

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Goal 1: Strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment.

Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant.

Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes; both should include the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the grant application attached or visit <https://ocalafl.civicserve.com/> to complete the online.

Step 3: Submit application and other required application materials by due date.

There are three ways to submit an application;

1. Submit online through the Ocala's economic development portal CivicServe (<https://ocalafl.civicserve.com/>);
2. Scan and email the application to cra@ocalafl.gov; or
3. Mail or bring the application in person to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.

Email questions to cra@ocalafl.gov

II. Eligibility and General Requirements

- (a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership is required.
 - 1. Proof can include: copy of deed, property appraiser tax card, or Ocala electric/utility bill.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
 - 1. Tax delinquent property
 - 2. Property in litigation
 - 3. Property in condemnation or receivership
 - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11 of this application.
- (d) Ineligible Work:
 - 1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
 - 2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved project will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

III. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
1. A completed application form.
 2. Proof of Ownership and homestead status.
 3. Color photographs of the existing conditions.
 4. Color photo examples of proposed colors.
 5. Project Schedule
 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
 8. Any other documentation necessary to illustrate the visual impact of the proposed project.
 9. Provide proof of property or liability content insurance (as applicable).

IV. Application Submittal and Review Process

- (a) Options: Submit online through the Ocala's economic development portal **CivicServe** (<https://ocalafl.civicserve.com/>); Scan and email the application to cra@ocalafl.gov; or Mail or bring the application to 201 SE 3rd Street, Second Floor, Ocala, FL 34471.
- (b) The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (c) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review.
- (d) Staff may meet with applicant to review completed application.

- (e) Applications deemed complete will be reviewed by:
 - 1. the Grant Review Committee, who will make a site visit to the property to evaluate the application, scope of work and property condition; and,
 - 2. the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The applicant is encouraged to attend the Advisory Committee meeting to answer questions about the project; and,
 - 3. the Ocala CRA Board that makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section V –Application Evaluation.
- (f) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (g) Any deviation from the approved project must be reviewed and approved by the CRA.
- (h) City staff will review progress during renovation process.
- (i) Upon completion of work, city staff will inspect building to verify compliance with project application.

V. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated, and a grant may be awarded based on the following criteria.

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
- (b) Is the structure historic?
- (c) Is the property located in the CRA?
- (d) What is the overall condition of the property?

VI. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
 - 1. invoices for all work performed, with details of work clearly expressed;
 - 2. copies of cancelled checks;
 - 3. paid receipts for all labor materials; and,

4. lien waivers from all contractors and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
1. Does not conform to the program guidelines.
 2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
 3. Is not commensurate with the workmanship and costs customary in the industry.
 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
 2. Copies of the signed contracts with contractors chosen to do the work.
 3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers, if applicable.
 4. Photographs of the completed project.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 713
Project Address: 713 NE 4 St, Ocala, FL 34470
Parcel Number: 2826-013-003

APPLICANT INFORMATION

Applicant's Name: JFG Properties, LLC

Name of person to receive all correspondence if different from applicant:

Joyce Gamache

Agent's Name (if applicable): _____

Agent's Mailing Address: 1531 NE 2 St

City: Ocala State: FL Zip: 34470

Phone number: 3528161833 Fax: N/A

E-mail address: JFG Properties @ outlook.com

How long have you owned / lived at the current location? 1993

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Removal of original windows - Installation
of new energy efficient windows
Remove & replace HVAC system

Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

NO, cost Prohibitive

PROJECT COSTS & SCHEDULE

Windows \$4741.69
HVAC \$8147.00
\$12888.69

Estimated cost of project based on attached submitted low bid.

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75 %

Anticipated start date: Depending on grant Approval Anticipated completion date: _____

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.



Applicant

I, Joyce Gamach, owner/occupant of building at
713 NE 4 St, Ocala, FL 34470, have read and understand the
terms and conditions of the Program and agree to the general conditions and terms outlined in
the application process and guidelines of the Program.

Signature: Joyce Gamach
Date: 10-7-25

Property Information – For staff use only

Is the property assessed Marion County property taxes? Y / N
Are property taxes paid up to date? Y / N
Is the property in condemnation or receivership? Y / N
Is there an active City code enforcement case on the property? Y / N
Is the building on the National Register of Historic Places? Y / N

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA25-0049

Address: 713 NE 4th Street

CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Window replacement	\$ 5,623	\$ 4,742
2	HVAC	\$ 8,886	\$ 8,147
Total		\$ 14,509	\$ 12,889
Maximum CRA grant that can be awarded based on 75% match, \$20,000 maximum.			
			\$ 9,667



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: JFG PROPERTIES

Quote Name: 713 NE 4TH ST

Quote Number: 5992336

Order Date: Quote Not Ordered

PO Number:

Comments:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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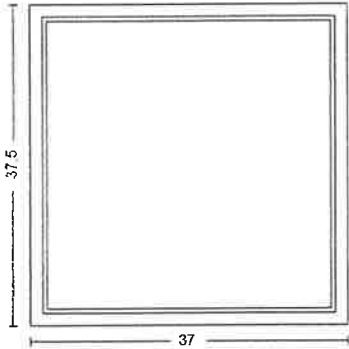
Line Item: 100-1

BY FRONT

Quantity: 1

RO Size: 38.75" X 38.5"

Unit Size: 37" X 37.5"



*** PRODUCT ***

Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 37.5H

*** DIMENSIONS ***

37W x 37.5H

*** FRAME ***

South, Vinyl, Frame Type - Flange, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon

Gas, Glass Strength - DSB

*** NFRC ***

Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47

*** Performance ***

Series 3540::DirectSet, Calculated Positive DP Rating::50.13,
 Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating
 Type::DesignPressure, Performance Grade::LC-PG50*, Water
 Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: \$296.81

Extended Price: \$296.81

3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES

LOCATION / TAG

PRODUCT DESCRIPTION

UNIT PRICE / EXTENDED PRICE

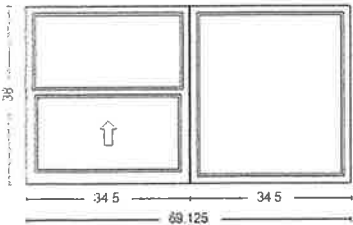
Line Item: 200-1

BY FRONT

Quantity: 1

RO Size: 70.875" X 39"

Unit Size: 69.125" X 38"



*** PRODUCT ***

Row 1 3540 Single Hung - Vent / Fixed - 2 Units - 69.125W x 38H

*** DIMENSIONS ***

34.5W x 38H

*** FRAME ***

South, Vinyl, Frame Type - Flange, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB

*** SCREEN ***

Unit 1 Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - YesUnit 2

*** MULLS ***

Vertical CommonFrame 0.125" thick, 38" in length

*** NFRC ***

NFRC 1 Series 3540::SingleHung, U-Factor::0.29, SHGC::0.21, VT::0.44

NFRC 2 Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47

*** Performance ***

Performance 1 Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG40*, Water Rating::6.06, FL ID::41886, STC Rating::27, OITC Data::23

Performance 2 Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price:

\$615.70

3540 Single Hung - Vent - CustomCustom

Extended Price:

\$615.70

Units are viewed from the Exterior

ITEM & SIZES

LOCATION / TAG

PRODUCT DESCRIPTION

UNIT PRICE / EXTENDED PRICE

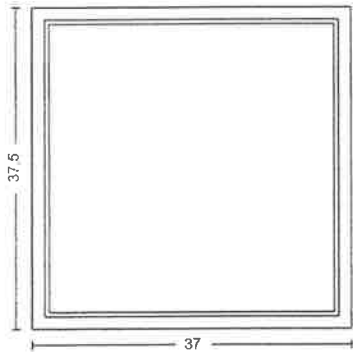
Line Item: 300-1

RIGHT SIDE

Quantity: 1

RO Size: 38.75" X 38.5"

Unit Size: 37" X 37.5"



*** PRODUCT ***

Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 37.5H

*** DIMENSIONS ***

37W x 37.5H

*** FRAME ***

South, Vinyl, Frame Type - Flange, Exterior Color - White

*** GLASS ***

Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB

*** NFRC ***

Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47

*** Performance ***

Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price:

\$296.81

3540 Picture Window - Fixed - CustomCustom

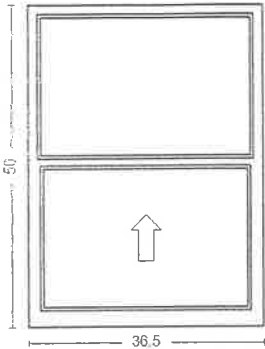
Extended Price:

\$296.81

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 400-1 RIGHT SIDE
Quantity: 1
RO Size: 38.25" X 51"
Unit Size: 36.5" X 50"



*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 36.5W x 50H
*** DIMENSIONS ***
36.5W x 50H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.21, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::35.3, Calculated Negative DP Rating::47.2, DP Rule ID::3540 SH, Rating Type::DesignPressure, Performance Grade::LC-PG35*, Water Rating::5.43, FL ID::41886, STC Rating::27, OITC Data::23

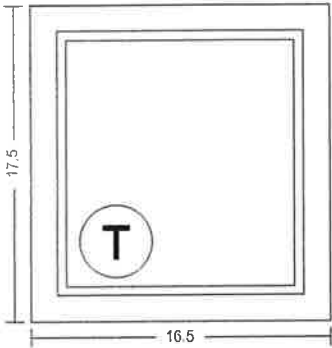
Unit Price:	\$412.70
Extended Price:	\$412.70

3540 Single Hung - Vent - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 500-1 BACK OF HOUSE
Quantity: 1
RO Size: 18.25" X 18.5"
Unit Size: 16.5" X 17.5"



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed - 1 Units - 16.5W x 17.5H
*** DIMENSIONS ***
16.5W x 17.5H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price:	\$176.67
Extended Price:	\$176.67

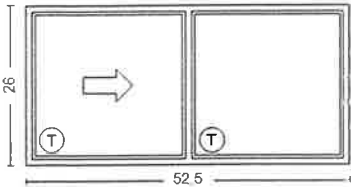
3540 Picture Window - Fixed - CustomCustom

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 600-1
Quantity: 1
RO Size: 54.25" X 27"
Unit Size: 52.5" X 26"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 1630 2 Lite Single Slider - XO - 1 Units - 52.5W x 26H
*** DIMENSIONS ***
52.5W x 26H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jamb's - None, Frame Trim - None
*** NFRC ***
Series 1630::SingleSlider, U-Factor::0.28, SHGC::0.22, VT::0.43
*** Performance ***
Series 1630::SingleSlider, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::1630 SLIDER2, Rating Type::DesignPressure, Performance Grade::LC-PG50, Water Rating::7.52, FL ID::21638, STC Rating::28, OITC Data::23

Unit Price: \$532.25

1630 2 Lite Single Slider - XO - CustomCustom

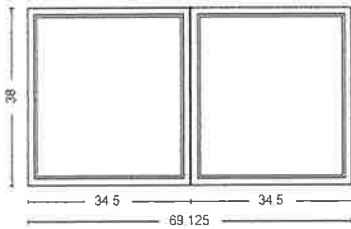
Extended Price: \$532.25

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 700-1
Quantity: 1
RO Size: 70.875" X 39"
Unit Size: 69.125" X 38"

LEFT OF HOUSE



*** PRODUCT ***
Row 1 3540 Picture Window - Fixed / Fixed - 2 Units - 69.125W x 38H
*** DIMENSIONS ***
34.5W x 38H
*** FRAME ***
South, Vinyl, Frame Type - Flange, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Dual, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB
*** MULLS ***
Vertical CommonFrame 0.125" thick, 38" in length
*** NFRC ***
Series 3540::DirectSet, U-Factor::0.27, SHGC::0.22, VT::0.47
*** Performance ***
Series 3540::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::18644, STC Rating::27, OITC Data::23

Unit Price: \$592.34

3540 Picture Window - Fixed - CustomCustom

Extended Price: \$592.34

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 800-1	None Assigned	INSTALLATION	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price: \$2,250.00
Extended Price: \$2,250.00

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 900-1	None Assigned	CITY OF OCALA PERMIT	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price: \$450.00
Extended Price: \$450.00

Units are viewed from the Exterior

Total Unit Count:	9
Sub Total:	\$5,623.28
Freight:	\$0.00
Labor:	\$0.00
Sales Tax:	\$0.00
Total Order Price:	\$5,623.28

Accepted By: _____ Please Print Name

Signature: _____

Date: _____



C&R Glass and Screen Inc.

ESTIMATE

Office 352-390-0200

Ryan 607-765-3454

email: crglassinc2018@gmail.com

Mailing Address:

9-Sep-25

**9536 SE Maricamp Rd,
STE 106, Ocala, FL 34472**

BILL TO

John Gamache
713 NE 4th St, Ocala, FL 34470, USA
352-816-0303

ITEM DESCRIPTION	Quantity	Price	AMOUNT
Window installation (Tan) Simonton	1	4741.69	\$4,741.69
This is the cost of all windows before build-in materials			\$0.00
			\$0.00
Subtotal			\$4,741.69
Discount or Deposit			
PAID			
TOTAL DUE			\$4,741.69

ESTIMATES are for estimation purposes and not a guarantee of cost for services.

3% Added for Payments made using a Credit Card/10% Added for Credit Card over the phone
Checks accepted with a \$35 returned check fee.

**20 year manufacturer guarantee on insulated glass
1 year warranty on repairs or replacements**

THANK YOU FOR YOUR BUSINESS!



Sun Kool Air Conditioning
PO BOX 3171
Ocala, FL 34478

Phone: (352) 330-1067
Fax: (352) 330-0520
acinfo@sunkoolac.com
www.sunkoolac.com

Bill to
John Gamache
713 NE 4th Street
Ocala, FL 34470

Ship to
John Gamache
713 NE 4th Street
Ocala, FL 34470

Email Address: jfgproperties@outlook.com

Phone Number: (352) 816-0303

Quote #: q67933

Item	Description	Quantity	Amount
Carrier Crossover 2T HP r454	38MURAQ24AA31725/40MUAAQ24XA3/Programmable Thermostat Installation includes the following: 17.00 SEER2 AHRI# 208447881 10 Year Compressor Warranty, 10 Year Functional Parts Warranty, 10 Year Labor Warranty. Permits, Fees & Inspections. New Copper Lines, System disposal, Locking caps, mastic seal, Float switch & Plywood Top	1	\$9,236.00
Carrier Rebate.	Carrier Rebate	1	-\$350.00

Total: \$8,886.00

*PLEASE NOTE, IN ORDER TO ORDER EQUIPMENT AND BEGIN WORK, A NON-REFUNDABLE DEPOSIT OF 50% MUST BE PAID.
THIS WILL BE DEDUCTED FROM THE TOTAL COST. THE REMAINING 50% BALANCE IS DUE OPON COMPLETION*

X _____

⇨THIS IS NOT A BILL,TO ACCEPT QUOTE CONTACT OFFICE AT: 352-330-1067⇨

** A 3% credit card fee will be applied to all credit and debit card transactions. Cash and Check transactions are not subject to a surcharge.**

Customer acknowledges that title to all materials and equipment supplied in connection with the work described above shall remain the property of Sun Kool Air Conditioning until such time of complete and final payment for goods and/or services.

Sun Kool shall have the right to enter onto premises and disconnect and remove such materials and equipment without liability for any damage resulting from such removal if customer fails to pay any balance due for the work as when payment is due.

Customer agrees to pay all fees & costs, including attorney's fees, fees and costs incurred at trial, on appeal, and in any bankruptcy or similar proceedings, incurred by Sun Kool in connection with any efforts to collect payment for the work.

Any alterations or deviations from above specifications involving extra cost will be performed only upon agreed written change orders and such extra costs will become an additional charge over and above the proposal.

Customer acknowledges that Sun Kool's performance of the job is contingent upon strikes, accidents or delays beyond Sun Kool's reasonable control. Sun Kool shall carry required Workers' compensation insurance.

Owner shall carry fire, tornado, and other necessary insurance.
All prices & applicable charges are subject to change after the valid period.



SUN KOOL
AIR CONDITIONING, INC.

Sun Kool Air Conditioning
PO BOX 3171
Ocala, FL 34478

Phone: (352) 330-1067
Fax: (352) 330-0520
acinfo@sunkoolac.com
www.sunkoolac.com

Quote Acceptance Signature

X _____

Printed Name and Title

X _____

Date

____/____/____



All Weather Heating and Cooling Inc

John Gamache
713 NE 4th St
Ocala, FL 34470

(352) 816-0303
jfgproperties@outlook.com

ESTIMATE	#4512
ESTIMATE DATE	Jun 4, 2025
TOTAL	\$8,147.00

CONTACT US

710 NE 17th Place
Ocala, FL 34470

(352) 867-0019
Info@allweatherfl.com

ESTIMATE

Services	qty	unit price	amount
1.50 TON LENNOX 16 SEER2 MERIT HEAT PUMP SPLIT SYSTEM	1.0	\$8,147.00	\$8,147.00
AHU: CBK45UHET-024 (H:45-1/2 W:18-1/2 D:22)			
COND: ML14KP1-018 (H:42-1/2 W:28-1/4 D:28-1/4)			
SEER2: 16			
AHRI: 215685483			
HONEYWELL T-6 THERMOSTAT			
HEAT STRIP			
BREAKERS PER CODE			
FLOAT SWITCH PER CODE			
HURRICANE PAD AND ANCHORS PER CODE			
COUNTY OR CITY PERMIT			
INSTALLED TO EXISTING ELECTRICAL, LOW VOLTAGE, AND DUCTWORK			
RESIDENTIAL WARRANTY 1YR LABOR 10YR PARTS FOR REGISTERED HOMEOWNER			
COMMERCIAL WARRANTY 1YR LABOR 1YR PARTS 5YR COMPRESSOR			
RUN ELECTRIC CIRCUIT TO AHU			
CAP FLUE PIPE AND GAS LINE			

CUSTOMER TO POUR CONCRETE PAD AND TRNCH FOR COPPER LINES

Services subtotal: \$8,147.00

Total \$8,147.00

I have the authority to order the above work and do so in order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final & complete payment is made. If the settlement is not made as agreed, the seller shall have the right to remove the same, and the seller will be held harmless for any damages resulting from the removal thereof. If no payment is made, collection proceedings will commence. The customer will pay late fees, interest, attorney, and court costs. 1.5% late fee may be added on invoices past due over 30 days (18% per annum). Neither personal nor corporate bankruptcy will exonerate the below from paying.

As required by the system manufacturer, the system should have bi-annual maintenance & cleaning of the HVAC equipment. All Weather Heating & Cooling Inc. is not responsible for the cost of any repairs caused by a lack of bi-annual maintenance.

CAC1821051

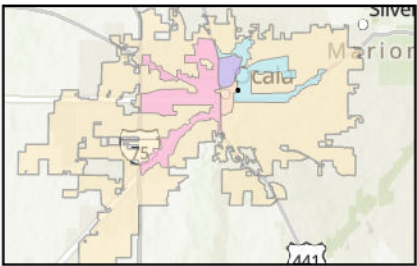
AERIAL MAP

Case Number: CRA25-0049

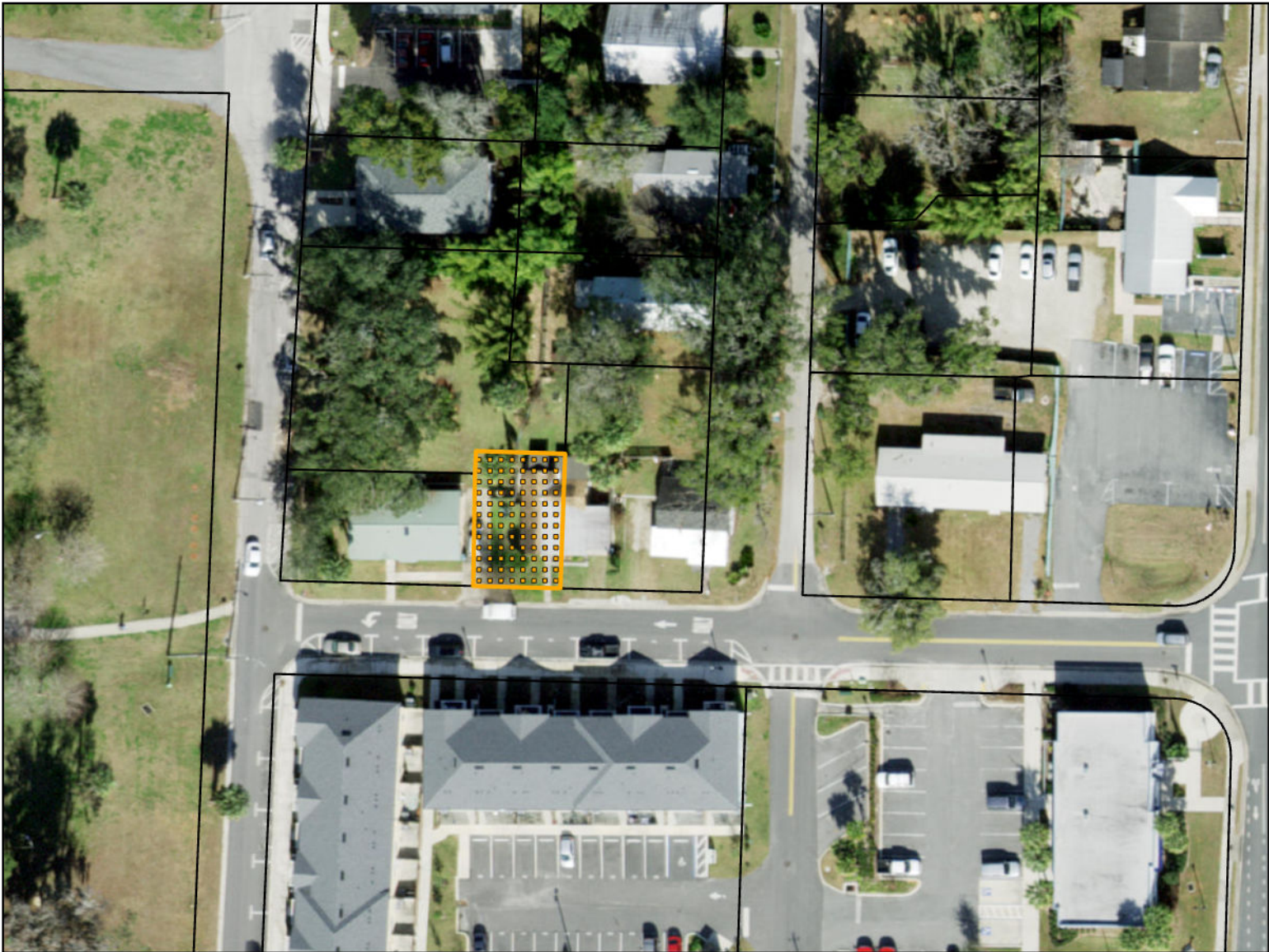
Property Size: Approximately 0.07 acres

CRA Location: East Ocala

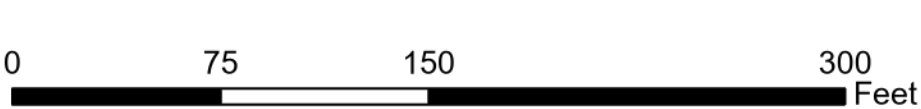
Proposal: A Request for CRA fund use.



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- Parcels
- Subject Parcel



CASE MAP

Case Number:

CRA25-0049

Property Size:

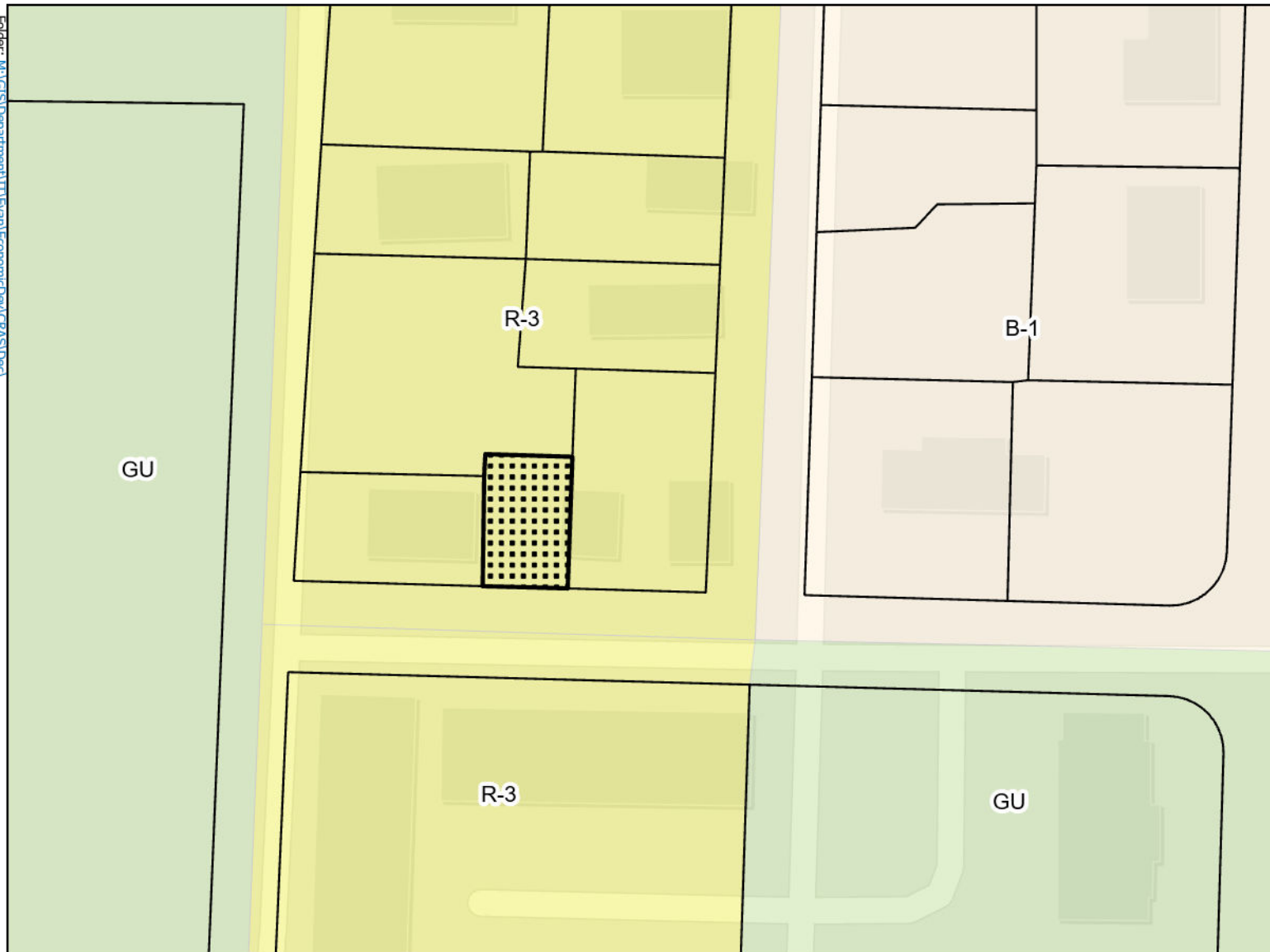
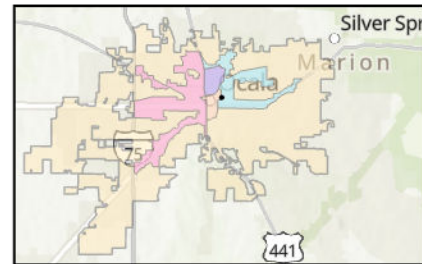
Approximately 0.07 acres

CRA Location

East Ocala

Proposal:

A Request for CRA fund use.



- Parcels
- R-3: Multi-Family Residential
- B-1: Neighborhood Business
- GU: Governmental Use
- Subject Parcel

0 75 150 300 Feet



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala
Growth Management Department
by ekrepps on 12/10/2025

Existing Conditions



View of property looking north from 4th Street.



Existing Conditions – original windows to be replaced.



Existing Conditions – original windows to be replaced.



Existing Conditions – Location of AC unit.