repairs for CT5 were completed at the contractor T&M rates, allowing the unit to remain available until the full system inspection and refurbishment scheduled for March.</p> <p>RMS Energy was the successful bidder under the original solicitation on CT5, submitting a proposal approximately \$185,000.00, or thirty-five percent (35%), lower than the next lowest bidder. Given RMS Energy's competitive pricing, familiarity with JEA's systems, and satisfactory performance to date, JEA is comfortable awarding this additional scope under the existing contract. The pricing received for this additional work is consistent with the original project and is considered fair and reasonable.</p>												
8	Contract Increase	082-17 - Christobel Septic Tank Phase Out	Zammataro	CPH Consulting, LLC	Capital	\$2,600,000.00	\$2,459,455.00	\$2,285,900.00	\$4,745,355.00	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/11/2028	N
<p>Last Awarded: 04/27/2023 For additional information contact: Marlene McDonald</p> <p>This contract increase is for construction management and inspection services for the construction of the Christobel Septic Tank Phase-Out area. The scope includes bidding and post-bid services, as well as construction administration throughout the 960-day construction schedule, including progress meetings, field reviews, and shop drawing reviews. The scope also includes a full-time inspector to ensure all utilities are constructed safely and in accordance with JEA standards.</p> <p>JEA staff has reviewed the change order quote and determined the proposed pricing is reasonable when compared to similar projects currently being undertaken by JEA.</p> <p>The previous award was issued to Mittauer & Associates, Inc., now doing business as CPH Consulting, LLC.</p>												

Consent Agenda Action

Committee Members in Attendance	Names	Juli Crawford, Garry Baker, Jordan Pope
Motion by:	Juli Crawford, Garry Baker, Jordan Pope	
Second By:	Juli Crawford, Garry Baker, Jordan Pope	
Committee Decision	Approved	

Regular Agenda

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (%), \$ - awarded)	Action
1	Single Source	Xylem - Flygt Pumps, Parts & Service	Zammataro	Xylem Water Solutions USA Inc.	\$3,977,768.80	\$3,977,768.80	N/A	\$3,977,768.80	N/A	Five (5) Years w/Two (2) – 1 Yr. Renewals Start Date: 02/20/2026 End Date: 02/19/2031	N	Motion by: Garry Baker Second by: Jordan Pope Committee Decision: Approved
<p>For additional information contact: Darriel Brown</p> <p>This award request is for a contract with Xylem Water Solutions USA Inc. (Xylem), the authorized Florida municipal provider of Flygt pumps. Flygt pumps are a JEA standard and serve as JEA's primary pumps for use in lift stations. Xylem provides JEA with pumps, spare parts, repairs, and related services. Flygt pumps have proven to be more efficient in JEA lift stations compared to other pumps. Xylem pumps achieve the same flow as competitive pumps but at a lower horsepower, allowing them to use less energy and last longer.</p> <p>This contract will formalize a 10% discount off list prices for new pumps and a 15% discount off list prices for pump repairs. These discounts are consistent with other Xylem contracts with municipalities in our market and are deemed reasonable. The discounted pricing through this contract will positively impact the budget for the projected 92 new lift stations.</p> <p>This contract shall be fixed for the first year and will be subject to Xylem's annual cost review, which is based on the Consumer Price Index (CPI).</p> <p>DISCUSSION/ACTION: Erin Raddock DISCUSSION/ACTION PARTICIPANTS: Further clarification is requested about why this is a single source. Flygt pumps are a JEA standard and serve as the primary pumps used in JEA lift stations due to their proven efficiency, lower energy consumption, and longer service life compared to other pump types. Because Xylem is the authorized Florida municipal provider of Flygt pumps, they are the only source capable of providing the pumps, parts, and services required to maintain consistency and compatibility across JEA's lift station fleet.</p>												

Consent and Regular Agenda Signatures

Budget	Name/Title	
Awards Chairman	Name/Title	
Procurement	Name/Title	
Legal	Name/Title	

JEA Board Agenda

MEMORANDUM



Contract Issued for Septic Tank Phase Out, Christobel Construction

Board Meeting Date: March 31, 2026

Outcome: INFORMATION ONLY ACTION FUTURE BOARD CONSIDERATION

If Action, Provide a Recommended Motion:
N/A

Consent Agenda Item: Yes No

Presenter: Ted Phillips, Chief Financial Officer

Chief: Ted Phillips, Chief Financial Officer

Strategic Focus Area: DEVELOPING AN UNBEATABLE TEAM DELIVERING BUSINESS EXCELLENCE EARNING CUSTOMER LOYALTY

Background Information & Analysis:
The JEA Awards Committee awarded a contract in the amount of \$33,799,953.00 to J.B. Coxwell Contracting Inc. for construction services for the Christobel Septic Tank Phase Out (STPO) on February 12, 2026. The project is funded by the City of Jacksonville and managed by JEA.

The work includes installing approximately 32,000 linear feet of gravity sewer main, 23,000 linear feet of water main, two pump stations, and all necessary restoration within the project area.

The project will eliminate existing septic tank systems in the Christobel neighborhood by installing new sewer infrastructure, properly abandoning existing septic systems, connecting homes and businesses to the new sewer system, and covering associated permits and fees at no cost to participating property owners. This will improve the quality of life in the neighborhood and reduce harmful nutrient pollution reaching the St. Johns River and other local waterways.

Financial Impact: N/A - Funded by the City of Jacksonville

Committee/Board Meeting/Workshop & Date Presented:
Capital Projects Committee Meeting - February 11, 2026

Appendix:
• Signed Awards Committee Agenda - February 12, 2026
• Contract JEA12783 - J. B. Coxwell contract for STPO Construction Services

JEA Board Review of Large Continuing Services Contracts \$25M - \$50M						
INFORMATIONAL (NO ACTION REQUIRED)						
Contract # Short Description	Contracted Supplier	Funding Source	Term (Projected) Start Date - End Date	Original Contract Amount	Amendments (Date : Amount : New NTE)	New Not-to-Exceed
195904- Steam and Combustion Turbine Maintenance, Repair and Overhaul Services	Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC	Capital & O&M	Five (5) years w/ Two (2) - 1 Yr. Renewals <i>One Renewal Utilized, One Remaining</i> Start: 03/09/2021 End: 03/08/2027	\$14,000,000.00	12/07/2023 : \$12,451,782.00 : \$26,451,782.00 02/12/2026 : \$12,365,000.00 : \$26,451,782.00	\$38,816,782.00
<p>Originally Awarded 03/04/2021, this contract is for turbine, overhaul, maintenance and repair services to include, but are not limited to: steam and combustion turbine repairs and overhaul during outages and during operations. The company will be responsible to provide; tools, equipment, man power, materials and services to support JEA's steam and combustion turbines. The original award amount was calculated based on funding and project list available at the time of the original award. It was expected that the business unit would return and add additional funds as needed. The latest increase covers the identified projects listed through FY26. Rates have not been increased from the original award.</p> <p>The agreement primarily covers Northside Generating Station 1,2, & 3, and 50MW at Northside Generating Station units. For risk mitigation and supply redundancy, this contract also covers Kennedy Generating Station 7 & 8, Greenland Energy Center 1 & 2, and Brandy Branch Generating Station 1, 2, 3, & 4, for work outside of the GE LTSA.</p> <p>Current Project Encumbrance Update: \$26,154,273.65 of the \$38,816,782.00 awarded to Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC has been encumbered to date.</p>						
1412070846 - Construction Services for Christobel Septic Tank Phase Out	J.B Coxwell Contracting, Inc	Capital (City Re-Imbursed)	Project Completion Start Date: 03/01/2026 End Date: 12/11/2028	\$33,799,953.00	N/A	\$33,799,953.00
<p>This contract award is for the Christobel Septic Tank Phase-Out project. The work includes installing approximately 32,000 linear feet of gravity sewer main, 23,000 linear feet of water main, two pump stations, and all necessary restoration within the project area.</p> <p>The project will eliminate existing septic tank systems in the Christobel neighborhood by installing new sewer infrastructure, properly abandoning existing septic systems, connecting homes and businesses to the new sewer system, and covering associated permits and fees at no cost to participating property owners. This will improve quality of life in the neighborhood and reduce harmful nutrient pollution reaching the St. Johns River and other local waterways.</p> <p>This work was competitively bid, and JEA has determined that J.B. Coxwell Contracting, Inc. is the lowest responsive and responsible bidder. The bid is 6.5% below the business unit estimate and is considered reasonable.</p>						

Board of Directors Meeting - March 31, 2026 - Supplementals

<p align="center">JEA Awards Agenda February 12, 2025 225 North Pearl St., Jacksonville, FL 32202 - Board Room 1st Floor Teams Meeting Info</p>												
<p align="center">Consent Agenda</p>												
<p>The Chief Procurement Officer offers the following items for the JEA Awards Consent Agenda. Any item may be moved from the Consent Agenda to the Regular Agenda by a committee member asking that the item be considered separately. All items on the Consent agenda have been approved by OGC, Budget and the Business Unit Vice President and Chief. The posting of this agenda serves as an official notice of JEA's intended decision for all recommended actions for Formal Purchases as defined by Section 3-101 of the JEA Procurement Code. Please refer to JEA's Procurement Code, if you wish to protest any of these items.</p>												
Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Funding Source	Business Unit Estimate	Award Amount	Original Award Amount	New Not-to-Exceed	Amendments	Term (Projected) Start Date - End Date	JSEB Participation (Y/N) If Y, then list company name(s) (% , \$ - awarded)
1	Minutes	Minutes from 01/29/2026 Meeting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	Request for Proposal (RFP)	1412056846 - Design Services for Southwest WRF Expansion from 16 MGD to 18 MGD	Zammataro	Ardarra Group, Inc	Capital	\$800,000.00	\$787,316.20	N/A	\$787,316.20	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/01/2026	N
<p>Advised: 10/25/2025 Opened: 11/18/2025 Public Evaluation Meeting: 12/03/2025 Proposers (Ranked): 1. Ardarra Group, Inc 2. CDM Smith For additional information contact: Marline McDonald</p> <p>This award request is to provide project management and technical services for the Phase 1 planning effort to expand the Southwest WRF from 16 MGD to 18 MGD, improving capacity and reliability. Design-phase services and the associated fee will be submitted near the completion of Phase 1 for JEA approval.</p> <p>Ardarra will perform Phase 1 planning and technical evaluations to support alignment of the discharge permit and key unit processes with the upgraded 18 MGD capacity, including projected additional influent from the Normandy Village WWTP service area and potential NAS Jacksonville flows. Deliverables include five technical memoranda covering projected flows and loads, effluent handling and outfall capacity options, design criteria for tertiary filtration and the associated pump station, site-wide improvements, and construction sequencing needed to maintain plant operations, consolidated into an approximately 5% basis of design report with a site plan, project description, and recommended alternatives for final design and permitting.</p> <p>Eight (8) primes attended the Pre-Response Meeting, and six (6) firms declined to submit proposals due to backlog and capacity constraints. The hourly rates are consistent with those used in prior agreements, and the overall fee has been compared against similar past projects and determined to be reasonable.</p>												
3	Contract Renewal/Increase	141019046 (RFP) Steam and Combustion Turbine Maintenance, Repair and Overhaul Services for JEA	Erixon	Mitsubishi Power Americas, Inc., dba Mechanical Dynamics & Analysis LLC	O&M, Capital	\$12,365,000.00	\$12,365,000.00	\$14,000,000.00	\$38,816,782.00	12/7/2023 - \$12,451,782	Five (5) years w/Two (2) - 1 Yr. Renewals Start Date: 03/09/2021 End Date: 03/08/2027	N
<p>Originally Awarded: 03/04/2021 For additional information contact: Jason Behr</p> <p>The purpose of this award request is to authorize a one (1)-year contract renewal and adjust the contract value to support both major capital projects and ongoing maintenance and repair services during scheduled and forced outages. The award represents a renewal with a total authorization of \$12.4M to ensure adequate funding coverage through FY 2028. The amount is based on calculated project requirements and established budget trends.</p> <p>The scope of work includes turbine overhaul, maintenance, and repair services for both steam and combustion turbines. Services encompass, but are not limited to, turbine repairs and overhauls performed during outages as well as support during normal operations. The contractor will be responsible for providing all necessary labor, tools, equipment, materials, and related services required to support JEA's steam and combustion turbine assets.</p> <p>There are no rate increases associated with this amendment beyond those allowed under the existing contract terms.</p>												
4	Contract Increase	1411867048 (IFB) JEA Electric Plant Industrial Cleaning Services	Erixon	THOMPSON INDUSTRIAL SERVICES, LLC Vecta Environmental Services LLC	O&M	\$6,903,545.63	\$6,903,545.63	\$4,933,775.50	\$12,330,698.18	01/08/2026 - \$493,377.55	Three (3) Years w/Two (2) Optional One (1) Year Renewals Start Date: 12/12/2024 End Date: 12/11/2027	N
<p>Originally Awarded: 12/12/2024 For additional information contact: Jason Behr</p> <p>This award request seeks an increase to the existing contract value to ensure continued coverage of required services through the current contract terms.</p> <p>The scope of work includes providing all supervision, labor, materials, tools, equipment, consumables, and subcontracted services necessary to perform industrial cleaning services at JEA electric generating facilities. Services include, but are not limited to, wet and dry vacuuming; hydroblasting and ultra-high-pressure (UHP) cleaning; chemical cleaning services, with pricing requested on a per-project basis; high-volume pump services; and fugitive dust control services.</p> <p>The increased cleanout costs are being driven by a combination of more frequent unit cycling directed by dispatch, the resulting acceleration of wear and leakage due to thermal cycling, and limited opportunities to secure outages during high-demand periods to address these issues when they first occur. These factors have materially changed actual operating costs from those assumed when the contract was originally estimated, necessitating the request for additional funding.</p> <p>No contract increase is requested for Vecta Environmental Services at this time. Thompson Industrial Services was the low bidder and serves as the primary contractor, with Vecta Environmental Services awarded a secondary contract to provide additional capacity if needed. Thompson Industrial Services has successfully met all performance requirements, including increased service volumes and special project work, without the need to utilize the secondary contract.</p> <p>There are no rate increases associated with this amendment beyond those allowed under the existing contract terms.</p>												
5	Invitation for Bid (IFB)	1412070846 - Construction Services for Christobel Septic Tank Phase Out	Zammataro	J.B. Coswell Contracting, Inc	Capital	\$36,000,000.00	\$33,799,953.00	N/A	\$33,799,953.00	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/11/2028	Yes Legacy Engineering - (Testing) \$153,257.00
<p>Advised: 11/07/2025 Pre-Response Meeting: 11/17/2025 Opened: 01/20/2026 Three (3) Response Received 1. J. B. Coswell Contracting, Inc \$33,799,953.00 2. United Brothers Development Corp \$43,956,866.50 3. Jax Utilities Management, Inc \$52,099,786.89 For additional information contact: Marline McDonald</p> <p>This award is for the Christobel Septic Tank Phase-Out project. The scope of services includes installing approximately 32,000 linear feet of gravity sewer main, 23,000 linear feet of water main, two pump stations, and all necessary restoration within the project area. The project will eliminate existing septic tank systems in the Christobel neighborhood by installing new sewer infrastructure, properly abandoning existing septic systems, connecting homes and businesses to the new sewer system, and covering associated permits and fees at no cost to participating property owners. This effort will improve quality of life in the neighborhood and reduce harmful nutrient pollution reaching the St. Johns River and other local waterways.</p> <p>We had 9 Primes attended the Pre-Response Meeting, but only three (3) submit a proposal. In speaking with the companies that chose not to submit proposals, we learned that extending the deadline would not have increased participation. Several firms indicated that their decision was due to current workload commitments, and resource constraints rather than the proposal timeline.</p> <p>This work was competitively bid, and JEA has determined that J.B. Coswell Contracting, Inc. is the lowest responsive and responsible bidder. The bid is 6.5% below the business unit estimate and is considered reasonable.</p>												

Board of Directors Meeting - March 31, 2026 - Supplementals

6	Change Order	1411691846 - Solicitation for Residential Water Meters	Phillips	Badger Meter Sensus, USA	Inventory	N/A	N/A	\$21,060,358.80 \$12,984,349.20	N/A	N/A	CORRECTED TERM Badger Meter Three (3) Years w/Two (2) – 1 Yr. Renewals Start Date: 01/01/2025 End Date: 12/31/2027 Sensus USA, Inc. Three (3) Years w/Two (2) – 1 Yr. Renewals Start Date: 12/01/2024 End Date: 11/30/2027	N
<p>For additional information contact: Darriel Brown</p> <p>This Change Order request serves to formally correct the record so that the award documentation and contract files accurately reflect the intended contract terms for the awarded contracts to Badger Meter and Sensus USA, Inc. for residential water meters for JEA inventory stock. Both the award agenda document and the executed contracts listed incorrect term dates and require correction. The original documentation stated a term of three (3) years with two (2) one-year renewals, with a start date of 01/01/2025 and an end date of 11/30/2028 for both suppliers.</p> <p>Upon review, the correct contract terms for each vendor are as follows: For Badger Meter, the correct term is three (3) years with two (2) one-year renewal options, with a start date of 01/01/2025 and an end date of 12/31/2027. For Sensus USA, Inc., the correct term is also three (3) years with two (2) one-year renewal options, with a start date of 12/01/2024 and an end date of 11/30/2027.</p>												
7	Change Order	1412013851 (FBI) NGS-N35 (CT5) Non-Segregated Phase Bus Refurbishment FY26	Erixon	RMS Energy Co, LLC	Capital	\$354,879.00	\$354,879.00	\$331,759.00	\$854,879.00	12/6/2025 - \$168,241	Project Completion Start Date: 10/2/2025 End Date: 06/30/2026	N
<p>Originally Awarded: 10/2/2025 For additional information contact: Jason Behr</p> <p>This Change Order request is for an increase to the existing, informally awarded contract for the inspection, cleaning, and refurbishment of the NGS N35 (CT5) non-segregated phase bus system components, in order to incorporate an additional project of nearly identical scope for the NGS N34 (CT4) non-segregated phase bus system components.</p> <p>The combustion turbines at NGS had been planned for retirement for an extended period and, as a result, experienced limited capital investment despite maintaining a high level of electrical reliability. However, recent failures associated with CT4, followed by a subsequent event involving a 13.8 kVac fault within CT5 switchgear, highlighted increased operational and personnel safety risks. Based on these events, it was determined that the CT4 switchgear required an expedited overhaul to mitigate safety risks and maintain acceptable system reliability for the foreseeable future.</p> <p>It should be noted that a prior contract amendment was executed to address unplanned repairs to the non-segregated phase bus resulting from an electrical fault not attributable to the supplier, which damaged medium-voltage cables connecting the bus bar to the potential transformers within the switchgear. As the supplier was already mobilized on site working on N01's isolated phase bus, the repairs for CT5 were completed at the contractor T&M rates, allowing the unit to remain available until the full system inspection and refurbishment scheduled for March.</p> <p>RMS Energy was the successful bidder under the original solicitation on CT5, submitting a proposal approximately \$185,000.00, or thirty-five percent (35%), lower than the next lowest bidder. Given RMS Energy's competitive pricing, familiarity with JEA's systems, and satisfactory performance to date, JEA is comfortable awarding this additional scope under the existing contract. The pricing received for this additional work is consistent with the original project and is considered fair and reasonable.</p>												
8	Contract Increase	082-17 - Christobel Septic Tank Phase Out	Zammataro	CPH Consulting, LLC	Capital	\$2,600,000.00	\$2,459,455.00	\$2,285,900.00	\$4,745,355.00	N/A	Project Completion Start Date: 03/01/2026 End Date: 12/11/2028	N
<p>Last Awarded: 04/27/2023 For additional information contact: Marlene McDonald</p> <p>This contract increase is for construction management and inspection services for the construction of the Christobel Septic Tank Phase-Out area. The scope includes bidding and post-bid services, as well as construction administration throughout the 960-day construction schedule, including progress meetings, field reviews, and shop drawing reviews. The scope also includes a full-time inspector to ensure all utilities are constructed safely and in accordance with JEA standards.</p> <p>JEA staff has reviewed the change order quote and determined the proposed pricing is reasonable when compared to similar projects currently being undertaken by JEA.</p> <p>The previous award was issued to Mittauer & Associates, Inc., now doing business as CPH Consulting, LLC.</p>												

Consent Agenda Action

Committee Members in Attendance	Names	Juli Crawford, Garry Baker, Jordan Pope
Motion by:	Juli Crawford, Garry Baker, Jordan Pope	
Second By:	Juli Crawford, Garry Baker, Jordan Pope	
Committee Decision	Approved	

Regular Agenda

Award #	Type of Award	Solicitation # & Short Description/Title	VP	Awardee	Award Amount	Business Unit Estimate	Original Award Amount	New Not-to-Exceed	Amendments	Term	JSEB Participation (Y/N) If Y, then list company name(s) (%), \$ - awarded)	Action
1	Single Source	Xylem - Flygt Pumps, Parts & Service	Zammataro	Xylem Water Solutions USA Inc.	\$3,977,768.80	\$3,977,768.80	N/A	\$3,977,768.80	N/A	Five (5) Years w/Two (2) – 1 Yr. Renewals Start Date: 02/20/2026 End Date: 02/19/2031	N	Motion by: Garry Baker Second by: Jordan Pope Committee Decision: Approved
<p>For additional information contact: Darriel Brown</p> <p>This award request is for a contract with Xylem Water Solutions USA Inc. (Xylem), the authorized Florida municipal provider of Flygt pumps. Flygt pumps are a JEA standard and serve as JEA's primary pumps for use in lift stations. Xylem provides JEA with pumps, spare parts, repairs, and related services. Flygt pumps have proven to be more efficient in JEA lift stations compared to other pumps. Xylem pumps achieve the same flow as competitive pumps but at a lower horsepower, allowing them to use less energy and last longer.</p> <p>This contract will formalize a 10% discount off list prices for new pumps and a 15% discount off list prices for pump repairs. These discounts are consistent with other Xylem contracts with municipalities in our market and are deemed reasonable. The discounted pricing through this contract will positively impact the budget for the projected 92 new lift stations.</p> <p>This contract shall be fixed for the first year and will be subject to Xylem's annual cost review, which is based on the Consumer Price Index (CPI).</p> <p>DISCUSSION/ACTION: Erin Raddock DISCUSSION/ACTION PARTICIPANTS: Further clarification is requested about why this is a single source. Flygt pumps are a JEA standard and serve as the primary pumps used in JEA lift stations due to their proven efficiency, lower energy consumption, and longer service life compared to other pump types. Because Xylem is the authorized Florida municipal provider of Flygt pumps, they are the only source capable of providing the pumps, parts, and services required to maintain consistency and compatibility across JEA's lift station fleet.</p>												

Consent and Regular Agenda Signatures

Budget	Name/Title	
Awards Chairman	Name/Title	
Procurement	Name/Title	
Legal	Name/Title	

Christobel Septic Tank Phase out

**CONTRACT
BETWEEN
JEA
AND
J.B. Coxwell Contracting, Inc.
JEA CONTRACT # JEA12783**

THIS CONTRACT is made and entered into as of the **1st** day of **March, 2026**, (the “**Effective Date**”) by and between **JEA**, a body politic and corporate in the City of Jacksonville, Florida (“**JEA**”) and, **J.B. Coxwell Contracting, Inc.**, a Florida corporation authorized to conduct business in the state of Florida with its principal address at 6741 Lloyd Road West, Jacksonville, FL 32254 (“**Company**”).

WHEREAS, JEA issued a Solicitation 1412070846 for “**Construction Services for Christobel Septic Tank Phase-Out**”, as amended by Addendum Number One dated December 03, 2025, and Addendum Number Two dated January 07, 2026, (the “**Solicitation**”); and

WHEREAS, based on Company’s response to the Solicitation (the “**Response**”), on **February 12, 2026**, JEA’s Awards Committee awarded a contract to Company to provide certain services to JEA as described in the Solicitation (the “**Work**”);

NOW THEREFORE, in consideration of the mutual covenants contained below, JEA and Company agree as follows:

- 1. Engagement and Performance of Work.** JEA engages Company to perform the Work, and Company shall perform the Work in accordance with the terms and conditions of this Contract.
- 2. Compensation.** JEA shall pay the Company for the Work in accordance with the terms of the Solicitation and the pricing attached to this Contract as **Exhibit A**.
- 3. Maximum Indebtedness.** JEA’s maximum indebtedness for all fees, costs, expenses and all other amounts payable under this Contract shall be a fixed monetary amount not-to-exceed **Thirty-Three Million Seven Hundred Ninety-Nine Thousand Nine Hundred Fifty-Three and 00/100 Dollars (\$33,799,953.00)**. All amounts payable under this Contract are contingent upon the existence of lawfully appropriated funds therefor.
- 4. Term.** The term of this Contract shall commence on the Effective Date and shall continue through “**Project Completion**”, unless sooner terminated in accordance with the terms of the Solicitation.

5. **Payment and Performance Bonds.** In accordance with the Contract, the Company shall provide the Payment and Performance Bonds to JEA. The forms are attached hereto as **Exhibit B.**

6. **Contract Documents.** This Contract consists of the following documents which are incorporated by reference as if fully set forth herein and which, in case of conflict, shall have priority in the order listed below:

- This document (including all attachments and exhibits hereto), as modified by any subsequently signed amendments
- Any Addenda to the Solicitation issued by JEA
- The Solicitation as originally issued by JEA, including all amendments, technical specifications, appendices and exhibits thereto
- JEA Purchase Order
- The Response, provided, however, that any terms in the Response that are inconsistent with the Solicitation shall not be included in this Contract, unless expressly agreed to in writing by JEA

7. **Notices:** All notices under this Contract shall be in writing and shall be delivered by email (delivery receipt requested), certified mail (return receipt requested), or by other delivery with receipt to the following:

As to JEA:

JEA
225 N. Pearl Street
Jacksonville, Florida 32202
Attn: Mike Williams
Email: willms@jea.com

and to:

JEA
225 N. Pearl Street
Jacksonville, Florida 32202
Attn: Heather Beard, Procurement Contract Administration
bearhb@jea.com

As to the Company:

J.B. Coxwell Contracting, Inc.
6741 Lloyd Road West, Jacksonville, FL 32254
Attn: Rob Paulger
Email: rbp@jbcowell.com

8. **Authority.** Company represents and warrants to JEA that Company has full right and authority to execute and perform its obligations under this Contract, and Company and the person(s) signing this Contract on Company's behalf represent and warrant to JEA that such person(s) are duly authorized to execute this Contract on Company's behalf without further consent or approval by anyone. Company shall deliver to JEA promptly upon request all documents reasonably requested by JEA to evidence such authority.

9. **Entire Agreement.** This Contract constitutes the entire agreement between the parties hereto for the Work to be performed and furnished by the Company. No statement, representation, writing, understanding, agreement, course of action or course of conduct, made by either party or any representative of either party, which is not expressed herein shall be binding. Company may not unilaterally modify the terms of this Contract by affixing additional terms to materials delivered to JEA (e.g., “shrink wrap” terms accompanying or affixed to a deliverable) or by including such terms on a purchase order or payment document. Company acknowledges that it is entering into this Contract for its own purposes and not for the benefit of any third party.

10. **Amendments.** All changes to, additions to, modifications of, or amendment to this Contract, or any of the terms, provisions and conditions hereof, shall be binding only when in writing and signed by the authorized officer, agent or representative of each of the parties to this Contract.

11. **Counterparts.** This Contract, and all amendments hereto, may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. This Contract may be delivered by facsimile or by email transmittal of a PDF image, and such facsimile or PDF counterparts shall be valid and binding on JEA and Company with the same effect as if original signatures had been exchanged.

[Remainder of page left blank intentionally. Signature page follows immediately.]

IN WITNESS WHEREOF, JEA and Company have duly executed this Contract as of the Effective Date.

JEA:

WITNESS:



Signed on 02/25/2026 | 07:08:44 (GMT -7:00)



Signed on Feb 24,2026 | 11:30:04 (GMT -5:00)

02/25/2026 | 07:08:44 (GMT -7:00)

Feb 24,2026 | 11:30:04 (GMT -5:00)

COMPANY:



Signed on 02/24/2026 | 11:13:37 (GMT -5:00)

Chief Operating Officer

02/24/2026 | 11:13:37 (GMT -5:00)

FORM APPROVED:



Signed on 02/24/2026 | 12:47:16 (GMT -5:00)

02/24/2026 | 12:47:16 (GMT -5:00)

EXHIBIT A
COMPANY'S PRICING

Appendix B - Bid Form
 1412070846 Construction Services for Christobel Septic Tank Phase-Out

Submit the Bid electronically as described in section 1.4 of the Solicitation.

Company Name: J.B. Coxwell Contracting, Inc.

Company's Address: 6741 Lloyd Rd W. Jacksonville, FL 32244

License Number: CGC059919 General Contractor; CUC1225959 Underground Utility & Excavation

Phone Number: (904)786-1120 FAX No: (904)783-2970 Email Address: estimating@jbcowell.com

BID SECURITY REQUIREMENTS <input type="checkbox"/> None required <input checked="" type="checkbox"/> Certified Check or Bond (Five Percent (5%))	TERM OF CONTRACT <input type="checkbox"/> One Time Purchase <input type="checkbox"/> Annual Requirements <input checked="" type="checkbox"/> Other, Specify - Project Completion
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SAMPLE REQUIREMENTS <input checked="" type="checkbox"/> None required <input type="checkbox"/> Samples required prior to Bid Opening <input type="checkbox"/> Samples may be required subsequent to Bid Opening	SECTION 255.05, FLORIDA STATUTES CONTRACT BOND <input type="checkbox"/> None required <input checked="" type="checkbox"/> Bond required 100% of Bid Award
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QUANTITIES <input type="checkbox"/> Quantities indicated are exacting <input checked="" type="checkbox"/> Quantities indicated reflect the approximate quantities to be purchased Throughout the Contract period and are subject to fluctuation in accordance with actual requirements.	INSURANCE REQUIREMENTS Insurance required
--	---

PAYMENT DISCOUNTS <input type="checkbox"/> 1% 20, net 30 <input type="checkbox"/> 2% 10, net 30 <input type="checkbox"/> Other <input checked="" type="checkbox"/> None Offered	
--	--

ENTER YOUR BID FOR SOLICITATION 1412070846	TOTAL BID PRICE
Total Bid Price (enter total from cell F3 in the Bid Workbook)	\$33,799,953.00

I have read and understood the Sunshine Law/Public Records clauses contained within this solicitation. I understand that in the absence of a redacted copy my proposal will be disclosed to the public "as-is".

BIDDER CERTIFICATION

By submitting this Bid, the Bidder certifies that it has read and reviewed all of the documents pertaining to this Solicitation, that the person signing below is an authorized representative of the Bidding Company, that the Company is legally authorized to do business in the State of Florida, and that the Company maintains in active status an appropriate contractor's license for the work (if applicable). The Bidder also certifies that it complies with all sections (including but not limited to Conflict of Interest and Ethics) of this Solicitation.

We have received addenda _____
2 through 2


 Handwritten Signature of Authorized Officer of Company or Agent

01/20/2026
 Date

Garland F. Chick, Jr., Vice President of Estimating
 Printed Name and Title

1412070846 Addendum 2 - Appendix B - Bid Workbook						
Construction Services for Christobel Septic Tank Phase-Out						
(Only complete the prices in yellow cells)						
Company Name:						J. B. Coxwell Contracting, Inc.
Total Bid Price (transfer to Appendix B - Bid Form):						\$33,799,953.00
PART I - WATER MAIN CONSTRUCTION						
Item	Spec No.	Description	Est. Qty	Unit	Unit Price	Cost
1.1	SC 1	Earthwork	1	LS	\$167,900.00	\$167,900.00
1.2	801.3.2.2	2" WM Abandonment by Plugging	84	EA	\$286.00	\$24,024.00
1.3	801.3.2.2	4" WM Abandonment by Plugging	12	EA	\$1,247.00	\$14,964.00
1.4	801.3.2.2	6" WM Abandonment by Plugging	4	EA	\$1,346.00	\$5,384.00
1.5	801.3.2.3	8" Grout Fill	150	LF	\$37.75	\$5,662.50
1.6	801.3.2.4	8" WM Removal (below grade)	150	LF	\$33.25	\$4,987.50
1.7	801.12.1/SC 13/SC36	2" PVC SCH 80 Water Main	375	LF	\$55.50	\$20,812.50
1.8	801.12.1/SC36	4" PVC DR 18 Water Main	1,300	LF	\$31.75	\$41,275.00
1.9	801.12.1/SC36	6" PVC DR 18 Water Main	14,000	LF	\$46.00	\$644,000.00
1.10	801.12.1/SC36	8" PVC DR 18 Water Main	7,200	LF	\$54.75	\$394,200.00
1.11	801.12.2/SC36	6" D.I. 11.25" Bend	4	EA	\$623.00	\$2,492.00
1.12	801.12.2/SC36	6" D.I. 22.5" Bend	4	EA	\$665.00	\$2,660.00
1.13	801.12.2/SC36	6" D.I. 45" Bend	53	EA	\$700.00	\$37,100.00
1.14	801.12.2/SC36	6" D.I. 90" Bend	12	EA	\$725.00	\$8,700.00
1.15	801.12.2/SC36	6" x 6" x 4" D.I. Tee	4	EA	\$978.00	\$3,912.00
1.16	801.12.2/SC36	6" x 6" x 6" D.I. Tee	37	EA	\$1,124.00	\$41,588.00
1.17	801.12.2/SC36	8" D.I. 11.25" Bend	8	EA	\$832.00	\$6,656.00
1.18	801.12.2/SC36	8" D.I. 22.5" Bend	4	EA	\$865.00	\$3,460.00
1.19	801.12.2/SC36	8" D.I. 45" Bend	64	EA	\$869.00	\$55,616.00
1.2	801.12.2/SC36	8" D.I. 90" Bend	16	EA	\$958.00	\$15,328.00
1.21	801.12.2/SC36	6" x 4" D.I. Reducer	4	EA	\$563.00	\$2,252.00
1.22	801.12.2/SC36	8" x 4" D.I. Reducer	4	EA	\$688.00	\$2,752.00
1.23	801.12.2/SC36	8" x 6" D.I. Reducer	7	EA	\$775.00	\$5,425.00
1.24	801.12.2/SC36	8" x 8" x 4" D.I. Tee	4	EA	\$1,210.00	\$4,840.00
1.25	801.12.2/SC36	8" x 8" x 6" D.I. Tee	17	EA	\$1,325.00	\$22,525.00
1.26	801.12.2/SC36	8" x 8" x 8" D.I. Tee	5	EA	\$1,476.00	\$7,380.00
1.27	801.12.2	4" D.I. Plugged Dead End	4	EA	\$384.00	\$1,536.00
1.28	801.12.2	6" D.I. Plugged Dead End	8	EA	\$483.00	\$3,864.00
1.29	801.12.2	8" D.I. Plugged Dead End	4	EA	\$585.00	\$2,340.00
1.3	801.12.6	4" Pipe Bell Restraints	40	EA	\$123.00	\$4,920.00
1.31	801.12.6	6" Pipe Bell Restraints	500	EA	\$149.00	\$74,500.00
1.32	801.12.6	8" Pipe Bell Restraints	250	EA	\$210.00	\$52,500.00
1.33	801.12.7/SC 10	Split Ring Pipe Bell Restraints on Existing 6" WM	20	EA	\$1,173.00	\$23,460.00
1.34	801.12.7/SC 10	Split Ring Pipe Bell Restraints on Existing 8" WM	50	EA	\$1,235.00	\$61,750.00
1.35	801.12.9	New 1" Water Service (Short)	53	EA	\$763.00	\$40,439.00
1.36	801.12.9	New 1" Water Service (Long)	60	EA	\$1,041.00	\$62,460.00
1.37	801.12.10	Replace/Relocate 1" Water Service (Short)	77	EA	\$1,153.00	\$88,781.00
1.38	801.12.10	Replace/Relocate 1" Water Service (Long)	84	EA	\$1,427.00	\$119,868.00
1.39	SC 9	Water Service Line Protective Concrete Cap at Swale Crossing	40	EA	\$290.00	\$11,600.00
1.4	801.12.13	Temporary Compliance Sample Tap	48	EA	\$531.00	\$25,488.00
1.41	801.13.1	Fire Hydrants	36	EA	\$5,457.00	\$196,452.00
1.42	801.13.2	Relocate FH	4	EA	\$2,582.00	\$10,328.00
1.43	801.13.3/SC 36	4" Gate Valve	4	EA	\$1,753.00	\$7,012.00
1.44	801.13.3/SC 36	6" Gate Valve	82	EA	\$2,144.00	\$175,808.00
1.45	801.13.3/SC 36	8" Gate Valve	22	EA	\$2,944.00	\$64,768.00
1.46	801.13.4/SC 36	6" x 6" x 6" Tapping Sleeve & Valve	3	EA	\$6,713.00	\$20,139.00
1.47	801.13.4/SC 36	8" x 8" x 6" Tapping Sleeve & Valve	13	EA	\$6,730.00	\$87,490.00
1.48	801.13.4/SC 36	8" x 8" x 8" Tapping Sleeve & Valve	5	EA	\$8,075.00	\$40,375.00
1.49	801.13.5	Water Meter Box	113	EA	\$418.00	\$47,234.00
1.5	801.13.7/SC 14	4" Insert Valve w/ Concrete Thrust Anchor	2	EA	\$13,548.25	\$27,096.50
1.51	801.13.7/SC 14	6" Insert Valve w/ Concrete Thrust Anchor	2	EA	\$14,264.00	\$28,528.00
1.52	801.13.7/SC 14	8" Insert Valve w/ Concrete Thrust Anchor	7	EA	\$15,200.00	\$106,400.00
1.53	801.13.9	Flushing Valve (Hydrant)	10	EA	\$2,395.00	\$23,950.00
1.54	801.17.3, SC 15	Connect to Existing Water Main Piping or Stub-Out (Various Sizes)	18	EA	\$4,901.00	\$88,218.00
1.55	SC 16	2" Service Connection to Existing Galv System	4	EA	\$1,600.00	\$6,400.00
1.56	SC 17	Existing Water Meter Relocation	11	EA	\$600.00	\$6,600.00
1.57	SC 18	Replace Existing Driveway Meter Box	6	EA	\$612.00	\$3,672.00
1.58	SC 19	2" Temp Water Service System	2,000	LF	\$39.00	\$78,000.00
1.59	SC 20	4" Temp Line Stop Jumper System	6	EA	\$15,571.00	\$93,426.00
1.60	SC 20	6" Temp Line Stop Jumper System	6	EA	\$20,195.00	\$121,170.00
1.61	SC 20	8" Temp Line Stop Jumper System	4	EA	\$23,825.00	\$95,300.00
Part I Water Subtotal						\$3,447,768.00
PART II - SEWER MAIN CONSTRUCTION						
Item	Spec No.	Description	Est. Qty	Unit	Unit Price	Cost
2.1	SC 1, 8B	Earthwork	1	LS	\$1,351,468.00	\$1,351,468.00

2.2	SC 21	Clear and Grub	0.5	AC	\$40,296.00	\$20,148.00
2.3	407.3.2/SC 10	4" FM Abandonment by Plugging (Plugged Dead End)	8	EA	\$1,887.00	\$15,096.00
2.4	407.3.2/SC 10	6" FM Abandonment by Plugging (Plugged Dead End)	6	EA	\$4,008.00	\$24,048.00
2.5	801.3.2.4	12" FM Removal (below grade)	70	LF	\$53.75	\$3,762.50
2.6	801.14.1, SC 88, 36	Type A Manhole - 0'-6' Deep	11	EA	\$7,094.00	\$78,034.00
2.7	801.14.1, SC 88, 36	Type A Manhole - 0'-6' Deep (Polymer)	2	EA	\$25,739.00	\$51,478.00
2.8	801.14.1, SC 88, 36	Type A Manhole - 6'-8' Deep	22	EA	\$8,101.00	\$178,222.00
2.9	801.14.1, SC 88, 36	Type A Manhole - 8'-10' Deep	16	EA	\$9,813.00	\$157,008.00
2.10	801.14.1, SC 88, 36	Type A Manhole - 8'-10' Deep (5' dia. Polymer)	1	EA	\$25,211.00	\$25,211.00
2.11	801.14.1, SC 88, 36	Type A Manhole - 10'-12' Deep (Polymer)	6	EA	\$30,268.00	\$181,608.00
2.12	801.14.1, SC 88, 36	Type A Manhole - 12'-14' Deep (Polymer)	4	EA	\$41,282.00	\$165,128.00
2.13	801.14.1, SC 88, 36	Type A Manhole - 14'-16' Deep (5' dia. Polymer)	1	EA	\$54,889.00	\$54,889.00
2.14	801.14.1, SC 88, 36	Type A Manhole - 16-18' Deep (5' dia. Polymer)	1	EA	\$49,847.00	\$49,847.00
2.15	801.14.1, SC 88, 36	Type B Manhole - 6'-8' Deep (Polymer)	1	EA	\$25,524.00	\$25,524.00
2.16	801.14.1, SC 88, 36	Type B Manhole - 8'-10' Deep (Polymer)	5	EA	\$28,170.00	\$140,850.00
2.17	801.14.1, SC 88, 36	Type B Manhole - 10'-12' Deep (Polymer)	5	EA	\$31,159.00	\$155,795.00
2.18	801.14.1, SC 88, 36	Type B Manhole - 12'-14' Deep (Polymer)	6	EA	\$34,054.00	\$204,324.00
2.19	801.14.1, SC 88, 36	Type B Manhole - 14'-16' Deep (Polymer)	1	EA	\$47,560.00	\$47,560.00
2.20	801.14.1, SC 88, 36	Type B Manhole - 16'-18' Deep (5' dia. Polymer)	1	EA	\$42,338.00	\$42,338.00
2.21	801.14.1, SC 88, 36	Type B Manhole - 16'-18' Deep (Polymer)	2	EA	\$42,338.00	\$84,676.00
2.22	801.14.1, SC 88, 36	Type C Manhole - 0-6' Deep	23	EA	\$6,889.00	\$158,447.00
2.23	801.14.1, SC 88, 36	Type C Manhole - 6'-8' Deep	12	EA	\$7,881.00	\$94,572.00
2.24	801.14.1, SC 88, 36	Conflict Manhole w/ Casing - 30" Storm Crossing	1	LS	\$17,828.00	\$17,828.00
2.25	801.14.1, SC 88, 36	Conflict Manhole w/ Casing - 48" Storm Crossing	1	LS	\$18,478.00	\$18,478.00
2.26	801.14.4	Connection to Manhole	1	EA	\$2,295.00	\$2,295.00
2.27	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 0'-6' Deep	6,800	LF	\$136.00	\$924,800.00
2.28	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Hi-Line Gravity Sewer - 0'-6' Deep	1,350	LF	\$78.00	\$105,300.00
2.29	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 6'-8' Deep	10,300	LF	\$142.00	\$1,462,600.00
2.30	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Hi-Line Gravity Sewer - 6'-8' Deep	1,500	LF	\$81.00	\$121,500.00
2.31	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 8-10' Deep	4,500	LF	\$168.00	\$756,000.00
2.32	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Hi-Line Gravity Sewer - 8'-10' Deep	150	LF	\$100.00	\$15,000.00
2.33	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 10'-12' Deep	3,250	LF	\$183.00	\$594,750.00
2.34	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 12'-14' Deep	2,010	LF	\$240.00	\$482,400.00
2.35	801.15.1/SC 7, 8B, 36	8" PVC SDR 26 Gravity Sewer - 14'-16' Deep	390	LF	\$260.00	\$101,400.00
2.36	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 6'-8' Deep	290	LF	\$128.00	\$37,120.00
2.37	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 8-10' Deep	135	LF	\$160.00	\$21,600.00
2.38	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 10'-12' Deep	165	LF	\$160.00	\$26,400.00
2.39	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 12'-14' Deep	440	LF	\$200.00	\$88,000.00
2.40	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 14'-16' Deep	720	LF	\$301.00	\$216,720.00
2.41	801.15.1/SC 7, 8B, 36	10" PVC SDR 26 Gravity Sewer - 16'-18' Deep	55	LF	\$367.50	\$20,212.50
2.42	801.15.1/SC 7, 8B, 36	12" PVC SDR 26 Gravity Sewer - 16'-18' Deep	75	LF	\$635.00	\$47,625.00
2.43	801.15.3/SC 36	6" PVC SDR 26 Sewer Lateral Piping	13,400	LF	\$41.50	\$556,100.00
2.44	801.15.5	Sewer Lateral Connection @ 8" SDR 26	465	EA	\$907.00	\$421,755.00
2.45	801.15.5	Sewer Lateral Connection @ 10" SDR 26	5	EA	\$1,200.00	\$6,000.00
2.46	SC 9	Sewer Lateral Protective Concrete Cap at Svalde Crossing	53	EA	\$289.00	\$15,317.00
2.47	801.15.8	Low Pressure Service Connection	4	EA	\$3,769.00	\$15,076.00
2.48	801.16.1/SC 36	4" PVC DR 18 Force Main	1,120	LF	\$54.00	\$60,480.00
2.49	801.16.1/SC 36	6" PVC DR 18 Force Main	2,100	LF	\$55.50	\$116,550.00
2.50	801.16.1/SC 36	12" PVC DR 18 Force Main	100	LF	\$205.00	\$20,500.00
2.51	801.16.3/SC 36	4" D.I. 45° Bend	15	EA	\$793.00	\$11,895.00
2.52	801.16.3/SC 36	4" D.I. 90° Bend	4	EA	\$773.00	\$3,092.00
2.53	801.16.3/SC 36	6" 11.25 Bend	4	EA	\$973.00	\$3,892.00
2.54	801.16.3/SC 36	6" 45 Bend	8	EA	\$934.00	\$7,472.00
2.55	801.16.3/SC 36	6" 90 Bend	4	EA	\$1,172.00	\$4,688.00
2.56	801.16.3/SC 36	6" x 6" x 6" D.I. Tee	1	EA	\$1,730.00	\$1,730.00
2.57	801.16.3/SC 36	6" Plugged Dead End	1	EA	\$857.00	\$857.00
2.58	801.16.3/SC 36	12" D.I. 45° Bends	4	EA	\$2,206.00	\$8,824.00
2.59	801.16.3/SC 36	12" x 6" D.I. Reducer	1	EA	\$2,221.00	\$2,221.00
2.60	801.16.7	4" Pipe Bell Restraint	30	EA	\$122.00	\$3,660.00
2.61	801.16.7	6" Pipe Bell Restraint	30	EA	\$149.50	\$4,485.00
2.62	801.16.7	12" Pipe Bell Restraint	4	EA	\$373.00	\$1,492.00
2.63	801.12.7/SC 10	Split Ring Bell Restraints on Existing 4" FM	4	EA	\$1,147.00	\$4,588.00
2.64	801.12.7/SC 10	Split Ring Bell Restraints on Existing 12" FM	50	EA	\$1,380.00	\$69,000.00
2.65	801.17.1/SC 36	4" Gate Valve	2	EA	\$1,747.00	\$3,494.00
2.66	801.17.1/SC 36	6" Gate Valve	3	EA	\$2,145.00	\$6,435.00
2.67	801.17.3	12"x 12" x 6" Tapping Sleeve and Valve	1	EA	\$7,399.00	\$7,399.00
2.68	801.17.3	4" Gate Valve w/ DI Sleeve Cut in on Existing FM	2	EA	\$8,900.00	\$17,800.00
2.69	801.17.3	4" DI 90° Bend w/ DI Sleeve Cut in on Existing FM	2	EA	\$7,926.00	\$15,852.00
2.70	801.17.3	4" DI Tee w/ DI Sleeve Cut in on Existing FM	1	EA	\$8,161.00	\$8,161.00
2.71	801.17.3	6" DI 90° Bend w/ DI Sleeve Cut in on Existing FM	1	EA	\$8,519.00	\$8,519.00
2.72	801.17.3, SC 33	6" DI Plugged Dead End w/ DI Sleeve Cut in on Existing FM	1	LS	\$5,337.00	\$5,337.00
2.73	801.17.3/SC 15	Connection to Existing Force Mains	1	EA	\$6,381.00	\$6,381.00
2.74	801.17.4	2" ARV w/ Lined Manhole	3	EA	\$16,203.00	\$48,609.00
2.75	801.18/SC 8, 8A, 36	Pump Station # 1 (IEA Class I)	1	LS	\$1,688,559.00	\$1,688,559.00
2.76	801.18/SC 8, 8A, 36	Pump Station # 2 (IEA Class I)	1	LS	\$1,578,451.00	\$1,578,451.00

Part II Sewer Subtotal \$13,104,733.00						
PART III - PAVING & DRAINAGE CONSTRUCTION						
Item	Spec No.	Description	Est. Qty	Unit	Unit Price	Cost
3.1	801.8.3	Pavement Removal	66,000	SY	\$4.75	\$313,500.00
3.2	801.8.6	Paving Replacement w/ swale regrading, Type SP-9.5, 1.5"	57,600	SY	\$15.25	\$878,400.00
3.3	801.8.6	Paving Replacement w/ swale regrading, Type SP-12.5, 2"	9,400	SY	\$22.75	\$213,850.00
3.4	801.8.6, SC 8B, 36	Paving Replacement w/ swale regrading - 6" Base	60,500	SY	\$21.75	\$1,315,875.00
3.5	801.8.6, SC 8B, 36	Paving Replacement w/ swale regrading - 8" Base	9,000	SY	\$25.00	\$225,000.00
3.6	801.8.6, SC 8B, 36	Paving Replacement w/ swale regrading - 12" Subbase	73,500	SY	\$11.50	\$845,250.00
3.7	SC 22, SC 8B, 36	Stabilized Roadway Removal and Replacement	1,300	SY	\$60.00	\$78,000.00
3.8	SC 1, 36	Unsuitable Material Removal (12" Subbase)	1	LS	\$3,364,172.00	\$3,364,172.00
3.9	SC 29, 36	Sand-Asphalt Hot Mix Base Removal	1	LS	\$549,957.00	\$549,957.00
3.10	801.8.8	1" Mill & Resurfacing	4,750	SY	\$20.50	\$97,375.00
3.11	801.9.1	Removal of Existing Concrete Sidewalk	900	SY	\$7.00	\$6,300.00
3.12	801.9.2	Removal of Concrete Driveway	2,200	SY	\$7.50	\$16,500.00
3.13	801.9.2	Removal of Asphalt Driveway	500	SY	\$15.00	\$7,500.00
3.14	801.9.3	Removal of Curb and Gutter	150	LF	\$4.00	\$600.00
3.15	801.9.4	4" Thick Concrete Sidewalk Replacement	900	SY	\$89.00	\$80,100.00
3.16	801.9.5	Asphalt Driveway (1.5"/6"/12")	500	SY	\$88.00	\$44,000.00
3.17	801.9.5	5" Thick Concrete Driveway	8,140	SY	\$130.00	\$1,058,200.00
3.18	801.9.5	5" Thick Concrete Driveway CONFIRM WITH JEA	300	SY	\$130.00	\$39,000.00
3.19	801.9.5/SC 31	Brick Paver Driveway Replacement	160	SY	\$69.00	\$11,040.00
3.20	801.3.1.2	Headwall Removal (all sizes)	8	EA	\$725.00	\$5,800.00
3.21	801.3.1.2	MES Removal (all sizes)	4	EA	\$730.00	\$2,920.00
3.22	801.3.1.2	Catch Basin Removal (all sizes and depths)	6	EA	\$730.00	\$4,380.00
3.23	801.3.2.4	Remove 12" Storm Piping (all materials)	185	LF	\$28.00	\$5,180.00
3.24	801.3.2.4	Remove 15" Storm Piping (all materials)	220	LF	\$29.00	\$6,380.00
3.25	801.3.2.4	Remove 18" Storm Piping (all materials)	75	LF	\$28.00	\$2,100.00
3.26	801.3.2.4	Remove 24" RCP Storm Piping (all materials)	365	LF	\$28.00	\$10,220.00
3.27	801.3.2.4	Remove 30" RCP Storm Piping (all materials)	245	LF	\$28.00	\$6,860.00
3.28	801.3.2.4	Remove 48" RCP Storm Piping (all materials)	30	LF	\$36.00	\$1,080.00
3.29	801.3.2.4	Remove 12" x 18" Storm Piping (all materials)	315	LF	\$38.00	\$11,970.00
3.30	801.3.2.4	Remove 14" x 23" Storm Piping (all materials)	40	LF	\$34.00	\$1,360.00
3.31	801.3.2.4	Remove 19" x 30" Storm Piping (all materials)	100	LF	\$27.00	\$2,700.00
3.32	801.9.6, 36	Curb and Gutter	150	LF	\$45.00	\$6,750.00
3.33	801.11.1, SC 8B, 36	Install 15" Storm Piping (all materials)	330	LF	\$125.00	\$41,250.00
3.34	801.11.1, SC 8B, 36	Install 18" Storm Piping (all materials)	75	LF	\$138.00	\$10,350.00
3.35	801.11.1, SC 8B, 36	Install 24" Storm Piping (all materials)	295	LF	\$177.00	\$52,215.00
3.36	801.11.1, SC 8B, 36	Install 30" Storm Piping (all materials)	205	LF	\$222.00	\$45,510.00
3.37	801.11.1, SC 8B, 36	Install 48" Storm Piping (all materials)	30	LF	\$529.00	\$15,870.00
3.38	801.11.1, SC 8B, 36	Install 12"x18" Storm Piping (all materials)	335	LF	\$147.00	\$49,245.00
3.39	801.11.1, SC 8B, 36	Install 14"x23" Storm Piping (all materials)	75	LF	\$156.00	\$11,700.00
3.40	801.11.1, SC 8B, 36	Install 19"x30" Storm Piping (all materials)	100	LF	\$225.00	\$22,500.00
3.41	801.11.2, SC 36	COI Inlet (< 10')	2	EA	\$6,000.00	\$12,000.00
3.42	801.11.2, SC 36	Type "C" Drainage Inlet (< 10')	8	EA	\$4,950.00	\$39,600.00
3.43	801.11.2, SC 36	Type "D" Drainage Inlet (< 10')	2	EA	\$5,610.00	\$11,220.00
3.44	801.11.2, SC 36	15" or 12" x 18" MES	6	EA	\$1,635.00	\$9,810.00
3.45	801.11.2, SC 36	18" or 14" x 23" Headwall	6	EA	\$2,700.00	\$16,200.00
3.46	801.11.2, SC 36	24" or 19" x 30" Headwall	3	EA	\$3,551.00	\$10,653.00
3.47	801.11.2, SC 36	COI Concrete U Wall	1	EA	\$3,893.00	\$3,893.00
3.48	SC 23, 36	30" Concrete Jacket (FDOT Index 430-001)	2	EA	\$1,582.00	\$3,164.00
3.49	SC 24	Reconnect to Existing Drainage Inlet	24	EA	\$370.00	\$8,880.00
3.50	SC 34, 36	Reconstruction of COI Curb Inlet - Curbing Section	2	EA	\$2,645.00	\$5,290.00
3.51	SC 25	ADA Sidewalk Return with ADA Detectable Mat	20	EA	\$918.00	\$18,360.00
3.52	SC 26	Existing Fencing, Mailboxes, Hardscape, and Landscaping Removal/Replacement/Reinstallation	1	LS	\$180,141.00	\$180,141.00
3.54	SC 28	Tree and Stump Removal (< 12")	9	EA	\$892.50	\$8,032.50
3.55	SC 28	Tree and Stump Removal (12.1" to 18")	8	EA	\$1,155.00	\$9,240.00
3.56	SC 28	Tree and Stump Removal (18.1" to 24")	5	EA	\$2,362.50	\$11,812.50
3.57	SC 28	Tree and Stump Removal (24.1" to 30")	2	EA	\$3,517.50	\$7,035.00
3.58	SC 28	Tree and Stump Removal (30.1" to 36")	3	EA	\$5,775.00	\$17,325.00
3.59	SC 28	Tree and Stump Removal (36.1" to 42")	2	EA	\$6,825.00	\$13,650.00
3.60	801.7	Sodding	93,200	SY	\$5.95	\$554,540.00
Part III Paving and Drainage Subtotal						\$10,401,685.00
PART IV - ON-SITE HOOK-UP CONSTRUCTION						
Item	Spec No.	Description	Est. Qty	Unit	Unit Price	Cost
4.1	SC 4A, 11, 12	Water Hook-ups	35	EA	\$1,575.00	\$55,125.00
4.2	SC 4B, 12	Add RPZ to Existing Water Service	25	EA	\$1,050.00	\$26,250.00
4.3	SC 3A, 12	Existing Well Conversion to Irrigation Well	50	EA	\$367.50	\$18,375.00
4.4	SC 3B, 12	Existing Well Abandonment	20	EA	\$4,725.00	\$94,500.00
4.5	SC 5, 6, 11, 12, 36	Sewer Hook-ups with Septic Tank Abandonment	250	EA	\$8,211.00	\$2,052,750.00
4.6	SC 6, 12	Additional Septic Tank Abandonment	40	EA	\$945.00	\$37,800.00
4.7	SC 2, 12	Low-Press. Sys. Hook-up w/ Septic Tank Abandonment	15	EA	\$14,595.00	\$218,925.00

Part IV On-Site Hook-up Subtotal		\$2,503,725.00
Parts I Thru IV Subtotal		\$29,457,911.00
General Conditions (Max 10% of Subtotal)	\$2,917,042.00	\$2,917,042.00
SC 35 - Part 1 - Law Enforcement & Security Allowance		\$25,000.00
SC 35 - Part 2 - Law Enforcement & Security Allowance		\$50,000.00
SC 88 - Part 2 - Vibration Monitoring Allowance		\$150,000.00
SC 27 - Eva Circle OHE and BT Relocation Allowance		\$25,000.00
SC 35 - Part 3 - Law Enforcement & Security Allowance		\$25,000.00
SC 88 - Part 3 - Vibration Monitoring Allowance		\$150,000.00
Supplemental Work Authorization (SWA)		\$1,000,000.00
GCs & Allowances Subtotal	\$4,842,042.00	
TOTAL		\$33,799,953.00

PART V - SEWER MAIN CONSTRUCTION DEDUCTIVE ALTERNATE IF ACCEPTED BY JEA, DENOTED LINE ITEMS WOULD REPLACE BASE BID LINE ITEMS						
Item	Spec No.	Description	Est. Qty	Unit	Unit Price	Cost
2.6	801.14.1/SC 32, 36	Poo-Pit Alternate for Type A Manhole - 0'-6" Deep	11	EA	\$8,927.00	\$98,197.00
2.8	801.14.1/SC 32, 36	Poo-Pit Alternate for Type A Manhole - 6'-8" Deep	22	EA	\$9,433.00	\$207,526.00
2.9	801.14.1/SC 32, 36	Poo-Pit Alternate for Type A Manhole - 8'-10" Deep	16	EA	\$10,159.00	\$162,544.00
3.9	801.14.1/SC 32, 36	Poo-Pit Alternate for Type A Manhole - 10'-12" Deep	6	EA	\$21,229.00	\$127,374.00
4.9	801.14.1/SC 32, 36	Poo-Pit Alternate for Type A Manhole - 12'-14" Deep	4	EA	\$33,036.00	\$132,144.00
2.22	801.14.1/SC 32, 36	Poo-Pit Alternate for Type C Manhole - 0-6' Deep	23	EA	\$8,010.00	\$184,230.00
3.22	801.14.1/SC 32, 36	Poo-Pit Alternate for Type C Manhole - 6'-8' Deep	12	EA	\$8,417.00	\$101,004.00
Part V Deductive Alternate Subtotal						\$1,013,019.00

EXHIBIT B
PAYMENT AND PERFORMANCE BONDS

JEA CONTRACT NUMBER JEA12783

SURETY BOND NUMBER _____

PERFORMANCE BOND

As to the Contractor/Principal:

Name: **J.B. Coxwell Contracting, Inc.**

Telephone: (904) 786-1120

Email Address: robp@jbcowell.com

As to the Surety:

Name: _____

Principal Business Address: _____

Telephone: () _____

Email Address: _____

Claim's Email Address: _____

As to the Owner of the Property/Contracting Public Entity:

Name: JEA, 225 N. Pearl St., Jacksonville, FL 32202

Telephone: (904) 665-6000

Description of project including address and description of improvements:

“Christobel Septic Tank Phase out”

JEA

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that **J.B. Coxwell Contracting, Inc.**, as Principal, (hereinafter called “Contractor”), and _____, a corporation organized and existing under the laws of the State of _____ and duly authorized to conduct and carry on a general surety business in the State of Florida, as Surety (hereinafter called “Surety”), are each held and firmly bonded unto JEA, a body politic and corporate, in Duval County, Florida, as Obligee (hereinafter called “JEA”), in the sum of **Thirty-Three Million Seven Hundred Ninety-Nine Thousand Nine Hundred Fifty-Three and 00/100 Dollars (\$33,799,953.00)**, lawful money of the United States of America, for the payment whereof Contractor and Surety bind themselves, their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement dated the 1st day of March, 2026, entered into a contract with JEA (Contract # **JEA12783**) for “**Christobel Septic Tank Phase out**” pursuant to Solicitation #1412070846; all of said work to be done in the time and manner and in strict accordance with any advertisement for bids for said work and done in strict compliance with the drawings, plans and specifications for said work and requirements of JEA proposal and award therefor and of the contract and all documents included as a part of the contract (hereinafter referred to collectively as the “Contract”), all of which are, by this reference, made a part hereof to the same extent as if fully set out herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall: (1) provide JEA with a certified copy of the recorded bond before commencing the work (or before recommencing the work after a default or abandonment; and (2) promptly and faithfully perform the construction work and other work in the time and manner prescribed in said Contract, which is made a part of this Bond, by reference, in strict compliance with the Contract requirements; and (3) perform the guarantee and maintenance of all work and materials furnished under the Contract for the time specified in the Contract; and (4) pay JEA all losses, delay and disruption damages and all other damages, expenses, costs, statutory attorney’s fees, including appellate proceedings, that JEA sustains because of a default by Contractor under the Contract;

then this Bond shall be void; otherwise it shall remain in full force and effect, both in equity and in law, in accordance with the laws and statutes of the State of Florida.

PROVIDED, that the Surety hereby waives notice of any alteration or extension of time made by JEA, and any changes in or under the Contract and compliance or noncompliance with any formalities connected with the Contract or the changes, does not affect Surety's obligation under this bond.

PROVIDED further, that whenever Contractor shall be declared by JEA to be in default under the Contract, JEA having performed JEA's obligations thereunder, the Surety shall, at JEA's sole option, take one (1) of the following actions upon JEA's written notice:

- (1) Within a reasonable time, but in no event later than thirty (30) days from JEA's written notice of termination for default, the Surety shall arrange for the Company, with JEA's consent, to complete the Contract. Subject to the provisions below, JEA shall promptly pay the balance of the Contract price to the Surety upon completion of the Contract; or
- (2) (A) Within a reasonable time, but in no event longer than sixty (60) days from JEA's written notice of termination for default, the Surety shall obtain a bid or bids for completing the Contract in accordance with its terms and conditions and, upon determination by Surety of the lowest responsible qualified bidder, award a contract to complete the Work required by the Contract, issue and notice to proceed, and timely pay the costs to complete the Contract, less the balance of the Contract price; or (B) JEA may elect to have the Surety determine jointly with JEA the lowest responsible qualified bidder, to have the Surety arrange for a contract between such bidder and JEA to complete the Work required by the Contract, and for the Surety to make available as Work progresses sufficient funds to pay the cost of completion, less the balance of the Contract price (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph); or

- (3) Within a reasonable time, but in no event later than thirty (30) days from JEA's notice of termination for default, JEA may begin work to complete the Work required by the Contract or arrange for completion of the Contract and, within twenty-one (21) days thereafter, JEA shall determine the amount necessary to complete the Work required by the Contract. Upon notice to the Surety, the Surety shall promptly tender payment to JEA of the amount so determined to complete the Work required by the Contract, less the balance of the Contract price.

The term “balance of the Contract price,” as used in this Bond, shall mean the total amount payable by JEA to Contractor under the Contract and any approved change orders thereto, less the amount properly paid by JEA to or on behalf of Contractor. However, the term “balance of the Contract price” shall not include any liquidated damages or other damages due from Contractor to JEA (or which JEA may retain or use as an offset of amounts owed to Contractor) pursuant to the Contract.

In addition to the costs to complete the Contract under the options above, the Surety shall indemnify and hold JEA harmless on account of all claims and damages arising from Contractor's default under the Contract, and pay JEA for all losses, delay and disruption damages, and all other damages, expenses, costs and statutory attorney's fees, including appellate proceedings, that JEA sustains as the result of a default by the Contractor under the Contract.

PROVIDED further, the Surety shall indemnify and save JEA harmless from any and all claims and damages, arising from the Contractor's default under the Contract including, but not limited to, contractual damages, expenses, costs, injury, negligent default, or intentional default, patent infringement and actual damages (including delay and disruption damages) in accordance with the Contract, and including all other damages and assessments which may arise by virtue of failure of the product to perform or any defects in work or materials within a period of one (1) year from the date on which the Contractor receives from JEA a certificate of final completion under the Contract.

PROVIDED further, that during any interim period after JEA has declared Contractor to be in default but Surety has not yet remedied the default in the manner acceptable to JEA, Surety shall be responsible for securing and protecting the work site including, but not limited to, the physical premises, structures, fixtures, materials, and equipment, and shall be responsible for securing and protecting materials and equipment stored off-site in accordance with the Contract.

PROVIDED further, no right of action shall accrue on this Bond to or for the use of any person or corporation other than JEA named herein or the heirs, executors, administrators or successors of JEA.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY
NEXT PAGE IS THE SIGNATURE PAGE

SIGNED AND SEALED this ____ day of _____, 2026.

ATTEST:

J.B. Coxwell Contracting, Inc., a Florida Corporation

Signature

Signature

Type/Print Name

Type/Print Name

Title

Title

AS PRINCIPAL

Signed, Sealed and Delivered
in the Presence of:

By: _____
Its: _____

AS SURETY

Name of Agent: _____

Address: _____

Note: Date of Bond Must Not Be Prior to Date of Contract

JEA CONTRACT NUMBER JEA12783

SURETY BOND NUMBER _____

**PAYMENT BOND
REQUIRED
BY SECTION 255.05, FLORIDA STATUTES**

As to the Contractor/Principal:

Name: **J.B. Coxwell Contracting, Inc.**

Telephone: (904) 786-1120

Email Address: robp@jbcowell.com

As to the Surety:

Name:

Principal Business Address:

Telephone: ()-_____

Email Address:

Claims Email Address:

As to the Owner of the Property/Contracting Public Entity:

Name: JEA, 225 N. Pearl St., Jacksonville, FL 32202

Telephone: (904) 665-6000

Description of project including address and description of improvements:

“Christobel Septic Tank Phase out”

JEA
PAYMENT BOND REQUIRED BY
SECTION 255.05, FLORIDA STATUTES

KNOW ALL MEN BY THESE PRESENTS, that **J.B. Coxwell Contracting, Inc.**, hereinafter called "Principal", and _____, a corporation organized and existing under the laws of the State of _____, and duly authorized to conduct and carry on a general surety business in the State of Florida, hereinafter called "Surety," are each held and firmly bound unto JEA of Jacksonville, a municipal corporation, of Jacksonville, Duval County, Florida, hereinafter called "JEA" or "Owner," in the penal sum of **Thirty-Three Million Seven Hundred Ninety-Nine Thousand Nine Hundred Fifty-Three and 00/100 Dollars (\$33,799,953.00)** in lawful money of the United States of America, for the payment whereof Principal and Surety bind themselves, their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal entered into a certain contract with JEA, dated the 1st day of March, 2026, (JEA Contract# **JEA12783**) (the "Contract") which is, by this reference, made a part hereof, as if fully set out herein, for "**Christobel Septic Tank Phase out**", pursuant to Solicitation #1412070846, entitled "**Christobel Septic Tank Phase out**" for JEA, in accordance with plans and specifications prepared by JEA.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the said Principal:

(1) Provides to JEA a certified copy of the recorded bond prior to commencing the work (or before recommencing the work after a default or abandonment) in accordance with Section 255.05(1)(b), Florida Statutes; and

(2) Promptly makes payments to all claimants, as defined in Sections 255.05(1) and 713.01, Florida Statutes, supplying Principal with labor, materials or supplies that are consumed or used directly or indirectly, by Principal in connection with the prosecution of the work provided

for in such Contract and including all insurance premiums on the work, and including any authorized extensions or modifications of such Contract; and

(3) Defends, indemnifies and saves JEA harmless from claims, demands, liens, or suits by any person or entity whose claim, demand, lien or suit is for the payment of labor, materials or equipment furnished for use in the performance of the Contract, provided JEA has promptly notified the Principal and Surety of any claims, demands, liens, or suits and provided there is no failure by JEA to pay the Principal as required by the Contract; and

(4) Pays JEA all losses, damages, expenses, costs and attorney's fees, including appellate proceedings, that JEA sustains because of the Principal's failure to promptly make payments to all claimants as provided above, then this Bond is void; otherwise, it remains in full force and effect, both in equity and in law, in accordance with the statutes and the laws of the State of Florida and, specifically Section 255.05, Florida Statutes.

PROVIDED, no suit or action for labor, materials or supplies shall be instituted hereunder against the Principal or the Surety unless a claimant provides, to each of them, both of the proper notices, in accordance with the requirements of Section 255.05(2), Florida Statutes. Both notices must be given in order to institute such suit or action.

PROVIDED further, an action, except for an action exclusively for recovery of retainage, must be instituted against the Principal or Surety on this Payment Bond within one (1) year after the performance of the labor or completion of delivery of the materials or supplies, in accordance with the requirements of Section 255.05(10), Florida Statutes.

PROVIDED further, an action exclusively for the recovery of retainage must be instituted against the Principal or Surety within one (1) year after the performance of the labor or completion of delivery of the materials or supplies, unless an extension beyond the one (1) year period is specifically provided pursuant to Section 255.05(10), Florida Statutes.

PROVIDED further, that the said Surety, hereby stipulates and agrees that no change, extension of time, alteration or addition of the terms of the Contract or to the work to be performed thereunder or the specifications accompanying the same shall in any wise effect its obligation on

this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

SIGNED AND SEALED this ____ day of _____, 2026.

ATTEST:

J.B. Coxwell Contracting, Inc., a Florida Corporation

Signature

Signature

Type/Print Name

Type/Print Name

Title

Title

AS PRINCIPAL

Signed, Sealed and Delivered
in the Presence of:

By: _____
Its: _____

AS SURETY

Name of Agent: _____
Address: _____

Note: Date of Bond Must Not Be Prior to Date of Contract



INDUSTRY UPDATE

MARCH 2026



ELECTRIC NEWS

White House Unveils Ratepayer Protection Pledge Tied to Data Centers

President Trump on March 4 brought together major AI companies and hyperscalers to sign the Ratepayer Protection Pledge, an agreement designed to prevent electricity price increases for Americans as data center energy demand grows. Signatories included Amazon, Google, Meta, Microsoft, OpenAI, Oracle, and xAI. The White House said the pledge is intended to protect consumers, strengthen the power grid, and ensure broad public benefit from rapid technological advancements.

Under the pledge, companies committed to three major actions: developing or procuring new power generation to fully cover their energy use, paying for all infrastructure and network upgrades needed to support their data centers, and agreeing to new rate structures under which they pay for power and infrastructure regardless of actual usage. The companies also pledged to invest in local job creation, workforce development, and coordination with grid operators to enhance grid reliability, including providing backup generation during periods of scarcity when feasible.

NRC Issues First Commercial Reactor Construction Approval in 10 Years for Wyoming Nuclear Project

The Nuclear Regulatory Commission has authorized staff to issue a construction permit for TerraPower's Kemmerer Power Station Unit 1 in Wyoming, marking the first commercial reactor approved in nearly a decade and the first non-light water reactor approved in more than 40 years. NRC Chairman Ho Nieh described the decision as a major milestone for advanced nuclear energy. The agency completed its technical review in under 18 months and, following a streamlined hearing process, confirmed that the application meets all required safety and environmental standards.

The permit is expected to be issued soon. TerraPower submitted the application in March 2024 for its 345-MWe sodium-cooled advanced reactor, which includes an energy storage system capable of temporarily boosting output to 500 MWe. The site is located near an existing coal plant. Although construction can proceed once the permit is issued, the company must still obtain a separate operating license before the facility can run. The NRC completed its safety evaluation in December 2025 and finalized the environmental impact statement in October 2025.

WATER NEWS

AWWA partners with Veolia on operator training

AWWA Executive Director of Government Affairs Tracy Mehan joined leaders from Veolia North America and WEF leaders on Feb. 4 to announce a partnership to provide free online training for operators. Veolia Workforce Academy North America provides technical training and preparation for the state certifications necessary to enter and advance a career in the water industry.

"Securing the future water workforce is job number one," said AWWA CEO David LaFrance. "We can't deliver safe, reliable water and protect the environment without a trained and committed water workforce. AWWA's Water 2050 initiative sees partnerships exactly like this one with Veolia and WEF as key to building talent pipelines and assuring a sustainable water future."

Finding qualified, trained operators remains an industry-wide challenge. Having the facilities and programs internally to continue developing local talent has become more critical.

Updates on the judicial reviews of SDWA

Feb. 20 was a filing deadline in both the active Safe Drinking Water Act (SDWA) judicial review proceedings. *Lead and Copper*

In the U.S. District of Columbia Court of Appeals, Case No. 24-1376, in which AWWA sought review of the Lead and Copper Rule Improvements rulemaking, EPA filed its respondent's brief. In its brief, EPA defends its view that "access" affords water systems "control" of lead service lines sufficient to allow identification and replacement. It also defends the rule's cost analysis and feasibility. AWWA's filings are available on [White House Unveils Ratepayer Protection Pledge Tied to Data Centers](#)

According to Wikipedia, an annual report is a comprehensive document that presents a company's activities over the preceding year. Annual reports are intended to provide shareholders and other interested parties with information about the company's activities and financial performance. They may be considered as grey literature. Most jurisdictions require companies to prepare and disclose annual reports, and many require them to be filed with the company's registry. Companies listed on a stock exchange are also required to report more frequently (depending on the rules of the stock exchange).

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Polyfluoroalkyl (PFAS)

The water association petitioners and industry petitioners filed reply briefs reinforcing earlier arguments and responding to EPA's respondent's brief in Case No. 24-1188, the judicial review of the PFAS drinking water standard. This case is also before the D.C. Circuit Court of Appeals. The court is also considering a motion from the Department of Justice to sever and hold in abeyance "challenges to the Index PFAS regulatory determinations and regulations and hold those claims in abeyance while EPA's rulemaking in which it has proposed to rescind those actions proceeds." EPA cites the proposed rule described in the above section.



Monthly Financial Statements

February 2026

Monthly Financial Statements

February 2026

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JEA

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Statements of Net Position
(in thousands)

	February 2026		September 2025
	(unaudited)		
Assets			
Current assets:			
Cash and cash equivalents	\$ 246,700	\$	316,166
Investments	223,288		103,966
Customer accounts receivable, net of allowance (\$2,556 and \$2,680, respectively)	252,303		263,538
Inventories:			
Materials and supplies	152,046		158,331
Fuel	43,338		46,942
Prepaid assets	35,609		33,677
Other current assets	17,321		38,460
Total current assets	<u>970,605</u>		<u>961,080</u>
Noncurrent assets:			
Restricted assets:			
Cash and cash equivalents	220,167		183,825
Investments	175,755		250,410
Other restricted assets	1,536		1,624
Total restricted assets	<u>397,458</u>		<u>435,859</u>
Costs to be recovered from future revenues	1,132,414		1,082,220
Hedging derivative instruments	47,462		58,775
Other noncurrent assets	75,370		74,394
Total noncurrent assets	<u>1,652,704</u>		<u>1,651,248</u>
Capital assets:			
Land and easements	238,007		237,993
Plant in service	14,623,421		14,200,087
Lease asset	93,313		93,313
Less accumulated depreciation	<u>(9,332,438)</u>		<u>(9,158,810)</u>
Plant in service, net	5,622,303		5,372,583
Construction work in progress	1,123,994		1,242,531
Net capital assets	<u>6,746,297</u>		<u>6,615,114</u>
Total assets	<u>9,369,606</u>		<u>9,227,442</u>
Deferred outflows of resources			
Unrealized pension contributions and losses	121,337		121,337
Accumulated decrease in fair value of hedging derivatives	22,285		11,082
Unamortized deferred losses on refundings	78,912		83,808
Unrealized asset retirement obligations	31,916		31,525
Unrealized OPEB contributions and losses	13,731		13,731
Total deferred outflows of resources	<u>268,181</u>		<u>261,483</u>
Total assets and deferred outflows of resources	<u>\$ 9,637,787</u>	\$	<u>9,488,925</u>

JEA
Statements of Net Position
(in thousands)

Page 3

	February 2026	September 2025
	(unaudited)	
Liabilities		
Current liabilities:		
Accounts and accrued expenses payable	\$ 115,890	\$ 89,606
Customer deposits and prepayments	98,946	108,420
Billings on behalf of state and local governments	27,853	30,294
Compensation and benefits payable	14,598	15,449
City of Jacksonville payable	15,010	11,590
Asset retirement obligations	2,191	3,172
Total current liabilities	<u>274,488</u>	<u>258,531</u>
Current liabilities payable from restricted assets:		
Debt due within one year	127,025	105,445
Interest payable	62,708	77,237
Construction contracts and accounts payable	67,323	165,702
Renewal and replacement reserve	10,354	9,365
Total current liabilities payable from restricted assets	<u>267,410</u>	<u>357,749</u>
Noncurrent liabilities:		
Long-term debt:		
Debt payable, less current portion	3,539,580	3,291,605
Unamortized premium, net	240,017	253,086
Total long-term debt	<u>3,779,597</u>	<u>3,544,691</u>
Net pension liability	878,778	878,778
Lease liability	84,899	84,899
Asset retirement obligations	29,725	28,353
Compensation and benefits payable	38,910	45,621
Net OPEB liability	162	-
Other liabilities	67,330	67,101
Total noncurrent liabilities	<u>4,879,401</u>	<u>4,649,443</u>
Total liabilities	<u>5,421,299</u>	<u>5,265,723</u>
Deferred inflows of resources		
Revenues to be used for future costs	282,138	285,882
Accumulated increase in fair value of hedging derivatives	47,462	58,774
Unrealized OPEB gains	19,767	19,767
Unrealized pension gains	95,519	95,519
Total deferred inflows of resources	<u>444,886</u>	<u>459,942</u>
Net position		
Net investment in capital assets	3,146,494	3,166,224
Restricted for:		
Capital projects	133,053	104,136
Debt service	53,758	106,180
Other purposes	(1,307)	1,739
Unrestricted	439,604	384,981
Total net position	<u>3,771,602</u>	<u>3,763,260</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 9,637,787</u>	<u>\$ 9,488,925</u>

JEA

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Statements of Revenues, Expenses, and Changes in Net Position
(in thousands - unaudited)

	Month February		Year-to-Date February	
	2026	2025	2026	2025
Operating revenues				
Electric - base	\$ 79,039	\$ 59,798	\$ 401,765	\$ 374,152
Electric - fuel and purchased power	42,321	34,708	201,282	182,395
Water and sewer	43,067	37,879	227,199	203,869
District energy system	892	807	5,075	4,723
Other operating revenues	3,237	3,237	14,210	17,781
Total operating revenues	<u>168,556</u>	<u>136,429</u>	<u>849,531</u>	<u>782,920</u>
Operating expenses				
Operations and maintenance:				
Maintenance and other operating expenses	43,497	42,231	223,281	240,895
Fuel	42,018	21,824	160,530	130,405
Purchased power	58,626	39,515	201,358	197,239
Depreciation	36,749	32,038	184,167	169,702
State utility and franchise taxes	7,311	6,599	35,351	32,927
Recognition of deferred costs and revenues, net	(27,682)	1,169	(27,056)	(14,213)
Total operating expenses	<u>160,519</u>	<u>143,376</u>	<u>777,631</u>	<u>756,955</u>
Operating income	<u>8,037</u>	<u>(6,947)</u>	<u>71,900</u>	<u>25,965</u>
Nonoperating revenues (expenses)				
Interest on debt	(12,169)	(11,630)	(60,148)	(52,970)
Earnings from The Energy Authority	4,289	1,309	5,192	4,058
Allowance for funds used during construction	4,562	4,509	24,248	23,189
Other nonoperating income, net	431	509	2,362	2,531
Investment income	1,604	1,924	9,888	9,185
Other interest, net	(56)	(363)	(923)	(1,245)
Total nonoperating expenses, net	<u>(1,339)</u>	<u>(3,742)</u>	<u>(19,381)</u>	<u>(15,252)</u>
Income before contributions	<u>6,698</u>	<u>(10,689)</u>	<u>52,519</u>	<u>10,713</u>
Contributions (to) from				
General Fund, City of Jacksonville, Florida	(14,900)	(11,451)	(74,499)	(57,260)
Developers and other	17,865	10,455	75,953	68,639
Reduction of plant cost through contributions	(11,768)	(4,698)	(45,631)	(38,005)
Total contributions, net	<u>(8,803)</u>	<u>(5,694)</u>	<u>(44,177)</u>	<u>(26,626)</u>
Change in net position	(2,105)	(16,383)	8,342	(15,913)
Net position, beginning of period	3,773,707	3,655,577	3,763,260	3,655,107
Net position, end of period	<u>\$ 3,771,602</u>	<u>\$ 3,639,194</u>	<u>\$3,771,602</u>	<u>\$3,639,194</u>

JEA

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Statement of Cash Flows**(in thousands - unaudited)**

	Year-to-Date February	
	2026	2025
Operating activities		
Receipts from customers	\$ 836,143	\$ 791,061
Payments to suppliers	(445,419)	(467,288)
Payments for salaries and benefits	(163,939)	(155,673)
Other operating activities	35,607	16,680
Net cash provided by operating activities	262,392	184,780
Noncapital and related financing activities		
Contribution to General Fund, City of Jacksonville, Florida	(71,052)	(51,933)
Net cash used in noncapital and related financing activities	(71,052)	(51,933)
Capital and related financing activities		
Acquisition and construction of capital assets	(413,466)	(331,554)
Defeasance of debt	-	(591,370)
Proceeds received from debt	-	1,047,675
Interest paid on debt	(82,490)	(62,071)
Repayment of debt principal	(105,445)	(106,305)
Capital contributions	30,322	30,634
Revolving credit agreement withdrawals	375,000	100,000
Revolving credit agreement repayments	-	(197,000)
Other capital financing activities	3,631	68,213
Net cash used in capital and related financing activities	(192,448)	(41,778)
Investing activities		
Proceeds from sale and maturity of investments	96,315	86,958
Purchase of investments	(140,890)	(146,553)
Distributions from The Energy Authority	3,663	4,960
Investment income	8,896	10,185
Net cash used in investing activities	(32,016)	(44,450)
Net change in cash and cash equivalents	(33,124)	46,619
Cash and cash equivalents at beginning of year	499,991	436,242
Cash and cash equivalents at end of period	\$ 466,867	\$ 482,861
Reconciliation of operating income to net cash provided by operating activities		
Operating income	\$ 71,900	\$ 25,965
Adjustments:		
Depreciation and amortization	184,167	169,702
Recognition of deferred costs and revenues, net	(27,056)	(14,213)
Other nonoperating income, net	(718)	(1,117)
Changes in noncash assets and noncash liabilities:		
Accounts receivable	11,235	32,363
Inventories	9,890	(6,972)
Other assets	(117,860)	14,390
Accounts and accrued expenses payable	37,931	(20,721)
Current liabilities payable from restricted assets	1,153	1,171
Other noncurrent liabilities and deferred inflows	91,750	(15,788)
Net cash provided by operating activities	\$ 262,392	\$ 184,780
Noncash activity		
Contribution of capital assets from developers	\$ 45,631	\$ 38,005
Unrealized investment fair market value changes, net	\$ 93	\$ (1,886)

JEA

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Combining Statement of Net Position
(in thousands - unaudited) February 2026

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Assets								
Current assets:								
Cash and cash equivalents	\$ 205,985	\$ 3,755	\$ -	\$ 209,740	34,848	\$ 2,112	\$ -	\$ 246,700
Investments	220,933	2,355	-	223,288	-	-	-	223,288
Customer accounts receivable, net of allowance (\$2,556)	192,667	-	-	192,667	59,487	149	-	252,303
Inventories:								
Materials and supplies	142,826	-	-	142,826	9,220	-	-	152,046
Fuel	43,338	-	-	43,338	-	-	-	43,338
Prepaid assets	33,641	-	-	33,641	1,940	28	-	35,609
Other current assets	12,262	71	(1,589)	10,744	31,297	-	(24,720)	17,321
Total current assets	851,652	6,181	(1,589)	856,244	136,792	2,289	(24,720)	970,605
Noncurrent assets:								
Restricted assets:								
Cash and cash equivalents	125	19,859	-	19,984	181,250	18,933	-	220,167
Investments	72,963	1,545	-	74,508	101,247	-	-	175,755
Other restricted assets	1,521	15	-	1,536	-	-	-	1,536
Total restricted assets	74,609	21,419	-	96,028	282,497	18,933	-	397,458
Costs to be recovered from future revenues	585,443	31,260	-	616,703	514,660	1,051	-	1,132,414
Hedging derivative instruments	47,462	-	-	47,462	-	-	-	47,462
Other noncurrent assets	45,463	29,252	-	74,715	113,673	-	(113,018)	75,370
Total noncurrent assets	752,977	81,931	-	834,908	910,830	19,984	(113,018)	1,652,704
Capital assets:								
Land and easements	139,135	6,660	-	145,795	89,161	3,051	-	238,007
Plant in service	6,886,653	1,316,043	-	8,202,696	6,341,806	78,919	-	14,623,421
Lease asset	93,313	-	-	93,313	-	-	-	93,313
Less accumulated depreciation	(4,676,910)	(1,315,599)	-	(5,992,509)	(3,294,921)	(45,008)	-	(9,332,438)
Plant in service, net	2,442,191	7,104	-	2,449,295	3,136,046	36,962	-	5,622,303
Construction work in progress	266,223	-	-	266,223	837,016	20,755	-	1,123,994
Net capital assets	2,708,414	7,104	-	2,715,518	3,973,062	57,717	-	6,746,297
Total assets	4,313,043	95,216	(1,589)	4,406,670	5,020,684	79,990	(137,738)	9,369,606
Deferred outflows of resources								
Unrealized pension contributions and losses	58,180	15,555	-	73,735	47,602	-	-	121,337
Accumulated decrease in fair value of hedging derivatives	22,285	-	-	22,285	-	-	-	22,285
Unamortized deferred losses on refundings	54,195	440	-	54,635	24,174	103	-	78,912
Unrealized asset retirement obligations	31,916	-	-	31,916	-	-	-	31,916
Unrealized OPEB contributions and losses	7,552	-	-	7,552	6,179	-	-	13,731
Total deferred outflows of resources	174,128	15,995	-	190,123	77,955	103	-	268,181
Total assets and deferred outflows of resources	\$ 4,487,171	\$ 111,211	\$ (1,589)	\$ 4,596,793	\$ 5,098,639	\$ 80,093	\$ (137,738)	\$ 9,637,787

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**Combining Statement of Net Position
(in thousands - unaudited) February 2026**

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Liabilities								
Current liabilities:								
Accounts and accrued expenses payable	\$ 127,499	\$ 51	\$ (51)	\$ 127,499	\$ 13,077	\$ 34	\$ (24,720)	\$ 115,890
Customer deposits and prepayments	74,049	-	-	74,049	24,897	-	-	98,946
Billings on behalf of state and local governments	23,822	-	-	23,822	4,031	-	-	27,853
Compensation and benefits payable	9,832	-	-	9,832	4,737	29	-	14,598
City of Jacksonville payable	11,847	-	-	11,847	3,163	-	-	15,010
Asset retirement obligations	2,191	-	-	2,191	-	-	-	2,191
Total current liabilities	249,240	51	(51)	249,240	49,905	63	(24,720)	274,488
Current liabilities payable from restricted assets:								
Debt due within one year	57,905	17,565	-	75,470	49,490	2,065	-	127,025
Interest payable	25,205	643	-	25,848	35,501	1,359	-	62,708
Construction contracts and accounts payable	13,436	1,538	(1,538)	13,436	52,673	1,214	-	67,323
Renewal and replacement reserve	-	10,354	-	10,354	-	-	-	10,354
Total current liabilities payable from restricted assets	96,546	30,100	(1,538)	125,108	137,664	4,638	-	267,410
Noncurrent liabilities:								
Long-term debt:								
Debt payable, less current portion	1,408,005	25,735	-	1,433,740	2,043,875	61,965	-	3,539,580
Unamortized premium (discount), net	108,197	(39)	-	108,158	131,860	(1)	-	240,017
Total long-term debt	1,516,202	25,696	-	1,541,898	2,175,735	61,964	-	3,779,597
Net pension liability	483,328	-	-	483,328	395,450	-	-	878,778
Lease liability	84,899	-	-	84,899	-	-	-	84,899
Asset retirement obligations	29,725	-	-	29,725	-	-	-	29,725
Compensation and benefits payable	27,515	-	-	27,515	11,281	114	-	38,910
Net OPEB liability	84	-	-	84	78	-	-	162
Other liabilities	180,348	-	-	180,348	-	-	(113,018)	67,330
Total noncurrent liabilities	2,322,101	25,696	-	2,347,797	2,582,544	62,078	(113,018)	4,879,401
Total liabilities	2,667,887	55,847	(1,589)	2,722,145	2,770,113	66,779	(137,738)	5,421,299
Deferred inflows of resources								
Revenues to be used for future costs	266,597	15,541	-	282,138	-	-	-	282,138
Accumulated increase in fair value of hedging derivatives	47,462	-	-	47,462	-	-	-	47,462
Unrealized OPEB gains	10,872	-	-	10,872	8,895	-	-	19,767
Unrealized pension gains	36,439	29,266	-	65,705	29,814	-	-	95,519
Total deferred inflows of resources	361,370	44,807	-	406,177	38,709	-	-	444,886
Net position								
Net investment in (divestment of) capital assets	1,203,979	(4,087)	-	1,199,892	1,952,974	(6,372)	-	3,146,494
Restricted for:								
Capital projects	(13,367)	-	-	(13,367)	129,707	16,713	-	133,053
Debt service	24,127	8,149	-	32,276	20,621	861	-	53,758
Other purposes	(1,180)	366	1,538	724	(2,031)	-	-	(1,307)
Unrestricted	244,355	6,129	(1,538)	248,946	188,546	2,112	-	439,604
Total net position	1,457,914	10,557	-	1,468,471	2,289,817	13,314	-	3,771,602
Total liabilities, deferred inflows of resources, and net position	\$ 4,487,171	\$ 111,211	\$ (1,589)	\$ 4,596,793	\$ 5,098,639	\$ 80,093	\$ (137,738)	\$ 9,637,787

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**Combining Statement of Net Position
(in thousands) September 2025**

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Total JEA
Assets							
Current assets:							
Cash and cash equivalents	\$ 291,563	\$ 3,525	\$ -	\$ 295,088	\$ 19,223	\$ 1,855	\$ 316,166
Investments	101,908	2,058	-	103,966	-	-	103,966
Customer accounts receivable, net of allowance (\$2,680)	201,220	-	-	201,220	62,162	156	263,538
Inventories:							
Materials and supplies	2,550	-	-	2,550	155,781	-	158,331
Fuel	46,942	-	-	46,942	-	-	46,942
Prepaid assets	33,246	-	-	33,246	423	8	33,677
Other current assets	33,820	100	(1,454)	32,466	5,994	-	38,460
Total current assets	711,249	5,683	(1,454)	715,478	243,583	2,019	961,080
Noncurrent assets:							
Restricted assets:							
Cash and cash equivalents	125	30,000	-	30,125	129,750	23,950	183,825
Investments	170,376	943	-	171,319	79,091	-	250,410
Other restricted assets	1,615	9	-	1,624	-	-	1,624
Total restricted assets	172,116	30,952	-	203,068	208,841	23,950	435,859
Costs to be recovered from future revenues	546,202	38,298	-	584,500	496,712	1,008	1,082,220
Hedging derivative instruments	58,775	-	-	58,775	-	-	58,775
Other noncurrent assets	44,483	29,252	-	73,735	659	-	74,394
Total noncurrent assets	821,576	98,502	-	920,078	706,212	24,958	1,651,248
Capital assets:							
Land and easements	139,135	6,660	-	145,795	89,147	3,051	237,993
Plant in service	6,721,073	1,316,043	-	8,037,116	6,085,180	77,791	14,200,087
Lease Asset	93,313	-	-	93,313	-	-	93,313
Less accumulated depreciation	(4,583,636)	(1,315,428)	-	(5,899,064)	(3,216,101)	(43,645)	(9,158,810)
Plant in service, net	2,369,885	7,275	-	2,377,160	2,958,226	37,197	5,372,583
Construction work in progress	287,799	-	-	287,799	935,386	19,346	1,242,531
Net capital assets	2,657,684	7,275	-	2,664,959	3,893,612	56,543	6,615,114
Total assets	4,190,509	111,460	(1,454)	4,300,515	4,843,407	83,520	9,227,442
Deferred outflows of resources							
Unrealized pension contributions and losses	58,180	15,555	-	73,735	47,602	-	121,337
Accumulated decrease in fair value of hedging derivatives	11,082	-	-	11,082	-	-	11,082
Unamortized deferred losses on refundings	58,127	536	-	58,663	25,036	109	83,808
Unrealized asset retirement obligations	31,525	-	-	31,525	-	-	31,525
Unrealized OPEB contributions and losses	7,552	-	-	7,552	6,179	-	13,731
Total deferred outflows of resources	166,466	16,091	-	182,557	78,817	109	261,483
Total assets and deferred outflows of resources	\$ 4,356,975	\$ 127,551	\$ (1,454)	\$ 4,483,072	\$ 4,922,224	\$ 83,629	\$ 9,488,925

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Combining Statement of Net Position
(in thousands) September 2025

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	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Total JEA
Liabilities							
Current liabilities:							
Accounts and accrued expenses payable	\$ 72,881	\$ 80	\$ (80)	\$ 72,881	\$ 16,671	\$ 54	\$ 89,606
Customer deposits and prepayments	83,332	-	-	83,332	25,088	-	108,420
Billings on behalf of state and local governments	25,972	-	-	25,972	4,322	-	30,294
Compensation and benefits payable	10,580	-	-	10,580	4,831	38	15,449
City of Jacksonville payable	8,264	-	-	8,264	3,326	-	11,590
Asset retirement obligations	3,172	-	-	3,172	-	-	3,172
Total current liabilities	204,201	80	(80)	204,201	54,238	92	258,531
Current liabilities payable from restricted assets:							
Debt due within one year	36,885	17,105	-	53,990	49,460	1,995	105,445
Interest payable	31,135	1,053	-	32,188	43,120	1,929	77,237
Construction contracts and accounts payable	50,676	1,374	(1,374)	50,676	112,437	2,589	165,702
Renewal and replacement reserve	-	9,365	-	9,365	-	-	9,365
Total current liabilities payable from restricted assets	118,696	28,897	(1,374)	146,219	205,017	6,513	357,749
Noncurrent liabilities:							
Long-term debt:							
Debt payable, less current portion	1,365,910	43,300	-	1,409,210	1,818,365	64,030	3,291,605
Unamortized premium (discount), net	115,668	(53)	-	115,615	137,473	(2)	253,086
Total long-term debt	1,481,578	43,247	-	1,524,825	1,955,838	64,028	3,544,691
Net pension liability	483,328	-	-	483,328	395,450	-	878,778
Lease Liability	84,899	-	-	84,899	-	-	84,899
Asset retirement obligations	28,353	-	-	28,353	-	-	28,353
Compensation and benefits payable	31,879	-	-	31,879	13,637	105	45,621
Other liabilities	67,101	-	-	67,101	-	-	67,101
Total noncurrent liabilities	2,177,138	43,247	-	2,220,385	2,364,925	64,133	4,649,443
Total liabilities	2,500,035	72,224	(1,454)	2,570,805	2,624,180	70,738	5,265,723
Deferred inflows of resources							
Revenues to be used for future costs	270,341	15,541	-	285,882	-	-	285,882
Accumulated increase in fair value of hedging derivatives	58,774	-	-	58,774	-	-	58,774
Unrealized OPEB gains	10,872	-	-	10,872	8,895	-	19,767
Unrealized pension gains	36,439	29,266	-	65,705	29,814	-	95,519
Total deferred inflows of resources	376,426	44,807	-	421,233	38,709	-	459,942
Net position							
Net investment in (divestment of) capital assets	1,172,836	(13,288)	-	1,159,548	2,017,628	(10,952)	3,166,224
Restricted for:							
Capital projects	65,478	-	-	65,478	18,632	20,026	104,136
Debt service	36,885	17,840	-	54,725	49,460	1,995	106,180
Other purposes	-	365	1,374	1,739	-	-	1,739
Unrestricted	205,315	5,603	(1,374)	209,544	173,615	1,822	384,981
Total net position	1,480,514	10,520	-	1,491,034	2,259,335	12,891	3,763,260
Total liabilities, deferred inflows of resources, and net position	\$ 4,356,975	\$ 127,551	\$ (1,454)	\$ 4,483,072	\$ 4,922,224	\$ 83,629	\$ 9,488,925

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Combining Statement of Revenues, Expenses, and Changes in Net Position
(in thousands - unaudited) for the month ended February 2026

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating revenues								
Electric - base	\$ 79,858	\$ -	\$ -	\$ 79,858	\$ -	\$ -	\$ (819)	\$ 79,039
Electric - fuel and purchased power	42,876	1,717	(1,717)	42,876	-	-	(555)	42,321
Water and sewer	-	-	-	-	43,109	-	(42)	43,067
District energy system	-	-	-	-	-	911	(19)	892
Other operating revenues	2,371	-	-	2,371	1,342	-	(476)	3,237
Total operating revenues	125,105	1,717	(1,717)	125,105	44,451	911	(1,911)	168,556
Operating expenses								
Operations and maintenance:								
Maintenance and other operating expenses	22,143	198	-	22,341	22,706	361	(1,911)	43,497
Fuel	42,018	-	-	42,018	-	-	-	42,018
Purchased power	60,343	-	(1,717)	58,626	-	-	-	58,626
Depreciation	20,289	34	-	20,323	16,152	274	-	36,749
State utility and franchise taxes	6,335	-	-	6,335	976	-	-	7,311
Recognition of deferred costs and revenues, net	(29,240)	1,396	-	(27,844)	161	1	-	(27,682)
Total operating expenses	121,888	1,628	(1,717)	121,799	39,995	636	(1,911)	160,519
Operating income	3,217	89	-	3,306	4,456	275	-	8,037
Nonoperating revenues (expenses)								
Interest on debt	(4,855)	(162)	-	(5,017)	(6,877)	(275)	-	(12,169)
Earnings from The Energy Authority	4,289	-	-	4,289	-	-	-	4,289
Allowance for funds used during construction	948	-	-	948	3,601	13	-	4,562
Other nonoperating income, net	221	10	-	231	200	-	-	431
Investment income	1,096	68	-	1,164	422	18	-	1,604
Other interest, net	(54)	-	-	(54)	(2)	-	-	(56)
Total nonoperating expenses, net	1,645	(84)	-	1,561	(2,656)	(244)	-	(1,339)
Income before contributions	4,862	5	-	4,867	1,800	31	-	6,698
Contributions (to) from								
General Fund, City of Jacksonville, Florida	(11,758)	-	-	(11,758)	(3,142)	-	-	(14,900)
Developers and other	47	-	-	47	17,818	-	-	17,865
Reduction of plant cost through contributions	(47)	-	-	(47)	(11,721)	-	-	(11,768)
Total contributions, net	(11,758)	-	-	(11,758)	2,955	-	-	(8,803)
Change in net position	(6,896)	5	-	(6,891)	4,755	31	-	(2,105)
Net position, beginning of period	1,464,810	10,552	-	1,475,362	2,285,062	13,283	-	3,773,707
Net position, end of period	\$ 1,457,914	\$ 10,557	\$ -	\$ 1,468,471	\$ 2,289,817	\$ 13,314	\$ -	\$ 3,771,602

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Combining Statement of Revenues, Expenses, and Changes in Net Position
(in thousands - unaudited) for the month ended February 2025

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating revenues								
Electric - base	\$ 60,780	\$ -	\$ -	\$ 60,780	\$ -	\$ -	\$ (982)	\$ 59,798
Electric - fuel and purchased power	35,404	1,724	(1,724)	35,404	-	-	(696)	34,708
Water and sewer	-	-	-	-	37,902	-	(23)	37,879
District energy system	-	-	-	-	-	859	(52)	807
Other operating revenues	2,146	-	-	2,146	1,678	-	(587)	3,237
Total operating revenues	98,330	1,724	(1,724)	98,330	39,580	859	(2,340)	136,429
Operating expenses								
Operations and maintenance:								
Maintenance and other operating expenses	23,303	199	-	23,502	20,686	383	(2,340)	42,231
Fuel	21,824	-	-	21,824	-	-	-	21,824
Purchased power	41,239	-	(1,724)	39,515	-	-	-	39,515
Depreciation	16,796	34	-	16,830	14,937	271	-	32,038
State utility and franchise taxes	5,716	-	-	5,716	883	-	-	6,599
Recognition of deferred costs and revenues, net	(255)	1,356	-	1,101	67	1	-	1,169
Total operating expenses	108,623	1,589	(1,724)	108,488	36,573	655	(2,340)	143,376
Operating income	(10,293)	135	-	(10,158)	3,007	204	-	(6,947)
Nonoperating revenues (expenses)								
Interest on debt	(4,747)	(210)	-	(4,957)	(6,439)	(234)	-	(11,630)
Earnings from The Energy Authority	1,309	-	-	1,309	-	-	-	1,309
Allowance for funds used during construction	722	-	-	722	3,781	6	-	4,509
Other nonoperating income, net	294	13	-	307	202	-	-	509
Investment income	1,354	73	-	1,427	449	48	-	1,924
Other interest, net	(362)	-	-	(362)	(1)	-	-	(363)
Total nonoperating expenses, net	(1,430)	(124)	-	(1,554)	(2,008)	(180)	-	(3,742)
Income before contributions	(11,723)	11	-	(11,712)	999	24	-	(10,689)
Contributions (to) from								
General Fund, City of Jacksonville, Florida	(8,142)	-	-	(8,142)	(3,309)	-	-	(11,451)
Developers and other	1,071	-	-	1,071	9,384	-	-	10,455
Reduction of plant cost through contributions	(1,071)	-	-	(1,071)	(3,627)	-	-	(4,698)
Total contributions, net	(8,142)	-	-	(8,142)	2,448	-	-	(5,694)
Change in net position	(19,865)	11	-	(19,854)	3,447	24	-	(16,383)
Net position, beginning of period	1,428,852	10,359	-	1,439,211	2,204,787	11,579	-	3,655,577
Net position, end of period	\$ 1,408,987	\$ 10,370	\$ -	\$ 1,419,357	\$ 2,208,234	\$ 11,603	\$ -	\$ 3,639,194

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Combining Statement of Revenues, Expenses, and Changes in Net Position
(in thousands - unaudited) for the 5 months ended February 2026

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating revenues								
Electric - base	\$ 407,238	\$ -	\$ -	\$ 407,238	\$ -	\$ -	\$ (5,473)	\$ 401,765
Electric - fuel and purchased power	204,930	8,572	(8,572)	204,930	-	-	(3,648)	201,282
Water and sewer	-	-	-	-	227,588	-	(389)	227,199
District energy system	-	-	-	-	-	5,333	(258)	5,075
Other operating revenues	9,429	-	-	9,429	7,337	-	(2,556)	14,210
Total operating revenues	621,597	8,572	(8,572)	621,597	234,925	5,333	(12,324)	849,531
Operating expenses								
Operations and maintenance:								
Maintenance and other operating expenses	112,755	989	-	113,744	119,505	2,356	(12,324)	223,281
Fuel	160,530	-	-	160,530	-	-	-	160,530
Purchased power	209,930	-	(8,572)	201,358	-	-	-	201,358
Depreciation	100,600	171	-	100,771	82,032	1,364	-	184,167
State utility and franchise taxes	30,180	-	-	30,180	5,171	-	-	35,351
Recognition of deferred costs and revenues, net	(34,810)	6,983	-	(27,827)	765	6	-	(27,056)
Total operating expenses	579,185	8,143	(8,572)	578,756	207,473	3,726	(12,324)	777,631
Operating income	42,412	429	-	42,841	27,452	1,607	-	71,900
Nonoperating revenues (expenses)								
Interest on debt	(24,412)	(808)	-	(25,220)	(33,556)	(1,372)	-	(60,148)
Earnings from The Energy Authority	5,192	-	-	5,192	-	-	-	5,192
Allowance for funds used during construction	5,333	-	-	5,333	18,859	56	-	24,248
Other nonoperating income, net	1,298	52	-	1,350	1,012	-	-	2,362
Investment income	7,327	364	-	7,691	2,065	132	-	9,888
Other interest, net	(960)	-	-	(960)	37	-	-	(923)
Total nonoperating expenses, net	(6,222)	(392)	-	(6,614)	(11,583)	(1,184)	-	(19,381)
Income before contributions	36,190	37	-	36,227	15,869	423	-	52,519
Contributions (to) from								
General Fund, City of Jacksonville, Florida	(58,790)	-	-	(58,790)	(15,709)	-	-	(74,499)
Developers and other	2,234	-	-	2,234	73,719	-	-	75,953
Reduction of plant cost through contributions	(2,234)	-	-	(2,234)	(43,397)	-	-	(45,631)
Total contributions, net	(58,790)	-	-	(58,790)	14,613	-	-	(44,177)
Change in net position	(22,600)	37	-	(22,563)	30,482	423	-	8,342
Net position, beginning of year	1,480,514	10,520	-	1,491,034	2,259,335	12,891	-	3,763,260
Net position, end of period	\$ 1,457,914	\$ 10,557	\$ -	\$ 1,468,471	\$ 2,289,817	\$ 13,314	\$ -	\$ 3,771,602

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Combining Statement of Revenues, Expenses, and Changes in Net Position
(in thousands - unaudited) for the 5 months ended February 2025

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating revenues								
Electric - base	\$ 378,521	\$ -	\$ -	\$ 378,521	\$ -	\$ -	\$ (4,369)	\$ 374,152
Electric - fuel and purchased power	185,200	8,605	(8,605)	185,200	-	-	(2,805)	182,395
Water and sewer	-	-	-	-	204,053	-	(184)	203,869
District energy system	-	-	-	-	-	5,005	(282)	4,723
Other operating revenues	11,483	-	-	11,483	9,334	-	(3,036)	17,781
Total operating revenues	575,204	8,605	(8,605)	575,204	213,387	5,005	(10,676)	782,920
Operating expenses								
Operations and maintenance:								
Maintenance and other operating expenses	141,391	996	-	142,387	107,001	2,183	(10,676)	240,895
Fuel	130,405	-	-	130,405	-	-	-	130,405
Purchased power	205,844	-	(8,605)	197,239	-	-	-	197,239
Depreciation	92,536	171	-	92,707	75,655	1,340	-	169,702
State utility and franchise taxes	28,247	-	-	28,247	4,680	-	-	32,927
Recognition of deferred costs and revenues, net	(21,269)	6,784	-	(14,485)	267	5	-	(14,213)
Total operating expenses	577,154	7,951	(8,605)	576,500	187,603	3,528	(10,676)	756,955
Operating income	(1,950)	654	-	(1,296)	25,784	1,477	-	25,965
Nonoperating revenues (expenses)								
Interest on debt	(23,691)	(1,050)	-	(24,741)	(27,124)	(1,105)	-	(52,970)
Earnings from The Energy Authority	4,058	-	-	4,058	-	-	-	4,058
Allowance for funds used during construction	4,023	-	-	4,023	19,124	42	-	23,189
Other nonoperating income, net	1,446	67	-	1,513	1,018	-	-	2,531
Investment income	7,003	308	-	7,311	1,635	239	-	9,185
Other interest, net	(1,340)	-	-	(1,340)	95	-	-	(1,245)
Total nonoperating expenses, net	(8,501)	(675)	-	(9,176)	(5,252)	(824)	-	(15,252)
Income before contributions	(10,451)	(21)	-	(10,472)	20,532	653	-	10,713
Contributions (to) from								
General Fund, City of Jacksonville, Florida	(40,712)	-	-	(40,712)	(16,548)	-	-	(57,260)
Developers and other	1,505	-	-	1,505	67,134	-	-	68,639
Reduction of plant cost through contributions	(1,505)	-	-	(1,505)	(36,500)	-	-	(38,005)
Total contributions, net	(40,712)	-	-	(40,712)	14,086	-	-	(26,626)
Change in net position	(51,163)	(21)	-	(51,184)	34,618	653	-	(15,913)
Net position, beginning of year	1,460,150	10,391	-	1,470,541	2,173,616	10,950	-	3,655,107
Net position, end of period	\$ 1,408,987	\$ 10,370	\$ -	\$ 1,419,357	\$ 2,208,234	\$ 11,603	\$ -	\$ 3,639,194

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**Combining Statement of Cash Flows
(in thousands - unaudited) for the 5 months ended February 2026**

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating activities								
Receipts from customers	\$ 610,597	\$ 8,572	\$ (8,708)	\$ 610,461	\$ 230,109	\$ 5,341	\$ (9,768)	\$ 836,143
Payments to suppliers	(393,573)	164	8,708	(384,701)	(71,090)	(1,952)	12,324	(445,419)
Payments for salaries and benefits	(110,961)	-	-	(110,961)	(52,533)	(445)	-	(163,939)
Other operating activities	31,662	(28)	-	31,634	6,529	-	(2,556)	35,607
Net cash provided by operating activities	137,725	8,708	-	146,433	113,015	2,944	-	262,392
Noncapital and related financing activities								
Contribution to General Fund, City of Jacksonville, Florida	(55,175)	-	-	(55,175)	(15,877)	-	-	(71,052)
Net cash used in noncapital and related financing activities	(55,175)	-	-	(55,175)	(15,877)	-	-	(71,052)
Capital and related financing activities								
Acquisition and construction of capital assets	(188,314)	-	-	(188,314)	(221,241)	(3,911)	-	(413,466)
Interest paid on debt	(33,728)	(1,053)	-	(34,781)	(45,779)	(1,930)	-	(82,490)
Repayment of debt principal	(36,885)	(17,105)	-	(53,990)	(49,460)	(1,995)	-	(105,445)
Capital contributions	-	-	-	-	30,322	-	-	30,322
Revolving credit agreement withdrawals	100,000	-	-	100,000	275,000	-	-	375,000
Other capital financing activities	2,333	80	-	2,413	1,218	-	-	3,631
Net cash used in capital and related financing activities	(156,594)	(18,078)	-	(174,672)	(9,940)	(7,836)	-	(192,448)
Investing activities								
Proceeds from sale and maturity of investments	83,110	-	-	83,110	13,205	-	-	96,315
Purchase of investments	(104,696)	(898)	-	(105,594)	(35,296)	-	-	(140,890)
Distributions from The Energy Authority	3,663	-	-	3,663	-	-	-	3,663
Investment income	6,389	357	-	6,746	2,018	132	-	8,896
Net cash provided by (used in) investing activities	(11,534)	(541)	-	(12,075)	(20,073)	132	-	(32,016)
Net change in cash and cash equivalents	(85,578)	(9,911)	-	(95,489)	67,125	(4,760)	-	(33,124)
Cash and cash equivalents at beginning of year	291,688	33,525	-	325,213	148,973	25,805	-	499,991
Cash and cash equivalents at end of period	\$ 206,110	\$ 23,614	\$ -	\$ 229,724	\$ 216,098	\$ 21,045	\$ -	\$ 466,867
Reconciliation of operating income to net cash provided by operating activities								
Operating income	\$ 42,412	\$ 429	\$ -	\$ 42,841	\$ 27,452	\$ 1,607	\$ -	\$ 71,900
Adjustments:								
Depreciation and amortization	100,600	171	-	100,771	82,032	1,364	-	184,167
Recognition of deferred costs and revenues, net	(34,810)	6,983	-	(27,827)	765	6	-	(27,056)
Other nonoperating income, net	(755)	-	-	(755)	37	-	-	(718)
Changes in noncash assets and noncash liabilities:								
Accounts receivable	8,553	-	-	8,553	2,675	7	-	11,235
Inventories	(136,671)	-	-	(136,671)	146,561	-	-	9,890
Other assets	22,224	-	-	22,224	(140,064)	(20)	-	(117,860)
Accounts and accrued expenses payable	42,152	(28)	-	42,124	(4,164)	(29)	-	37,931
Current liabilities payable from restricted assets	-	1,153	-	1,153	-	-	-	1,153
Other noncurrent liabilities and deferred inflows	94,020	-	-	94,020	(2,279)	9	-	91,750
Net cash provided by operating activities	\$ 137,725	\$ 8,708	\$ -	\$ 146,433	\$ 113,015	\$ 2,944	\$ -	\$ 262,392
Noncash activity								
Contribution of capital assets from developers	\$ 2,234	\$ -	\$ -	\$ 2,234	\$ 43,397	\$ -	\$ -	\$ 45,631
Unrealized investment fair market value changes, net	\$ 26	\$ 2	\$ -	\$ 28	\$ 65	\$ -	\$ -	\$ 93

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Combining Statement of Cash Flows
(in thousands - unaudited) for the 5 months ended February 2025

	Electric System and Bulk Power Supply System	SJRPP System	Elimination of Intercompany transactions	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Eliminations	Total JEA
Operating activities								
Receipts from customers	\$ 582,591	\$ 8,605	\$ (8,753)	\$ 582,443	\$ 211,733	\$ 4,525	\$ (7,640)	\$ 791,061
Payments to suppliers	(390,302)	178	8,753	(381,371)	(94,792)	(1,801)	10,676	(467,288)
Payments for salaries and benefits	(107,545)	-	-	(107,545)	(47,693)	(435)	-	(155,673)
Other operating activities	9,218	(30)	-	9,188	10,528	-	(3,036)	16,680
Net cash provided by operating activities	93,962	8,753	-	102,715	79,776	2,289	-	184,780
Noncapital and related financing activities								
Contribution to General Fund, City of Jacksonville, Florida	(37,532)	-	-	(37,532)	(14,401)	-	-	(51,933)
Net cash used in noncapital and related financing activities	(37,532)	-	-	(37,532)	(14,401)	-	-	(51,933)
Capital and related financing activities								
Acquisition and construction of capital assets	(122,482)	-	-	(122,482)	(205,154)	(3,918)	-	(331,554)
Defeasance of debt	(514,535)	-	-	(514,535)	(76,835)	-	-	(591,370)
Proceeds received from debt	472,830	-	-	472,830	532,845	42,000	-	1,047,675
Interest paid on debt	(23,387)	(1,404)	-	(24,791)	(36,014)	(1,266)	-	(62,071)
Repayment of debt principal	(32,515)	(16,445)	-	(48,960)	(55,415)	(1,930)	-	(106,305)
Capital contributions	-	-	-	-	30,634	-	-	30,634
Revolving credit agreement withdrawals	50,000	-	-	50,000	50,000	-	-	100,000
Revolving credit agreement repayments	-	-	-	-	(170,000)	(27,000)	-	(197,000)
Other capital financing activities	31,531	98	-	31,629	36,786	(202)	-	68,213
Net cash provided by (used in) capital and related financing activities	(138,558)	(17,751)	-	(156,309)	106,847	7,684	-	(41,778)
Investing activities								
Proceeds from sale and maturity of investments	79,821	667	-	80,488	6,470	-	-	86,958
Purchase of investments	(97,474)	(667)	-	(98,141)	(48,412)	-	-	(146,553)
Distributions from The Energy Authority	4,960	-	-	4,960	-	-	-	4,960
Investment income	7,654	390	-	8,044	1,902	239	-	10,185
Net cash provided by (used in) investing activities	(5,039)	390	-	(4,649)	(40,040)	239	-	(44,450)
Net change in cash and cash equivalents	(87,167)	(8,608)	-	(95,775)	132,182	10,212	-	46,619
Cash and cash equivalents at beginning of year	230,655	30,167	-	260,822	159,572	15,848	-	436,242
Cash and cash equivalents at end of period	\$ 143,488	\$ 21,559	\$ -	\$ 165,047	\$ 291,754	\$ 26,060	\$ -	\$ 482,861
Reconciliation of operating income to net cash provided by operating activities								
Operating income	\$ (1,950)	\$ 654	\$ -	\$ (1,296)	\$ 25,784	\$ 1,477	\$ -	\$ 25,965
Adjustments:								
Depreciation and amortization	92,536	171	-	92,707	75,655	1,340	-	169,702
Recognition of deferred costs and revenues, net	(21,269)	6,784	-	(14,485)	267	5	-	(14,213)
Other nonoperating income (loss), net	(1,212)	-	-	(1,212)	95	-	-	(1,117)
Changes in noncash assets and noncash liabilities:								
Accounts receivable	25,160	-	-	25,160	7,682	(479)	-	32,363
Inventories	10,502	-	-	10,502	(17,474)	-	-	(6,972)
Other assets	1,293	13,281	-	14,574	(165)	(19)	-	14,390
Accounts and accrued expenses payable	(9,069)	(31)	-	(9,100)	(11,575)	(46)	-	(20,721)
Current liabilities payable from restricted assets	-	1,171	-	1,171	-	-	-	1,171
Other noncurrent liabilities and deferred inflows	(2,029)	(13,277)	-	(15,306)	(493)	11	-	(15,788)
Net cash provided by operating activities	\$ 93,962	\$ 8,753	\$ -	\$ 102,715	\$ 79,776	\$ 2,289	\$ -	\$ 184,780
Noncash activity								
Contribution of capital assets from developers	\$ 1,505	\$ -	\$ -	\$ 1,505	\$ 36,500	\$ -	\$ -	\$ 38,005
Unrealized investment fair market value changes, net	\$ (1,105)	\$ (74)	\$ -	\$ (1,179)	\$ (707)	\$ -	\$ -	\$ (1,886)

JEA**Debt Service Coverage****February 2026****(unaudited)**

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	Month February		Year-to-Date February	
	2026	2025	2026	2025
Electric System				
Senior debt service coverage, (annual minimum 1.20x)	(0.23) x	1.89 x	6.39 x	3.53 x
Senior and subordinated debt service coverage, (annual minimum 1.15x)	(0.09) x	1.13 x	2.61 x	2.12 x
Bulk Power Supply System				
Debt service coverage, (annual minimum 1.15x)	1.77 x	2.28 x	3.61 x	3.16 x
St. Johns River Power Park, Second Resolution				
Debt service coverage, (annual minimum 1.15x)	1.12 x	1.13 x	1.14 x	1.14 x
Water and Sewer System				
Senior debt service coverage, (annual minimum 1.25x)	2.63 x	2.49 x	2.74 x	3.43 x
Senior and subordinated debt service coverage excluding capacity fees ⁽¹⁾	1.91 x	1.60 x	2.01 x	2.15 x
Senior and subordinated debt service coverage including capacity fees ⁽¹⁾	2.45 x	2.10 x	2.55 x	2.78 x
District Energy System				
Debt service coverage	1.28 x	1.63 x	1.40 x	2.30 x

⁽¹⁾ Annual minimum coverage is either 1.00x aggregate debt service and aggregate subordinated debt service (excluding capacity charges) or the sum of

JEA**Fixed Charge Coverage****February 2026****(unaudited)**

	Month February		Year-to-Date February	
	2026	2025	2026	2025
Electric System ⁽²⁾	0.19 x	0.71 x	1.11 x	1.01 x
Water and Sewer System ⁽³⁾	2.17 x	1.81 x	2.27 x	2.44 x

⁽²⁾ Net Revenues plus JEA's share of SJRPP's, Bulk Power Supply System's, and MEAG Vogtle's debt service and FPL Scherer capacity payments less city contribution, divided by the sum of the adjusted debt service requirement and JEA's share of SJRPP's, Bulk Power Supply System's, and MEAG Vogtle's debt service and FPL Capacity payments.

⁽³⁾ Net Revenues less city contribution, divided by the sum of the adjusted debt service requirement

JEA**Days of Liquidity****February 2026****(unaudited)**

	Year-to-Date February	
	2026	2025
Electric System	142	200
Water and Sewer System	256	388

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Electric System

Operating Statistics

February 2026 and 2025 (unaudited)

	Month			Year-to-Date		
	2026	2025	Variance	2026	2025	Variance
Electric revenues sales (000s omitted):						
Residential	\$ 71,742	\$ 53,403	34.34%	\$ 329,011	\$ 298,562	10.20%
Commercial	34,701	26,792	29.52%	186,240	167,511	11.18%
Industrial	14,798	14,293	3.53%	85,270	85,062	0.24%
Public street lighting	1,382	1,269	8.90%	6,946	6,258	10.99%
Electric revenues - territorial	122,623	95,757	28.06%	607,467	557,393	8.98%
Sales for resale - off system	229	220	4.09%	5,332	712	648.88%
Electric revenues	122,852	95,977	28.00%	612,799	558,105	9.80%
Regulatory	133	322	-58.70%	382	6,872	-94.44%
Allowance for doubtful accounts	(251)	(115)	118.26%	(1,013)	(1,256)	-19.35%
Net electric revenues	\$ 122,734	\$ 96,184	27.60%	\$ 612,168	\$ 563,721	8.59%
MWh sales						
Residential	486,982	386,987	25.84%	2,253,764	2,333,176	-3.40%
Commercial	286,994	224,413	27.89%	1,642,596	1,571,552	4.52%
Industrial	151,560	158,010	-4.08%	940,636	1,040,311	-9.58%
Public street lighting	4,458	4,514	-1.24%	23,806	23,948	-0.59%
Total MWh sales - territorial	929,994	773,924	20.17%	4,860,802	4,968,987	-2.18%
Sales for resale - off system	3,688	7,505	-50.86%	31,625	21,752	45.39%
Total MWh sales	933,682	781,429	19.48%	4,892,427	4,990,739	-1.97%
Average number of accounts						
Residential	482,171	477,081	1.07%	481,243	475,829	1.14%
Commercial	57,708	57,123	1.02%	57,635	57,023	1.07%
Industrial	146	207	-29.47%	160	207	-22.71%
Public street lighting	4,070	4,099	-0.71%	4,072	4,089	-0.42%
Total average accounts	544,095	538,510	1.04%	543,110	537,148	1.11%
Residential averages						
Revenue per account - \$	148.79	111.94	32.92%	683.67	627.46	8.96%
kWh per account	1,009.98	811	24.51%	4,683	4,903	-4.49%
Revenue per kWh - ¢	14.73	13.80	6.74%	14.60	12.80	14.08%
Degree days						
Heating degree days	280	138	142	1,037	1,019	18
Cooling degree days	38	45	(7)	335	502	(167)
Total degree days	318	183	135	1,372	1,521	(149)
Degree days - 30 year average	258		1,381			

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**Water and Sewer System
Operating Statistics**

February 2026 and 2025 (unaudited)

	Month								
	Water			Sewer			Reuse		
	2026	2025	Variance	2026	2025	Variance	2026	2025	Variance
Revenues (000s omitted):									
Residential	\$ 9,400	\$ 8,253	13.90%	\$ 13,712	\$ 12,712	7.87%	\$ 1,479	\$ 1,437	2.92%
Commercial and industrial	5,201	3,807	36.62%	10,474	8,995	16.44%	374	485	-22.89%
Irrigation	2,468	2,193	12.54%	N/A	N/A	N/A	62	20	210.00%
Gross revenues	17,069	14,253	19.76%	24,186	21,707	11.42%	1,915	1,942	-1.39%
Allowance for doubtful accounts	(28)	-		(32)	-		(1)	-	
Net revenues	\$ 17,041	\$ 14,253	19.56%	\$ 24,154	\$ 21,707	11.27%	\$ 1,914	\$ 1,942	-1.44%
Kgal sales									
Residential	1,500,003	1,436,128	4.45%	1,335,415	1,291,380	3.41%	246,840	249,040	-0.88%
Commercial and industrial	1,133,811	1,059,398	7.02%	1,056,160	956,213	10.45%	71,888	99,282	-27.59%
Irrigation	302,944	323,463	-6.34%	N/A	N/A	N/A	68,810	43,667	57.58%
Total kgal sales	2,936,758	2,818,989	4.18%	2,391,575	2,247,593	6.41%	387,538	391,989	-1.14%
Average number of accounts:									
Residential	343,095	338,466	1.37%	309,712	305,119	1.51%	30,581	29,163	4.86%
Commercial and industrial	28,015	27,794	0.80%	19,861	19,702	0.81%	1,155	1,075	7.44%
Irrigation	38,813	38,816	-0.01%	N/A	N/A	N/A	43	43	0.00%
Total average accounts	409,923	405,076	1.20%	329,573	324,821	1.46%	31,779	30,281	4.95%
Residential averages:									
Revenue per account - \$	27.40	24.38	12.39%	44.27	41.66	6.27%	48.36	49.27	-1.85%
Kgals per account	4.37	4.24	3.07%	4.31	4.23	1.89%	8.07	8.54	-5.50%
Revenue per kgals - \$	6.27	5.75	9.04%	10.27	9.84	4.37%	5.99	5.77	3.81%

	Year-to-Date								
	Water			Sewer			Reuse		
	2026	2025	Variance	2026	2025	Variance	2026	2025	Variance
Revenues (000s omitted):									
Residential	\$ 49,930	\$ 44,206	12.95%	\$ 71,409	\$ 67,111	6.40%	\$ 8,112	\$ 7,831	3.59%
Commercial and industrial	27,098	20,684	31.01%	52,200	48,728	7.13%	3,130	3,038	3.03%
Irrigation	15,648	12,726	22.96%	N/A	N/A	N/A	344	81	324.69%
Gross revenues	92,676	77,616	19.40%	123,609	115,839	6.71%	11,586	10,950	5.81%
Allowance for doubtful accounts	(119)	(134)	-11.19%	(152)	(199)	-23.62%	(12)	(19)	-36.84%
Net revenues	\$ 92,557	\$ 77,482	19.46%	\$ 123,457	\$ 115,640	6.76%	\$ 11,574	\$ 10,931	5.88%
Kgal sales									
Residential	7,987,734	7,780,902	2.66%	7,059,055	6,943,248	1.67%	1,385,704	1,332,058	4.03%
Commercial and industrial	5,840,498	5,881,069	-0.69%	5,195,338	5,217,323	-0.42%	647,611	637,292	1.62%
Irrigation	2,116,457	1,964,411	7.74%	N/A	N/A	N/A	275,411	178,713	54.11%
Total kgal sales	15,944,689	15,626,382	2.04%	12,254,393	12,160,571	0.77%	2,308,726	2,148,063	7.48%
Average number of accounts:									
Residential	342,320	337,733	1.36%	308,923	304,389	1.49%	30,371	28,866	5.21%
Commercial and industrial	27,955	27,766	0.68%	19,814	19,692	0.62%	1,141	1,058	7.84%
Irrigation	38,852	38,820	0.08%	N/A	N/A	N/A	43	43	0.00%
Total average accounts	409,127	404,319	1.19%	328,737	324,081	1.44%	31,555	29,967	5.30%
Residential averages:									
Revenue per account - \$	145.86	130.89	11.44%	231.15	220.48	4.84%	267.10	271.29	-1.54%
Kgals per account	23.33	23.04	1.26%	22.85	22.81	0.18%	45.63	46.15	-1.13%
Revenue per kgals - \$	6.25	5.68	10.04%	10.12	9.67	4.65%	5.85	5.88	-0.51%

	Month				Year-to-Date			
	2026	2025	Variance	30 Year Avg	2026	2025	Variance	30 Year Avg
Rainfall	0.67	2.15	(1.48)	2.86	6.59	13.12	(6.53)	14.95
Rain Days	4	6	(2)	8	26	39	(13)	38

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Schedule of Cash and Investments
(in thousands - unaudited) February 2026

	Electric System and Bulk Power Supply System	SJRPP System	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Total JEA
Unrestricted cash and investments						
Operations	\$ 93,084	\$ 3,191	\$ 96,275	\$ 14,864	\$ 2,112	\$ 113,251
Rate stabilization:						
Environmental	1,776	-	1,776	-	-	1,776
Purchased Power	246,000	-	246,000	-	-	246,000
Total rate stabilization funds	247,776	-	247,776	-	-	247,776
Customer deposits	57,237	-	57,237	19,984	-	77,221
General reserve	-	2,919	2,919	-	-	2,919
Self insurance reserve funds:						
Self funded health plan	18,821	-	18,821	-	-	18,821
Property insurance reserve	10,000	-	10,000	-	-	10,000
Total self insurance reserve funds	28,821	-	28,821	-	-	28,821
Total unrestricted cash and investments	\$ 426,918	\$ 6,110	\$ 433,028	\$ 34,848	\$ 2,112	\$ 469,988
Restricted assets						
Renewal and replacement funds	\$ (15,013)	\$ 10,354	\$ (4,659)	\$ (5,511)	\$ 1,691	\$ (8,479)
Debt service reserve account	39,824	1,893	41,717	98,699	-	140,416
Debt service funds	49,332	8,792	58,124	56,122	2,220	116,466
Construction funds	125	-	125	135,218	15,022	150,365
Subtotal	74,268	21,039	95,307	284,528	18,933	398,768
Unrealized holding gain (loss) on investments	(1,180)	54	(1,126)	(2,031)	-	(3,157)
Other funds	-	311	311	-	-	311
Total restricted cash and investments	\$ 73,088	\$ 21,404	\$ 94,492	\$ 282,497	\$ 18,933	\$ 395,922
Total cash and investments	\$ 500,006	\$ 27,514	\$ 527,520	\$ 317,345	\$ 21,045	\$ 865,910

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Schedule of Cash and Investments
(in thousands - unaudited) September 2025

	Electric System and Bulk Power Supply System	SJRPP System	Total Electric Enterprise Fund	Water and Sewer Enterprise Fund	District Energy System Fund	Total JEA
Unrestricted cash and investments						
Operations	\$ 57,575	\$ 3,156	\$ 60,731	\$ 56	\$ 1,855	\$ 62,642
Rate stabilization:						
Environmental	2,158	-	2,158	-	-	2,158
Purchased Power	246,000	-	246,000	-	-	246,000
Total rate stabilization funds	248,158	-	248,158	-	-	248,158
Customer deposits	55,555	-	55,555	19,167	-	74,722
General reserve	-	2,427	2,427	-	-	2,427
Self insurance reserve funds:						
Self funded health plan	22,183	-	22,183	-	-	22,183
Property insurance reserve	10,000	-	10,000	-	-	10,000
Total self insurance reserve funds	32,183	-	32,183	-	-	32,183
Total unrestricted cash and investments	\$ 393,471	\$ 5,583	\$ 399,054	\$ 19,223	\$ 1,855	\$ 420,132
Restricted assets						
Renewal and replacement funds	\$ 63,738	\$ 9,365	\$ 73,103	\$ (41,068)	\$ 5,248	\$ 37,283
Debt service reserve account	39,824	2,320	42,144	99,726	-	141,870
Debt service funds	68,020	18,893	86,913	92,580	3,924	183,417
Construction funds	125	-	125	59,700	14,778	74,603
Subtotal	171,707	30,578	202,285	210,938	23,950	437,173
Unrealized holding gain (loss) on investments	(1,206)	53	(1,153)	(2,097)	-	(3,250)
Other funds	-	312	312	-	-	312
Total restricted cash and investments	\$ 170,501	\$ 30,943	\$ 201,444	\$ 208,841	\$ 23,950	\$ 434,235
Total cash and investments	\$ 563,972	\$ 36,526	\$ 600,498	\$ 228,064	\$ 25,805	\$ 854,367

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INVESTMENT PORTFOLIO REPORT
FEBRUARY 2026
(unaudited)

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<u>INVESTMENT</u>	<u>BOOK VALUE</u>	<u>YIELD</u>	<u>% OF TOTAL</u>
Treasuries	\$ 84,654,540	3.81%	9.66%
<u>Agencies</u>			
Federal Farm Credit Bank	64,569,099	3.77%	7.36%
Federal Home Loan Bank	112,543,437	3.11%	12.84%
Federal National Mortgage Assoc.	5,018,750	4.48%	0.57%
Total	<u>182,131,286</u>	<u>3.38%</u>	<u>20.77%</u>
Municipal Bonds	<u>76,278,086</u>	<u>4.15%</u>	<u>8.70%</u>
Commercial Paper	<u>59,020,476</u>	<u>3.91%</u>	<u>6.73%</u>
U.S. Treasury Money Market Funds (1)	<u>306,755,275</u>	<u>3.58%</u>	<u>34.99%</u>
Agency Money Market Funds (2)	<u>40,680,000</u>	<u>3.62%</u>	<u>4.64%</u>
Florida Palm Fund	<u>30,500,000</u>	<u>3.69%</u>	<u>3.48%</u>
Florida Class Fund	<u>15,000,000</u>	<u>3.75%</u>	<u>1.71%</u>
Florida Prime Fund	<u>70,500,000</u>	<u>3.84%</u>	<u>8.04%</u>
<u>Wells Fargo Bank Accounts (3)</u>			
Electric, Scherer	<u>7,794,040</u>	<u>0.62%</u>	<u>0.89%</u>
SJRPP	<u>1,861,981</u>	<u>0.62%</u>	<u>0.21%</u>
Water & Sewer, DES	<u>1,611,859</u>	<u>0.62%</u>	<u>0.18%</u>
Total Portfolio	<u>\$ 876,787,543</u>	<u>3.62%</u>	<u>100.00%</u>

Weighted Avg. Annual Yield Excluding Bank & Money Market Funds	3.70%
Investment Portfolio 12 Month Rolling Average	3.94%
Benchmark: 2 Year Treasury 12 Month Rolling Average	3.70%

Some investments listed above may be classified as Cash Equivalents on the Statements of Net Position in accordance with generally accepted accounting principles.

- (1) Treasury Funds: Fidelity, Goldman Sachs, State Street
- (2) Government Funds: State Street, Wells Fargo Allspring
- (3) Month-end bank balances excluding sweep balances

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Schedule of Outstanding Indebtedness
February 2026
(unaudited)

	<u>Interest Rates</u>	<u>Principal Payment Dates</u>	<u>Par Amount Principal Outstanding</u>	<u>Current Portion of Long-Term Debt</u>
Electric Enterprise				
<i>Electric System</i>				
Fixed Rate Senior	3.000-6.056%	2026-2044	\$ 756,350,000	\$ 10,300,000
Fixed Rate Subordinated	4.000-6.406%	2026-2039	420,975,000	44,505,000
Variable Rate Senior	2.503%	2030-2038	25,000,000	-
Other Obligations	3.865%	2029	247,000,000	-
Total Electric System	4.102% (wtd avg)	2026-2044	1,449,325,000	54,805,000
<i>Bulk Power Supply System</i>				
Fixed Rate Senior	5.920%	2026-2030	16,585,000	3,100,000
<i>St. Johns River Power Park</i>				
Fixed Rate Senior	3.000-5.450%	2026-2028	43,300,000	17,565,000
Total Electric Enterprise	4.080% (wtd avg)	2026-2044	1,509,210,000	75,470,000
Water and Sewer System				
Fixed Rate Senior	3.000-6.310%	2026-2055	1,624,855,000	45,105,000
Fixed Rate Subordinated	4.000-5.000%	2026-2040	51,155,000	2,460,000
Variable Rate Senior	2.263%	2028-2042	51,820,000	-
Variable Rate Subordinated	2.249-2.347%	2026-2038	90,535,000	1,925,000
Other Obligations	3.86%	2029	275,000,000	-
Total Water and Sewer System	4.372% (wtd avg)	2026-2055	2,093,365,000	49,490,000
District Energy System				
Fixed Rate Senior	3.694-5.601%	2026-2055	64,030,000	2,065,000
Total District Energy System	5.407% (wtd avg)	2026-2055	64,030,000	2,065,000
Total JEA	4.268% (wtd avg)	2026-2055	\$ 3,666,605,000	\$ 127,025,000

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Debt Ratio
(unaudited)

	<u>Current YTD</u>
Electric Enterprise	46.3%
Water and Sewer System	48.8%

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**Electric System
Production Statistics
February 2026 and 2025 (unaudited)**

	Month			Year-to-Date		
	2026	2025	Variance	2026	2025	Variance
Generated power:						
Steam:						
<i>Fuel oil #6</i>						
Fuel expense	\$ -	\$ -		\$ 1,763,865	\$ 65,542	2591.18%
Barrels consumed	-	-		15,774	586	2591.81%
\$/ per barrel consumed	\$ -	\$ -		\$ 111.82	\$ 111.85	-0.02%
kWh generated (1)	9,256,168	-		19,346,920	394,042	4809.86%
Cost per MWh	\$ -	\$ -		\$ 91.17	\$ 166.33	-45.19%
<i>Natural gas units #1-3</i>						
Fuel expense - variable	\$ 7,148,361	\$ 162,255	4305.62%	\$ 36,579,145	\$ 7,751,829	371.88%
MMBTUs consumed	1,041,756	35,605	2825.87%	7,070,697	2,786,918	153.71%
\$/ per MMBTU consumed	\$ 6.86	\$ 4.56	50.57%	\$ 5.17	\$ 2.78	85.99%
kWh generated (1)	91,123,323	674,372	13412.32%	622,166,299	227,235,682	173.80%
Cost per MWh	\$ 78.45	\$ 240.60	-67.40%	\$ 58.79	\$ 34.11	72.35%
<i>Biomass units #1-2</i>						
Fuel expense	\$ 39,492	\$ 111	35459.21%	\$ 217,329	\$ 373,361	-41.79%
kWh generated	1,966,279	21,255	9150.90%	7,581,006	13,467,102	-43.71%
Cost per MWh	\$ 20.08	\$ 5.23	284.39%	\$ 28.67	\$ 27.72	3.40%
<i>Coal</i>						
Fuel expense	\$ 1,789,395	\$ 553,650	223.20%	\$ 5,389,728	\$ 7,107,353	-24.17%
kWh generated	50,292,741	2,166,241	2221.66%	133,870,373	57,804,290	131.59%
Cost per MWh	\$ 35.58	\$ 255.58	-86.08%	\$ 40.26	\$ 122.96	-67.26%
<i>Pet coke and limestone</i>						
Fuel expense	\$ 3,438,317	\$ 626,726	448.62%	\$ 13,775,288	\$ 11,526,576	19.51%
kWh generated	75,095,169	3,188,027	2255.54%	284,227,613	212,030,715	34.05%
Cost per MWh	\$ 45.79	\$ 196.59	-76.71%	\$ 48.47	\$ 54.36	-10.85%
Combustion turbine:						
<i>Fuel oil #2</i>						
Fuel expense	\$ 3,267,646	\$ 160,166	1940.16%	\$ 5,738,686	\$ 3,675,961	56.11%
Barrels consumed	32,392	1,122	2786.99%	55,236	33,618	64.30%
\$/ per barrel consumed	\$ 100.88	\$ 142.75	-29.33%	\$ 103.89	\$ 109.35	-4.99%
kWh generated	14,010,594	543,125	2479.63%	24,754,929	15,250,813	62.32%
Cost per MWh	\$ 233.23	\$ 294.90	-20.91%	\$ 231.82	\$ 241.03	-3.82%
<i>Natural gas (includes landfill)</i>						
Fuel expense Kennedy & landfill - variable	\$ 676,615	\$ 1,236,801	-45.29%	\$ 1,552,799	\$ 7,324,292	-78.80%
MMBTUs consumed	95,476	273,546	-65.10%	283,682	1,822,424	-84.43%
\$/ per MMBTU consumed	\$ 7.09	\$ 4.52	56.74%	\$ 5.47	\$ 4.02	36.20%
kWh generated (1)	7,865,481	23,413,952	-66.41%	21,469,701	157,384,492	-86.36%
Cost per MWh	\$ 86.02	\$ 52.82	62.85%	\$ 72.33	\$ 46.54	55.41%
Fuel expense BB simple - variable	\$ 452,927	\$ 1,761,840	-74.29%	\$ 2,337,678	\$ 7,515,522	-68.90%
MMBTUs consumed	\$ 72,157	\$ 415,251	-82.62%	\$ 569,603	\$ 2,243,455	-74.61%
\$/ per MMBTU consumed	\$ 6.28	\$ 4.24	47.94%	\$ 4.10	\$ 3.35	22.51%
kWh generated (1)	6,144,015	34,823,347	-82.36%	48,619,724	191,758,303	-74.65%
Cost per MWh	\$ 73.72	\$ 50.59	45.71%	\$ 48.08	\$ 39.19	22.68%
Fuel expense BB combined - variable	\$ 16,998,506	\$ 11,330,231	50.03%	\$ 69,939,078	\$ 50,987,167	37.17%
MMBTUs consumed	2,628,811	2,627,616	0.05%	14,347,075	14,166,708	1.27%
\$/ per MMBTU consumed	\$ 6.47	\$ 4.31	49.96%	\$ 4.87	\$ 3.60	35.45%
kWh generated (1)	373,989,970	373,843,800	0.04%	2,038,658,351	2,017,318,371	1.06%
Cost per MWh	\$ 45.45	\$ 30.31	49.97%	\$ 34.31	\$ 25.27	35.73%
Fuel expense GEC simple - variable	\$ 1,310,972	\$ 2,968,326	-55.83%	\$ 5,120,141	\$ 10,436,049	-50.94%
MMBTUs consumed	169,480	596,514	-71.59%	938,312	2,626,620	-64.28%
\$/ per MMBTU consumed	\$ 7.74	\$ 4.98	55.45%	\$ 5.46	\$ 3.97	37.34%
kWh generated	14,023,107	50,032,005	-71.97%	80,695,319	223,944,021	-63.97%
Cost per MWh	\$ 93.49	\$ 59.33	57.57%	\$ 63.45	\$ 46.60	36.16%
Natural gas expense - fixed	\$ 3,362,315	\$ 2,922,525	15.05%	\$ 15,919,241	\$ 15,329,813	3.84%
Total generated power:						
Fuel expense	\$ 38,484,547	\$ 21,722,630	77.16%	\$ 158,332,978	\$ 122,093,465	29.68%
kWh generated	643,766,847	488,706,124	31.73%	3,281,390,235	3,116,587,831	5.29%
Cost per MWh	\$ 59.78	\$ 44.45	34.49%	\$ 48.25	\$ 39.18	23.17%

(1) Allocation of kWh generated is based upon a ratio of gas MBTU's (adjusted to oil equivalent - 95.5%) and oil MBTU's.

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Electric System

Production Statistics (Continued)

February 2026 and 2025 (unaudited)

	Month			Year-to-Date		
	2026	2025	Variance	2026	2025	Variance
Cost of fuels						
Natural gas	\$ 29,949,697	\$ 20,381,978	46.94%	\$ 131,448,081	\$ 99,344,671	32.32%
Petcoke	3,438,317	626,726	448.62%	13,775,288	11,526,576	19.51%
Coal	1,789,395	553,650	223.20%	5,389,728	7,107,353	-24.17%
Fuel oil #2	3,267,646	160,166	1940.16%	5,738,686	3,675,961	56.11%
Fuel oil #6	-	-		1,763,865	65,542	2591.18%
Biomass	39,492	111	35459.21%	217,329	373,361	-41.79%
Total	\$ 38,484,547	\$ 21,722,630	77.16%	\$ 158,332,978	\$ 122,093,465	29.68%
Purchased power:						
<i>FPL</i>						
Purchases	\$ 7,982,007	\$ 6,555,592	21.76%	\$ 32,870,600	\$ 26,276,668	25.09%
kWh purchased	114,240,000	129,055,000	-11.48%	569,000,000	619,060,000	-8.09%
Cost per MWh	\$ 69.87	\$ 50.80	37.55%	\$ 57.77	\$ 42.45	36.10%
<i>Plant Vogtle</i>						
kWh Purchased	141,601,000	138,877,000	1.96%	748,117,000	609,296,000	22.78%
<i>Fixed Costs</i>						
Purchases	\$ 18,439,444	\$ 17,632,391	4.58%	\$ 94,590,672	\$ 96,278,893	-1.75%
Cost per MWh	\$ 130.22	\$ 126.96	2.57%	\$ 126.44	\$ 158.02	-19.98%
<i>Fuel</i>						
Purchases	\$ 2,726,324	\$ 3,228,793	-15.56%	\$ 8,392,676	\$ 9,020,087	-6.96%
Cost per MWh	\$ 19.25	\$ 23.25	-17.19%	\$ 11.22	\$ 14.80	-24.22%
<i>Plant Scherer</i>						
Purchases	\$ 549,284	\$ 699,111	-21.43%	\$ 5,605,649	\$ 5,995,256	-6.50%
<i>SJRPP</i>						
Purchases	\$ 1,717,801	\$ 1,724,538	-0.39%	\$ 8,572,386	\$ 8,605,214	-0.38%
<i>TEA Solar</i>						
Purchases	\$ 1,536,656	\$ 1,500,725	2.39%	\$ 7,731,783	\$ 7,205,384	7.31%
kWh purchased	26,852,000	26,516,000	1.27%	135,882,000	132,749,000	2.36%
Cost per MWh	\$ 57.23	\$ 56.60	1.11%	\$ 56.90	\$ 54.28	4.83%
<i>TEA & other</i>						
Purchases	\$ 27,940,723	\$ 10,596,911	163.67%	\$ 57,771,458	\$ 58,457,993	-1.17%
kWh purchased	66,110,765	118,318,231	-44.12%	360,424,925	743,122,103	-51.50%
Cost per MWh	\$ 422.64	\$ 89.56	371.89%	\$ 160.29	\$ 78.67	103.76%
Total purchased power:						
Purchases	\$ 60,892,239	\$ 41,938,061	45.20%	\$ 215,535,223	\$ 211,839,496	1.74%
kWh purchased	348,803,765	412,766,231	-15.50%	1,813,423,925	2,104,227,103	-13.82%
Cost per MWh	\$ 174.57	\$ 101.60	71.82%	\$ 118.86	\$ 100.67	18.06%
Subtotal - generated and purchased power:	\$ 99,376,786	\$ 63,660,691	56.10%	\$ 373,868,201	\$ 333,932,961	11.96%
Fuel interchange sales	(229,050)	(220,445)	3.90%	(5,331,591)	(899,691)	492.60%
Earnings of The Energy Authority	(4,240,891)	(1,159,664)	265.70%	(5,015,404)	(3,723,969)	34.68%
Realized and Unrealized (Gains) Losses	686,960	(1,762,886)	-138.97%	(11,939,636)	411,914	-2998.57%
Fuel procurement and handling	1,697,034	1,506,465	12.65%	7,419,402	6,546,200	13.34%
Byproduct reuse	1,149,419	357,297	221.70%	6,717,123	1,353,335	396.34%
Total generated and net purchased power:						
Cost, net	98,440,258	62,381,458	57.80%	365,718,095	337,620,749	8.32%
kWh generated and purchased	992,570,612	901,472,355	10.11%	5,094,814,160	5,220,814,934	-2.41%
Cost per MWh	\$ 99.18	\$ 69.20	43.32%	\$ 71.78	\$ 64.67	11.00%
Reconciliation:						
Generated and purchased power per above	\$ 98,440,258	99.18	\$ 365,718,095	71.78		
SJRPP debt service	\$ (1,520,037)	(1.53)	\$ (7,583,568)	(1.49)		
SJRPP R & R	\$ (197,764)	(0.20)	\$ (988,818)	(0.19)		
Scherer power production	\$ (328,205)	(0.33)	\$ (1,622,648)	(0.32)		
Scherer R & R	\$ (221,079)	(0.22)	\$ (3,983,001)	(0.78)		
MEAG Debt Service	\$ (18,439,444)	(18.58)	\$ (94,590,672)	(18.57)		
MEAG-Prepaid Fuel	\$ 619,265	0.62	\$ (243,580)	(0.05)		
MEAG-Plant Vogtle Buyer's Additional Compe	\$ (2,038,601)	(2.05)	\$ (2,038,601)	(0.40)		
FPL Capacity	\$ (1,400,000)	(1.41)	\$ (7,000,000)	(1.37)		
TEA Solar Capacity	\$ (472,141)	(0.48)	\$ (2,345,068)	(0.46)		
TEA and Other Capacity	\$ (2,205,884)	(2.22)	\$ (9,228,862)	(1.81)		
Rounding	\$ 0		\$ -			
Energy expense per budget page	\$ 72,236,369	\$ 75.00	\$ 236,093,277	46.34		

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Electric System	Month			Prior Year Month		
	ANNUAL BUDGET 2025-26	BUDGET 2025-26	ACTUAL 2025-26	Variance %	ACTUAL 2024-25	Variance %
Budget vs. Actual February 2026 and 2025 (unaudited)						
Fuel Related Revenues & Expenses						
Fuel Rate Revenues	\$ 550,877,850	\$ 37,681,362	\$ 42,739,086	13.42%	\$ 35,228,579	21.32%
Fuel Expense and Purchased Power:						
Fuel Expense - Electric System	404,518,873	29,282,153	42,017,960		21,823,506	
Other Purchased Power	145,204,558	8,320,244	30,218,409		13,925,842	
Subtotal Energy Expense	549,723,431	37,602,397	72,236,369	-92.11%	35,749,348	-102.06%
Transfer to (from) Other Regulatory Funds,	-	-	(29,589,520)		(565,823)	
Fuel Related Uncollectibles	1,154,419	78,965	92,237		45,054	
Total	550,877,850	37,681,362	42,739,086	-13.42%	35,228,579	-21.32%
Fuel Balance	-	-	-		-	
Nonfuel Related Revenues						
Base Rate Revenues	1,001,043,754	68,393,178	73,563,784		54,825,859	
Investment Income	15,070,053	1,243,849	1,096,637		1,354,906	
Natural Gas Revenue Pass Through	2,238,064	186,505	225,576		147,833	
Other Revenues	26,089,551	2,174,129	2,802,701		2,536,549	
Total	1,044,441,422	71,997,661	77,688,698	7.90%	58,865,147	31.98%
Nonfuel Related Expenses						
Non-Fuel O&M	320,815,257	22,999,681	22,908,902		20,798,969	
DSM / Conservation O&M	-	-	-		703,259	
Environmental O&M	1,886,970	157,664	132,469		322,335	
Rate Stabilization - Environmental	(1,886,970)	(157,664)	(132,469)		(322,335)	
Natural Gas Expense Pass Through	2,347,290	195,836	333,435		162,543	
Debt Principal - Electric System	54,805,000	4,567,083	4,567,083		2,815,000	
Debt Interest - Electric System	74,790,288	5,724,427	5,449,993		5,227,236	
R&R - Electric System	80,299,650	6,691,638	6,691,638		6,076,296	
Operating Capital Outlay	165,154,415	-	-		-	
City Contribution Expense	141,096,681	11,758,057	11,758,057		7,399,450	
Taxes & Uncollectibles	2,260,208	188,351	183,682		109,695	
<i>Nonfuel Purchased Power:</i>						
* SJRPP D/S Principal	17,565,000	1,463,750	1,463,750		1,425,417	
* SJRPP D/S Interest	1,543,618	128,635	118,359		162,192	
** Other Non-Fuel Purchased Power	183,764,015	26,454,648	26,312,046		24,118,273	
Total Nonfuel Expenses	1,044,441,422	80,172,106	79,786,945	0.48%	68,998,330	-15.64%
Non-Fuel Balance	-	(8,174,445)	(2,098,247)		(10,133,183)	
Total Balance	\$ -	\$ (8,174,445)	\$ (2,098,247)		\$ (10,133,183)	
Total Revenues	1,595,319,272	109,679,023	120,427,784	9.80%	94,093,726	27.99%
Total Expenses	1,595,319,272	117,853,468	122,526,031	-3.96%	104,226,909	-17.56%
KWH Sold - Territorial	13,125,000,000	896,724,503	929,994,080	3.71%	773,924,182	20.17%
KWH Sold - Off System	-	-	3,688,000		7,505,000	
	13,125,000,000	896,724,503	933,682,080	4.12%	781,429,182	19.48%

* Gross debt service

** Includes transmission capacity, SJRPP and Scherer R & R, O & M and Investment Income.

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Electric System	Year-to-Date				Prior Year-to-Date		
	Budget vs. Actual	ANNUAL BUDGET	BUDGET	ACTUAL	Variance	ACTUAL	Variance
February 2026 and 2025 (unaudited)	2025-26	2025-26	2025-26	%	2024-25	%	
Fuel Related Revenues & Expenses							
Fuel Rate Revenues	\$ 550,877,850	\$ 201,033,097	\$ 199,951,957	-0.54%	\$ 184,847,582	8.17%	
Fuel Expense and Purchased Power:							
Fuel Expense - Electric System	404,518,873	149,041,834	160,529,867		130,404,913		
Other Purchased Power	145,204,558	51,569,978	75,563,410		76,677,170		
Subtotal Energy Expense	549,723,431	200,611,812	236,093,277	-17.69%	207,082,083	-14.01%	
Transfer to (from) Other Regulatory Funds, Net	-	-	(36,494,595)		(22,781,403)		
Fuel Related Uncollectibles	1,154,419	421,285	353,275		546,902		
Total	550,877,850	201,033,097	199,951,957	0.54%	184,847,582	-8.17%	
Fuel Balance	-	-	-		-		
Nonfuel Related Revenues							
Base Rate Revenues	1,001,043,754	377,690,792	377,405,051		344,166,027		
Conservation Charge Revenue	-	-	226		-		
Environmental Charge Revenue	-	-	13		-		
Investment Income	15,070,053	6,004,505	7,301,911		8,109,345		
Natural Gas Revenue Pass Through	2,238,064	932,527	744,670		614,581		
Other Revenues	26,089,551	10,870,646	11,085,177		48,052,463		
Total	1,044,441,422	395,498,470	396,537,048	0.26%	400,942,416	-1.10%	
Nonfuel Related Expenses							
Non-Fuel O&M	320,815,257	130,774,547	118,593,274		113,761,467		
DSM / Conservation O&M	-	-	-		2,923,875		
Environmental O&M	1,886,970	788,321	381,883		5,825,580		
Rate Stabilization - DSM	-	-	-		(937,039)		
Rate Stabilization - Environmental	(1,886,970)	(788,321)	(381,870)		(5,935,122)		
Natural Gas Expense Pass Through	2,347,290	977,809	952,174		716,099		
Debt Principal - Electric System	54,805,000	22,835,417	22,835,417		14,075,000		
Debt Interest - Electric System	74,790,288	28,622,137	27,388,329		26,203,277		
R&R - Electric System	80,299,650	33,458,188	33,458,188		30,381,479		
Operating Capital Outlay	165,154,415	-	-		35,000,000		
City Contribution Expense	141,096,681	58,790,284	58,790,284		36,997,249		
Taxes & Uncollectibles	2,260,208	941,753	709,313		803,617		
<i>Nonfuel Purchased Power:</i>							
* SJRPP D/S Principal	17,565,000	7,318,750	7,318,750		7,127,083		
* SJRPP D/S Interest	1,543,618	643,174	591,795		810,960		
** Other Non-Fuel Purchased Power	183,764,015	121,539,702	121,853,107		120,840,918		
Total Nonfuel Expenses	1,044,441,422	405,901,761	392,490,644	3.30%	388,594,443	-1.00%	
Non-Fuel Balance	-	(10,403,291)	4,046,404		12,347,973		
Total Balance	\$ -	\$ (10,403,291)	\$ 4,046,404		\$ 12,347,973		
Total Revenues	1,595,319,272	596,531,567	596,489,005	-0.01%	585,789,998	1.83%	
Total Expenses	1,595,319,272	606,934,858	592,442,601	2.39%	573,442,025	-3.31%	
KWH Sold - Territorial	13,125,000,000	4,952,022,973	4,860,801,786	-1.84%	4,968,987,025	-2.18%	
KWH Sold - Off System	-	-	31,625,000		21,752,000		
	13,125,000,000	4,952,022,973	4,892,426,786	-1.20%	4,990,739,025	-1.97%	

* Gross debt service

** Includes transmission capacity, SJRPP and Scherer R & R, O & M and Investment Income.

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Water and Sewer System		Month			Prior Year Month	
Budget vs. Actual	ANNUAL BUDGET	BUDGET	ACTUAL	Variance	ACTUAL	Variance
February 2026 and 2025 (unaudited)	2025-26	2025-26	2025-26	%	2024-25	%
REVENUES						
Water & Sewer Revenues	\$ 574,055,811	\$ 42,751,752	\$ 42,193,172		\$ 37,075,502	
Capacity & Extension Fees	91,190,222	7,453,099	6,096,500		5,757,334	
Investment Income	6,946,818	559,748	422,283		448,775	
Other Income	86,856,263	1,967,767	1,540,389		1,824,203	
Total	759,049,114	52,732,366	50,252,344	-4.70%	45,105,814	11.41%
EXPENSES						
O & M Expenses	292,299,615	22,122,169	21,955,264		19,565,865	
Normandy Village Utility O&M	-	-	209,448		-	
Debt Principal - Water & Sewer	49,490,000	4,124,167	4,124,167		4,278,125	
Debt Interest - Water & Sewer	112,505,100	9,375,425	7,797,143		7,463,179	
R&R - Water & Sewer	31,236,150	2,603,013	2,603,013		2,593,513	
Operating Capital Outlay	139,640,970	-	-		-	
Operating Capital Outlay - Capacity/Extension	91,190,222	7,453,099	6,096,500		5,757,334	
City Contribution Expense	37,702,060	3,141,838	3,141,838		3,007,653	
Uncollectibles & Fees	1,033,300	86,108	65,652		16,961	
Interlocal Agreements	3,951,697	-	-		(17,553)	
Total Expenses	759,049,114	48,905,819	45,993,025	5.96%	42,665,077	-7.80%
Total Balance	\$ -	\$ 3,826,547	\$ 4,259,319		\$ 2,440,737	
Sales kgals						
Water	42,458,252	3,126,416	2,936,758	-6.07%	2,818,989	4.18%
Sewer	38,253,941	2,827,761	2,779,113	-1.72%	2,639,582	5.29%
Total	80,712,193	5,954,177	5,715,871	-4.00%	5,458,571	4.71%

Budget vs. Actual		Year-To-Date			Prior Year to Date	
February 2026 and 2025 (unaudited)	ANNUAL BUDGET	BUDGET	ACTUAL	Variance	ACTUAL	Variance
	2025-26	2025-26	2025-26	%	2024-25	%
REVENUES						
Water & Sewer Revenues	\$ 574,055,811	\$ 225,378,287	\$ 222,728,241		\$ 199,786,087	
Capacity & Extension Fees	91,190,222	30,030,585	30,321,778		30,634,163	
Investment Income	6,946,818	2,402,632	1,999,385		2,341,097	
Other Income	86,856,263	24,404,783	23,320,334		9,700,935	
Total	759,049,114	282,216,287	278,369,738	-1.36%	242,462,282	14.81%
EXPENSES						
O & M Expenses	292,299,615	120,736,567	119,215,647		104,891,468	
Normandy Village Utility O&M	-	-	1,014,112		-	
Debt Principal - Water & Sewer	49,490,000	20,620,833	20,620,833		20,644,377	
Debt Interest - Water & Sewer	112,505,100	46,877,125	38,160,163		31,636,623	
Rate Stabilization - Environmental	-	-	-		(36,771)	
R&R - Water & Sewer	31,236,150	13,015,063	13,015,063		12,967,563	
Operating Capital Outlay	139,640,970	15,000,000	15,000,000		-	
Operating Capital Outlay - Capacity/Extension	91,190,222	30,030,585	30,321,778		30,634,163	
Operating Capital Outlay - Environmental	-	-	-		36,771	
City Contribution Expense	37,702,060	15,709,192	15,709,192		15,038,263	
Uncollectibles & Fees	1,033,300	430,542	310,622		540,524	
Interlocal Agreements	3,951,697	3,951,697	4,201,583		3,732,407	
Total Expenses	759,049,114	266,371,604	257,568,993	3.30%	220,085,388	-17.03%
Total Balance	\$ -	\$ 15,844,683	\$ 20,800,745		\$ 22,376,894	
Sales kgals						
Water	42,458,252	16,443,952	15,944,689	-3.04%	15,626,382	2.04%
Sewer	38,253,941	15,041,132	14,563,119	-3.18%	14,308,634	1.78%
Total	80,712,193	31,485,084	30,507,808	-3.10%	29,935,016	1.91%

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District Energy System	Month				Prior Year Month	
	ANNUAL BUDGET 2025-26	BUDGET 2025-26	ACTUAL 2025-26	Variance %	ACTUAL 2024-25	Variance %
Budget vs. Actual February 2026 and 2025 (unaudited)						
REVENUES						
Revenues	\$ 14,851,693	\$ 1,031,557	\$ 911,382		\$ 858,412	
Other Revenue	108,000	-	-		-	
Investment Income	134,236	11,186	17,845		47,031	
Total	15,093,929	1,042,743	929,227	-10.89%	905,443	2.63%
EXPENSES						
O & M Expenses	6,848,490	434,560	354,385		375,724	
Debt Principal - District Energy System	2,065,000	172,083	172,083		166,250	
Debt Interest - District Energy System	4,090,845	340,904	271,880		232,737	
R&R - District Energy System	697,600	58,133	58,133		54,575	
Operating Capital Outlay	1,391,994	-	-		-	
Total Expenses	15,093,929	1,005,680	856,481	14.84%	829,286	-3.28%
Total Balance	\$ -	\$ 37,063	\$ 72,746		\$ 76,157	

Budget vs. Actual February 2026 and 2025 (unaudited)	Year-To-Date				Prior-Year-to-Date	
	ANNUAL BUDGET 2025-26	BUDGET 2025-26	ACTUAL 2025-26	Variance %	ACTUAL 2024-25	Variance %
REVENUES						
Revenues	\$ 14,851,693	\$ 5,677,609	\$ 5,333,862		\$ 5,341,670	
Other Revenue	108,000	108,000	108,000		-	
Investment Income	134,236	55,932	131,537		238,506	
Total	15,093,929	5,841,541	5,573,399	-4.59%	5,580,176	-0.12%
EXPENSES						
O & M Expenses	6,848,490	2,622,200	2,368,356		2,189,116	
Debt Principal - District Energy System	2,065,000	860,417	860,417		831,250	
Debt Interest - District Energy System	4,090,845	1,704,519	1,359,400		1,098,997	
R&R - District Energy System	697,600	290,667	290,667		272,875	
Operating Capital Outlay	1,391,994	308,000	308,000		837,042	
Total Expenses	15,093,929	5,785,803	5,186,840	10.35%	5,229,280	0.81%
Total Balance	\$ -	\$ 55,738	\$ 386,559		\$ 350,896	