

CRA26-0012



City of Ocala  
 Growth Management Department  
 201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
 352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)

## Community Redevelopment Agency (CRA) Grant Application Instructions

This checklist is designed to assist you in completing your application thoroughly. For questions, contact the Growth Management Department at **352-629-8524** or [cra@ocalafl.gov](mailto:cra@ocalafl.gov)

<b>GETTING STARTED</b>	<ol style="list-style-type: none"> <li>1. Confirm Property Eligibility - Determine whether the property is located within one of the four designated Community Redevelopment Areas (CRAs). To view the CRA subarea boundaries, use the <a href="#">Ocala Map Experience - Growth Management</a> to search by property address. You can also contact the Economic Development Division within Growth Management to verify eligibility.</li> <li>2. Carefully read the Program Guide and the applicable Grant Framework to understand requirements, eligible work items, and evaluation criteria.</li> <li>3. Fill out the grant application in full and include all required supporting documentation.</li> </ol>
<b>BUSINESS INFORMATION</b>	This section must only be completed by applicants proposing improvements to non-residential property. All business must have an active City of Ocala Business license.
<b>CRA SUBAREA &amp; PROGRAM TYPE</b>	Available programs vary depending on the CRA subarea and whether the property is residential or non-residential. <b>PLEASE REFER TO THE PROGRAM GUIDES FOR DETAILED INFORMATION ABOUT THE GRANTS AVAILABLE IN EACH CATEGORY.</b>
<b>PROJECT DESCRIPTION</b>	Failure to provide a comprehensive scope of work may result in the application being considered incomplete. If additional space is needed, you may submit an extra sheet or include further details in <b>Section 9: Supplemental Information.</b>
<b>PROJECT COSTS</b>	<p>All submitted quotes must reflect the full scope of work, including both materials and labor. The final quoted amount should represent the total cost to be paid by the property owner.</p> <ul style="list-style-type: none"> <li>• If a quote includes multiple product or pricing options, applicants must clearly indicate their selected option. Grants are calculated based on the lowest quotes provided.</li> <li>• For each distinct eligible improvement (e.g., roof replacement, exterior painting), applicants are required to submit <b>two separate quotes</b> from <b>two different vendors.</b></li> </ul> <p><b>Example:</b>  <i>Roof Replacement:</i> Submit two quotes from two roofing contractors.  <i>Repainting:</i> Submit two quotes from two painting service providers.</p>
<b>INCOMPLETE APPLICATIONS</b>	Failure to provide the required information may result in the application being deemed incomplete and may potentially delay the grant review process.
<b>APPLICATION DEADLINES</b>	Application Deadlines and meeting dates are published on the City of Ocala website. Deadlines vary by the community redevelopment subarea. <b>Applications submitted <u>after</u> the deadline will be processed in the next review cycle. CRA Advisory Committee meeting dates are subject to change.</b>
<b>SUBMITTING YOUR APPLICATION</b>	<ol style="list-style-type: none"> <li>1. <u>In-Person Submittal</u>            Drop off the application at:            201 SE 3rd Street, 2nd Floor, Ocala, FL 34471</li> <li>2. <u>By Mail or Email</u>  <i>Email:</i> Scan and email the application to <a href="mailto:cra@ocalafl.gov">cra@ocalafl.gov</a>  <i>Mail:</i> Send to:            Economic Development Manager            201 SE 3rd Street, 2nd Floor            Ocala, FL 34471</li> <li>3. <u>Online Portal Submission</u>            An online application form is provided within the portal and must be submitted directly through the system. Apply through Ocala's Economic Development Portal (CivicServe): <a href="https://ocalafl.civicserve.com/">https://ocalafl.civicserve.com/</a></li> </ol>



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DATE SUBMITTED: \_\_\_\_\_

GRANT ID: CRA26-0012  
 (STAFF ONLY)

- RESIDENTIAL  
 COMMERCIAL

# CRA GRANT APPLICATION

## 1. PROPERTY OWNER INFORMATION

Property Owner Name JFG Properties, LLC  
 Property Owner Mailing Address 1010 SW 29 ST, OCALA FL 34470  
 E-mail JFG Properties @ outlook.com Phone No. 352-816-1833  
 Authorized Representative (if different from property owner) \_\_\_\_\_  
 E-mail \_\_\_\_\_ Phone No. \_\_\_\_\_

## 2. BUSINESS INFORMATION

**REQUIRED FOR COMMERCIAL GRANTS PROGRAMS ONLY**

Business Name \_\_\_\_\_  
 Type of Business \_\_\_\_\_  
 Business Address \_\_\_\_\_  
 Business E-mail \_\_\_\_\_ Business Phone No. \_\_\_\_\_  
 Primary Contact (if different from applicant) \_\_\_\_\_  
 How long has the business been at its current location? \_\_\_\_\_  
 If the business is a tenant, what are the start and end date of the lease? \_\_\_\_\_

## 3. CRA SUBAREA

- West Ocala  East Ocala  North Magnolia  Downtown

## 4. PROGRAM TYPE

- Residential  Commercial  Historic Building  
 New Construction Incentive

**APPLICANT MUST REVIEW PROGRAM GUIDE AND GRANT FRAMEWORK BEFORE SELECTING THE APPLICABLE PROGRAM TYPE**

## 5. PROJECT DESCRIPTION

Project Site Address 928 NE 7 TERACE Parcel ID 2826-017-002  
 Current Use of Property Residential Proposed Use Residential  
 Proposed Scope of Work (Attach additional sheets if needed)

Install new windows and fencing

Explain your need for grant assistance and the expected benefits of your project (Attach additional sheets if needed)

Need for grant assistance - cost prohibitive  
Benefits - new energy efficient windows  
new fencing

### RESIDENTIAL PROPERTIES ONLY

Rental Property  Yes  No Is this your primary residence?  Yes  No  
 How long have you resided at the home? \_\_\_\_\_ What is the size of your household? \_\_\_\_\_

### 6. PROJECT COSTS

**APPLICANT MUST SUBMIT TWO QUOTES FOR EACH WORK ITEM**

Work Item 1 <u>Windows</u>	High Quote 1: <u>12397</u>	Low Quote 1: <u>11010</u>
Work Item 2 <u>Fencing</u>	High Quote 2: <u>17619</u>	Low Quote 2: <u>13485</u>
Work Item 3 _____	High Quote 3: _____	Low Quote 3: _____
	Total: <u>30016</u>	Total: <u>24,495</u>

\*IF MORE THAN 3 WORK ITEMS, ATTACH ADDITIONAL SHEET

### 7. SCHEDULE

Start Date: as soon as we receive Grant Approval  
Estimated Time For Completion (Weeks/Months): 90 days

### 8. APPLICATION CHECKLIST

- REVIEW OF APPROPRIATE GRANT PROGRAM FRAMEWORK (SEE PROGRAM GUIDE)
- COMPLETED APPLICATION
- APPLICANT/PROPERTY OWNER SIGNATURE AFFIXED
- PROOF OF PROPERTY OWNERSHIP
- PROOF OF CURRENT PROPERTY TAXES
- IMAGES OR SKETCHES OF PROPOSED DESIGNS, COLORS OR GRAPHICAL REPRESENTATIONS
- AT LEAST TWO QUOTES PROVIDED WITH AN ITEMIZED LIST OF COST ESTIMATES FROM VENDORS
- COLOR IMAGES OF EXISTING CONDITIONS OF THE BUILDING/PROJECT AREA

### 9. SUPPLEMENTAL INFORMATION

**USE THIS SECTION TO PROVIDE ANY ADDITIONAL INFORMATION THAT MAY ASSIST IN THE REVIEW OF YOUR APPLICATION**

**GENERAL TERMS AND 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 Community Redevelopment Agency Board, 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.

**I certify that all of the foregoing information is accurate and that the work will be performed in accordance with the Program Guide and all applicable construction and zoning laws.**

<p align="center"><b>APPLICANT (PROPERTY OWNER/AUTHORIZED REPRESENTATIVE)</b></p>	<p align="center"><b>OWNER APPROVAL FOR TENANT APPLICANT</b></p>
<p>I, <u>Joyce Gamach</u>, property owner/authorized representative of the property at <u>428 NE 7 Terrace</u>, 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.</p> <p><b>SIGNATURE:</b> <u>Joyce Gamach</u>  <b>DATE:</b> <u>12-29-25</u></p>	<p>I, _____, owner of the property at _____ 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. I give my consent to the applicant to move forward with improvements on the property as outlined in the Project Description section of this application.</p> <p><b>SIGNATURE</b> _____  <b>DATE</b> _____</p>

**FOR STAFF USE ONLY**

- Is the property fully exempt from Marion County property taxes?  Yes  No
- Are property taxes paid and up to date?  Yes  No
- Is the property currently in condemnation or receivership?  Yes  No
- Is there an active City code enforcement case on the property?  Yes  No
- Is the building listed on the National Register of Historic Places?  Yes  No  N/A
- Is this the first application submitted for the Fiscal Year?  Yes  No
- Is the property within the CRA subarea boundary?  Yes  No
- Was the proof of ownership verified?  Yes  No
- Is the applicant applying for the first time?  Yes  No
- Is the property zoned correctly?  Yes  No
- Does the business have an active business license?  Yes  No  N/A
- Is the business/property owner registered in the State of Florida?  Yes  No  N/A

Date Received: \_\_\_\_\_

Signature (Staff Member): \_\_\_\_\_



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
 JFG PROPERTIES, LLC

### Filing Information

**Document Number** L06000070782  
**FEI/EIN Number** 20-5411928  
**Date Filed** 07/13/2006  
**Effective Date** 07/12/2006  
**State** FL  
**Status** ACTIVE

### Principal Address

1531 NE 2ND STREET  
 OCALA, FL 34470

### Mailing Address

1531 NE 2ND STREET  
 OCALA, FL 34470

### Registered Agent Name & Address

GAMACHE, JOYCE  
 1531 NE 2ND STREET  
 OCALA, FL 34470

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

GAMACHE, JOYCE  
 1531 NE 2ND STREET  
 OCALA, FL 34470

Title MGR

GAMACHE, FRANCIS  
 1531 NE 2 ST  
 OCALA, FL 34470

### Annual Reports

Report Year	Filed Date
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2024	02/08/2024
2025	02/14/2025
2026	02/05/2026

**Document Images**

<a href="#">02/05/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/13/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

2826-017-002

JFG PROPERTIES LLC  
1010 SW 29TH ST  
OCALA FL 34471-1322

Taxes/Assessments:  
Map ID:  
Millage  
Situs

1316.58  
179  
1001

Prime Key: 1251214  
PC: 01  
Acres: 0.18  
428 NE 7TH TER, OCALA,

Working Values

Land Just Value	17,642			6/15/2023	187
Buildings	72,473			04/20/2017	13
Miscellaneous	388				
Total Just	90,503				
Total Assessed	43,112	Impact	47,391		
Exemptions	0	Ten %	47,391		
Total Taxable	43,112				
School Taxable	90,503				

10% Cap Base Year 2015

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024 1	17,642	71,934	388	89,964	39,193	0	39,193 T%
2023 1	7,841	66,290	388	74,519	35,630	0	35,630 T%
2022 1	7,841	57,085	388	65,314	32,391	0	32,391 T%
2021 1	7,841	44,295	388	52,524	29,446	0	29,446 T%
2020 1	7,841	40,238	388	48,467	26,769	0	26,769 T%
2019 1	7,700	38,736	388	46,824	24,335	0	24,335 T%
2018 1	3,850	36,838	388	41,076	22,123	0	22,123 T%
2017 1	3,850	35,876	388	40,114	20,112	0	20,112 T%
2016 1	3,850	14,095	339	18,284	18,284	0	18,284
2015 1	3,850	12,990	339	17,179	17,179	0	17,179
2014 1	3,850	12,252	339	16,441	16,441	0	16,441
2013 1	3,850	12,466	317	16,633	16,633	0	16,633
2012 1	3,850	13,709	317	17,876	17,876	0	17,876
2011 1	3,850	14,811	326	18,987	18,987	0	18,987
2010 1	17,325	13,183	333	30,841	30,841	0	30,841
2009 1	25,025	31,675	231	56,931	56,931	0	56,931
2008 1	36,575	35,515	231	72,321	72,321	0	72,321
2007 1	36,575	31,266	231	68,072	68,072	0	68,072
2006 1	32,725	26,899	231	59,855	59,855	0	59,855
2005 1	15,400	23,536	231	39,167	39,167	0	39,167
2004 1	15,400	21,832	165	37,397	28,736	25,500	3,236
2003 1	7,700	20,735	165	28,600	28,201	25,500	3,100
2002 1	7,700	19,676	165	27,541	27,541	25,500	2,041
2001 1	7,700	23,456	165	31,321	28,519	25,500	5,821
2000 1	7,700	22,195	165	30,060	27,689	25,500	4,560
1999 1	7,700	20,596	165	28,461	26,962	25,500	2,961
1998 1	7,700	19,681	165	27,546	26,538	25,500	2,046
1997 1	7,700	18,230	165	26,095	26,095	25,500	595
1996 1	7,700	18,230	165	26,095	26,095	25,500	595
1995 1	7,700	18,230	165	26,095	26,095	25,500	595
1994 1	7,700	18,230	165	26,095	*****	25,000	1,095
1993 1	7,700	11,137	0	18,837	*****	18,837	0
1992 1	7,700	11,137	0	18,837	*****	18,837	0
1991 1	7,700	11,137	0	18,837	*****	18,837	0
1990 1	7,700	11,137	0	18,837	*****	18,837	0
1989 1	7,700	11,137	0	18,837	*****	18,837	0
1988 1	7,700	11,137	0	18,837	*****	18,837	0
1987 1	7,700	11,137	0	18,837	*****	18,837	0
1986 1	7,700	10,181	0	17,881	*****	17,881	0

**Marion County Property Appraiser  
2025 Assessment Roll**

RREAVES

2826-017-002

1985	1	5,265	10,181	0	15,446	*****	15,446	0
1984	1	5,265	10,181	0	15,446	*****	15,446	0
1983	1	5,265	10,181	0	15,446	*****	15,446	0
1982	1	5,265	10,936	0	16,201	*****	16,201	0
1981	1	5,265	7,548	0	12,813	*****	12,813	0

**Property Transfer History**

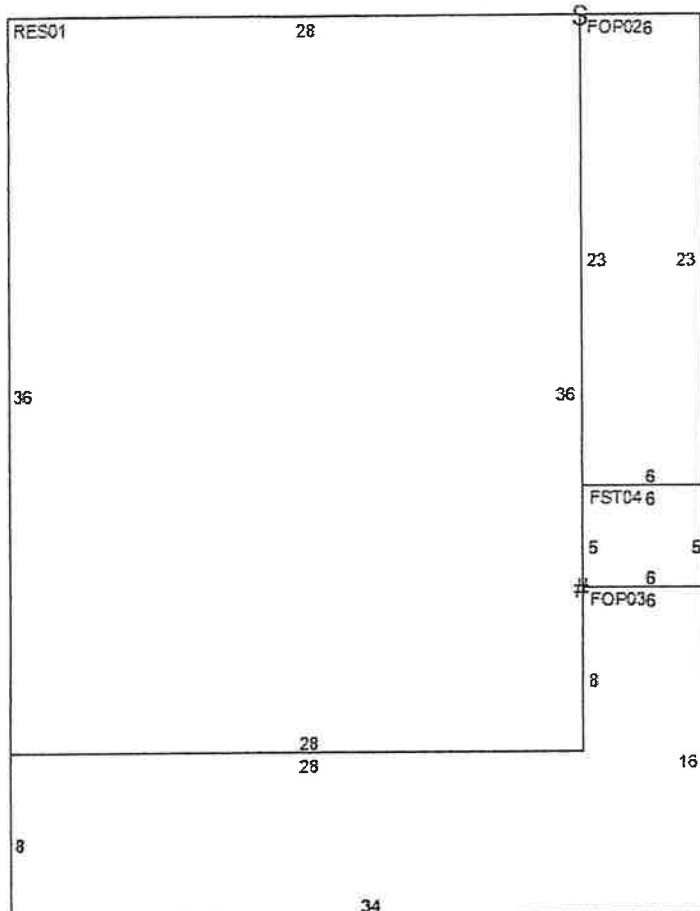
Book	Page	Date	Instrument	Code	Qualified	Improved	Price
6063	1820	6/2014	07 WARRANTY	0	U Unqualified	I Improved	100
5440	0146	11/2010	60 CRT ORD	0	U Unqualified	I Improved	100
5435	0180	11/2010	56 TRANSFER	0	U Unqualified	I Improved	100
5430	1757	10/2010	07 WARRANTY 4 V-APPRAISERS OPINIO	0	Q Qualified	I Improved	23,000
4479	0351	6/2006	07 WARRANTY 2 V-SALES VERIFICATIO	0	Q Qualified	I Improved	100,000
3903	0801	12/2004	07 WARRANTY 2 V-SALES VERIFICATIO	0	Q Qualified	I Improved	40,000
3906	0799	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3896	1540	6/2004	60 CRT ORD	0	U Unqualified	I Improved	100
3903	0797	1/2004	71 DTH CER	0	U Unqualified	I Improved	100
3903	0798	5/1992	71 DTH CER	0	U Unqualified	I Improved	100

**Property Description**

SEC 17 TWP 15 RGE 22  
 PLAT BOOK E PAGE 011  
 SMITH & DAUGHERTY ADD OCALA  
 E 90 FT OF LOT 17

**Land Data**

LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just	
1	GCNF	0100	100.0	80.0	R3	7841.00	SF	2.25	100	100	100	17,642	17,642	
<b>Neighborhood:</b>												9981 COMM-NE 8TH AVE	<b>Total Land Classified Value:</b>	17,642
<b>Market Area:</b>												2 70	<b>Total Land Just Value:</b>	17,642



RES01=L28D36R28U36.  
FOP02=R6D23L6U23.D28  
FOP03=D8L28D8R34U16L6.  
FST04=R6U5L6D5.

**Building Characteristics**

<b>Building 1</b>		<b>Phy. Deter</b>	0%
<b>Improvement</b>	1F SFR- 01 FAMILY RESID	<b>Obsolescence: Functional</b>	0%
<b>Effective Age</b>	5 20-24 YRS	<b>Locational</b>	0%
<b>Condition</b>	2 2	<b>Year Built</b>	1918
<b>Quality Grade</b>	400 FAIR	<b>Architecture</b>	0 STANDARD SFR
<b>Inspected on</b>	6/15/2023	<b>Base Perimeter</b>	128
	187 - STEVE KIRKLAND		

Section	Type	C Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Ground Floor Area
RES 01	Y 38	WD SIDING-SHTG	1.00	1918	N	0 0	1,008 SF
FOP 02	Y 01	NO EXTERIOR	1.00	1918	N	0 0	138 SF
FOP 03	Y 01	NO EXTERIOR	1.00	1918	N	0 0	320 SF
FST 04	Y 24	CONC BLK-PAINT	1.00	1918	N	0 0	30 SF

<b>Section:</b> RES 01		<b>Bedrooms</b>	2	<b>Blt-In Kitch</b>	Y
<b>Roof Style</b>	10 GABLE	<b>Floor Finish</b>	32 HARDWD ON	<b>4FixBath</b>	0
<b>Roof Cover</b>	16 GALVANIZED	<b>Wall Finish</b>	16 DRYWALL-PAI	<b>Dishwasher</b>	Y
<b>Heat Meth 1</b>	10 FLOOR FURNA	<b>Heat Fuel 1</b>	06 GAS	<b>3FixBath</b>	2
<b>Heat Meth 2</b>	00	<b>Heat Fuel 2</b>	00	<b>Garb Disp</b>	N
<b>Foundation</b>	03	<b>Fireplaces</b>	01	<b>2FixBath</b>	0
<b>A/C</b>	Y			<b>Garb Comp</b>	N
				<b>XFixture</b>	2
				<b>Intercom</b>	N
				<b>Security</b>	N
				<b>Vacuum</b>	N

**Miscellaneous Improvements**

Type	C	Nbr Units	Type	Life	Year In Grade	Length	Width	Depr Value	
159 PAV CONCRETE	Y	96.00	SF	20	1918	3	24.0	4.0	106
FENCE CHAIN LK	Y	220.00	LF	20	1980	1	0.0	0.0	231
040 SHED OPEN	Y	80.00	SF	15	2003	1	10.0	8.0	51
<b>Total</b>									<b>388</b>

**Public Notes**

INTERIOR INFORMATION ESTIMATED

**Planning and Building**

	Number	Amount	Issued Date	Complete Date	Description
1	OC14191	644	3/1/1982		REMODEL
2	OC11050	800	11/1/1979		REMODEL

**Cost Summary**

Buildings RCN	108168	6/15/2023	Bldg	Reproduction		RCN Less
Bldg - Just Value	72473		Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	388	5/2/2017	01	108,168	35,695	72,473
Land - Just Value	17642	12/31/2019				
Total - Just Value	90503					



## **National HomeCraft, LLC**

4441 SE 53rd Avenue  
Ocala, Florida 34480  
www.nationalhomecraft.com  
352-622-7051

# **Agreement**

### **Prepared For:**

JFG Properties LLC  
428 NE 7th Ter  
Ocala, Florida 34470  
352-816-0303 / jfgproperties@outlook.com

### **Prepared By:**

Twila Koon-McKinney  
tkoon@nationalhomecraft.com  
352-207-9839



National HomeCraft, LLC  
 4441 SE 53rd Avenue  
 Ocala, Florida 34480  
 Phone: 352-622-7051

**Date**  
 11/18/2025

**Agreement**  
 428 SE 7th Ter JFG

**Sales Rep**

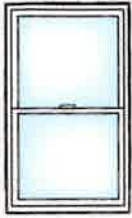
Twila Koon-McKinney  
 Phone: 352-207-9839  
 Email: tkoon@nationalhomecraft.com

## Agreement

JFG Properties LLC  
 428 NE 7th Ter  
 Ocala, Florida 34470  
 352-816-0303 / jfgproperties@outlook.com

### Included

Product	Quantity
 <b>National HomeCraft PerfeXion by NORANDEX Picture / Stationary</b> perfeXion Contractor Picture 30" X 65" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
 <b>National HomeCraft PerfeXion by NORANDEX Single / Double Hung Single Hung</b> perfeXion Contractor Picture 30" X 62" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
 <b>National HomeCraft PerfeXion by NORANDEX Picture / Stationary</b> perfeXion Contractor Picture 28" X 62" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
 <b>National HomeCraft PerfeXion by NORANDEX Picture / Stationary</b> perfeXion Contractor Picture 28" X 54" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea
 <b>National HomeCraft PerfeXion by NORANDEX Picture / Stationary</b> perfeXion Contractor Picture 27" X 38" Operation = Fixed, Frame = Deluxe J-Channel, Ext. Color = White, Int. Color = White, Glass Package = Standard	1 ea



**National HomeCraft PerfeXion by NORANDEX Single / Double Hung  
Single Hung**

1 ea

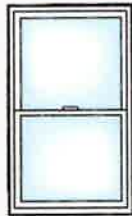
perfeXion Contractor Single Hung 29" X 48" Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass Package = Standard



**National HomeCraft PerfeXion by NORANDEX Single / Double Hung  
Single Hung**

1 ea

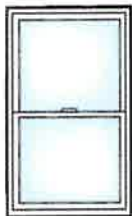
perfeXion Contractor Single Hung 29" X 55" Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass Package = Standard



**National HomeCraft PerfeXion by NORANDEX Single / Double Hung  
Single Hung**

1 ea

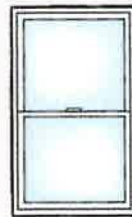
perfeXion Contractor Single Hung 28" X 55" Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass Package = Standard



**National HomeCraft PerfeXion by NORANDEX Single / Double Hung  
Single Hung**

1 ea

perfeXion Contractor Single Hung 28" X 55"  
Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass  
Package = Standard



**National HomeCraft PerfeXion by NORANDEX Single / Double Hung  
Single Hung**

1 ea

perfeXion Contractor Single Hung 30" X 59"  
Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass  
Package = Standard



**National HomeCraft PerfeXion by NORANDEX Picture / Stationary**

1 ea

perfeXion Contractor Single Hung 30" X 66"  
Operation = Operating, Frame = Deluxe J-Channel,  
Ext. Color = White, Int. Color = White, Glass  
Package = Standard

**Tax and Freight**

1 ea

Tax/Freight

## Customer Information

**JFG Properties LLC**  
428 NE 7th Ter  
Ocala, Florida 34470

352-816-0303  
jfgproperties@outlook.com

**Date: 11/18/2025**  
Rep: Twila Koon-McKinney

## Total Order

Total Contract Amount \$12,397.25

## Payment Schedule

Cash - Deposit (50%)	\$6,198.63
Upon Start of Project (25%)	\$3,099.31
Upon Substantial Completion (25%)	\$3,099.31

---

Homeowner 1 Signature

Homeowner 1 Name

Date

---

Homeowner 2 Signature

Homeowner 2 Name

Date

---

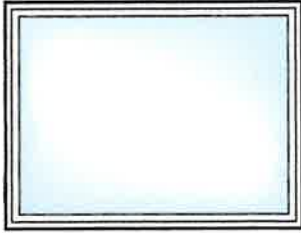
National HomeCraft, LLC Representative

Date

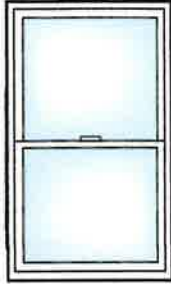
# Product Images - Included

Below is a listing of photos for the products selected.

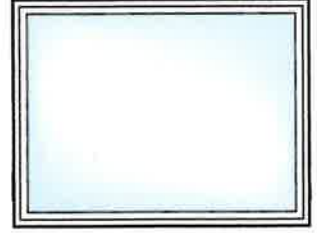
**National HomeCraft PerfeXion by NORANDEX  
Picture / Stationary**



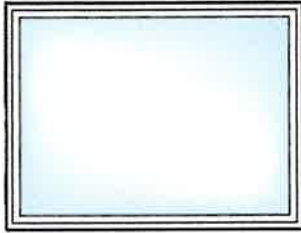
**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



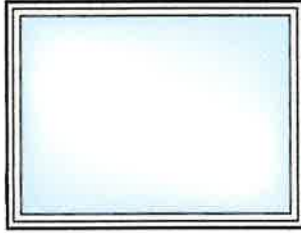
**National HomeCraft PerfeXion by NORANDEX  
Picture / Stationary**



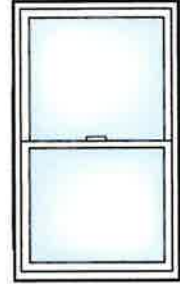
**National HomeCraft PerfeXion by NORANDEX  
Picture / Stationary**



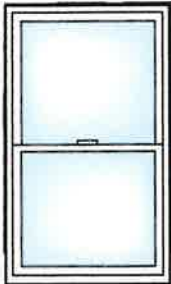
**National HomeCraft PerfeXion by NORANDEX  
Picture / Stationary**



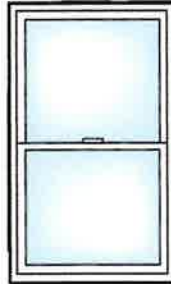
**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



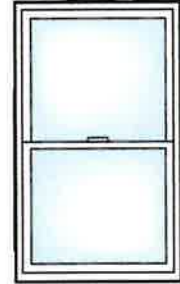
**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



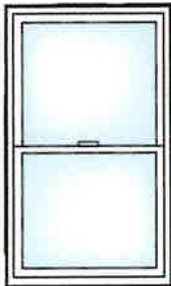
**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



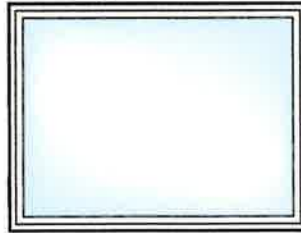
**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



**National HomeCraft PerfeXion by NORANDEX  
Single / Double Hung Single Hung**



**National HomeCraft PerfeXion by NORANDEX  
Picture / Stationary**



REFERALL: \_\_\_\_\_

INSTALLER: \_\_\_\_\_



Quote is good for 30 days

LIC. # CBC1258574

AMERICA'S EXTERIOR REMODELER  
35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

CUSTOMER: \_\_\_\_\_ 418 \_\_\_\_\_ PHONE # \_\_\_\_\_  
 INSTALL ADDRESS: \_\_\_\_\_ CELL # \_\_\_\_\_  
 CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_ WORK # \_\_\_\_\_

WINDOWS		WINDOW OPTIONS	
<b>&gt; 52 W or &gt; 70 H = CUSTOM *DOUBLE HUNG*</b>		<b>11 Triple Silver Low-EE Elite Efficiency</b> \$ 165	
7 REGULAR SIZE 52" or less W x 64" or less H	\$ 385 \$ 2695	11 Argon Gas *Included with Low-EE Elite*	\$ 75 \$ 1815
LARGE SIZE > 64" Height	\$ 525	11 Double Locks for windows > 27"	\$ 45
<b>&gt; 3 lbs 110 W = CUSTOM *SLIDING WINDOW*</b>		11 Double Strength Glass	\$ 95
> 54" H / < 54" H		11 Foam Insulation on Jambes and Head	\$ 30
2 LITE SLIDER (S) < 90UI	\$ 765 \$ 415	11 Lifetime Glass Breakage Warranty	\$ 125
2 LITE SLIDER (M) 90 - 124UI	\$ 885 \$ 535	11 Half Screens	\$ 30
2 LITE SLIDER (L) > 124UI	\$ 985 \$ 635	Full Screens	\$ 45
3 LITE SLIDER (M) < 120UI	\$ 1,485 \$ 785	Colonial Grids Contoured or Flat	\$ 105
3 LITE SLIDER (L) > 120UI	\$ 1,565 \$ 865	Colonial Grids for Shapes	\$ 250
<b>&gt; 84 W = CUSTOM *PICTURE*</b>		Specialty Grids for Shapes	\$ 265
4 PICTURE WINDOW SMALL 0 - 101 UI	\$ 415 \$ 1660	Simulated Divided Light	\$ 265
PICTURE WINDOW MEDIUM 102 - 140 UI	\$ 535	Wood Grain Int Slider/Fixed	\$ 180
PICTURE WINDOW LARGE 141 - 154 UI	\$ 695	Wood Grain Int DH	\$ 145
<b>*SPECIALTY*</b>		Color Ext Slider/Fixed	\$ 345
SINGLE HUNG ARCH TOP 115UI / 48" MAX W	\$ 1,050	Color Ext DH	\$ 285
CASEMENT / AWNING	\$ 695	Oriel/Cottage Style 40/80 or 60/40	\$ 70
CUSTOM WINDOW	\$	Tan or Clay	\$ 115
CUSTOM WINDOW	\$	4 Obscured Glass Rain or Frosted (BSO) (TSO)	\$ 65 \$ 260
WINDOW COLOR INSIDE: _____ OUTSIDE: _____		Tint Gray or Bronze	\$ 95
MISCELLANEOUS		PATIO DOORS	
Custom Exterior Cap & Wrap	\$ 95	<b>*VINYL SLIDING GLASS*</b>	
Custom J Channel (WHITE)	\$ 80	8ft Tall \$ / Standard \$	
11 Window Removal & Labor	\$ 165 \$ 1815	Rolling Patio Door 5' *58 5/8 x 79 1/2	\$ 2,125 \$ 1,625
11 Steel or Cut-Out Window Removal	\$ 30 \$ 530	Rolling Patio Door 6' *70 5/8 x 79 1/2	\$ 2,625 \$ 1,725
2nd Story Removal / Elevated height	\$ 100	Rolling Patio Door 8' *94 1/4 x 79 1/2	\$ 3,125 \$ 2,125
Mull to Form Multi-unit.	\$ 105	Rolling Patio Door 9' *105 1/2 x 79 1/2	\$ 3,525 \$ 2,525
6 Tempered glass (per sash)	\$ 125 \$ 750	Rolling Patio Door 12' *139 1/2 x 79 1/2	N/A \$ 4,000
Temper Specialty - \$18 per sq ft.	\$	Specialty/Custom Patio Door [SIZE]	x \$
Remove Storm Windows	\$ 30	Triple Silver Low-EE Elite/Argon Gas (per pan)	\$ 185
11 Ext/Int Trim to Code	\$ 75 \$ 825	Cut-Out Door Removal	\$ 110
Ext/Int Trim to Code - Stucco Flange	\$ 115	Colonial Grids for Patio Doors Flat or Contour	\$ 245
Custom Exterior Trim - Paintable wood	\$ 150	Removal and install per 2 panels \$150 ea. Additional	\$ 400
Custom Exterior Trim - PVC	\$ 315	Trim To Code	\$ 300
Awnings - per 24"-52" - (Remove) (Replace)	\$ 35	Build out large Door Frame	\$ 600
Curtain/Blind (Remove) (Replace)	\$ 15	Wood Grain Interior	\$ 475
11 Nail Fin / Wood buck	\$ 35 \$ 385	Exterior Designer Colors	\$ 785
Glass block removal	\$ 300	Tan or Clay	\$ 475
		Blinds Between the Glass - Per Panel	\$ 825
		Storm or Cabana Door - model	\$
<p>You the buyers are responsible for the removal and installation of any existing security system, burglar bars, drapes, blinds, A/C. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight pm the following third business day. <b>THIS IS A CUSTOM ORDER</b></p> <p>You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.</p>			
NO EXTRA WORK IF NOT IN WRITING!		CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:	
EXTRA LABOR \$	<p>Please see reverse side for additional terms &amp; conditions</p> <p>Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract, and agrees to each and every term and condition.</p>	- 3% on CC Payments - SALES TAX \$	
8193 you install		LAND DISPOSAL FEES \$ 200	
Estimated time of install: _____		PERMITS & FEES \$ 275	
		<b>TOTAL AMOUNT \$ 11010</b> (CUSTOM ORDER) 50% DEPOSIT \$ REMAINING BALANCE UPON INSTALLATION \$	

SALESPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

This Window World® Franchise is independently owned and operated by Window World of FL, Inc. d/b/a Window World of Ocala, under license from Window World, Inc. White Copy - Original Yellow Copy - Customer



4330 S. 66th St.  
 Tampa, FL 33619  
 "Fences Make Better Neighbors!"  
 www.FloridaStateFence.com

# Estimate

Date: 11/17/2025  
 Estimate #: 58295

**Name / Address**

JFG Properties  
 Joyce Gamache  
 1531 NE 2nd St  
 Ocala, FL 34470

**Ship To**

JFG Properties  
 428 NE 7th Terrace  
 Ocala, FL 34470

Office	Terms	Rep	Project	
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace	
Description	Qty	U/M	Rate	Total
Removal and disposal of existing fence to a certified recycling center. GO GREEN!	318	l/ft.	3.50	1,113.00
Furnish & Install	103		32.95	3,393.85
6'H Wood Semi-Privacy Fence w/ Facia Board (1) 60lb bag of concrete per post				
5'H 3-Rail Aluminum Fence, 5'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post	61	l/ft.	43.95	2,680.95
4'H Bronze 3-Rail Aluminum Fence, 4'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post	55	l/ft.	34.95	1,922.25
4'h x 4'w Bronze 3-rail Aluminum Walk Gate Color: Bronze 5/8 Picket Style: BELLA RAE Self Closing Hinges & Locking Latch	1	ea	675.00	675.00

Price is good for 30 days. Cash, Check, or ACH only.  
 Convenience Electronic fee will apply.  
 Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

Signature: \_\_\_\_\_



4330 S. 66th St.  
 Tampa, FL 33619  
 "Fences Make Better Neighbors!"  
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# Estimate

Date: 11/17/2025  
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**Name / Address**

JFG Properties  
 Joyce Gamache  
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 Ocala, FL 34470

**Ship To**

JFG Properties  
 428 NE 7th Terrace  
 Ocala, FL 34470

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace		
Description	Qty	U/M	Rate	Total	
3'H Bronze 3-Rail Aluminum Fence, 4'H x 6'W Panels Color: BRONZE 5/8" PICKET Style: BELLA RAE/Flush Top/Rake Bottom 30lbs of concrete per post  *Copy of property survey or signed release of liability required.	95	l/ft.	38.95	3,700.25	
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit.	1	ea	0.00	0.00	

Price is good for 30 days. Cash, Check, or ACH only.  
 Convenience Electronic fee will apply.  
 Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

Signature: \_\_\_\_\_



4330 S. 66th St.  
 Tampa, FL 33619  
 "Fences Make Better Neighbors!"  
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# Estimate

Date: 11/17/2025  
 Estimate #: 58295

**Name / Address**  
 JFG Properties  
 Joyce Gamache  
 1531 NE 2nd St  
 Ocala, FL 34470

**Ship To**  
 JFG Properties  
 428 NE 7th Terrace  
 Ocala, FL 34470

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	AG	428 NE 7th Terrace		
Description		Qty	U/M	Rate	Total
9. Florida State Fence does NOT warranty any of our wood products. 10. One Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials. 13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.					

Price is good for 30 days. Cash, Check, or ACH only.  
 Convenience Electronic fee will apply.  
 Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

<b>Total</b>	\$13,485.30
--------------	-------------

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

Signature: \_\_\_\_\_

# "Fences Make Better Neighbors"

## MATERIAL:

6'H SEMI-PRIVACY WOOD WITH TOP CAP

5'H 3-RAIL FLAT TOP BRONZE ALUMINUM

4'H 3-RAIL FLAT TOP BRONZE ALUMINUM

3'H 3-RAIL FLAT TOP BRONZE ALUMINUM

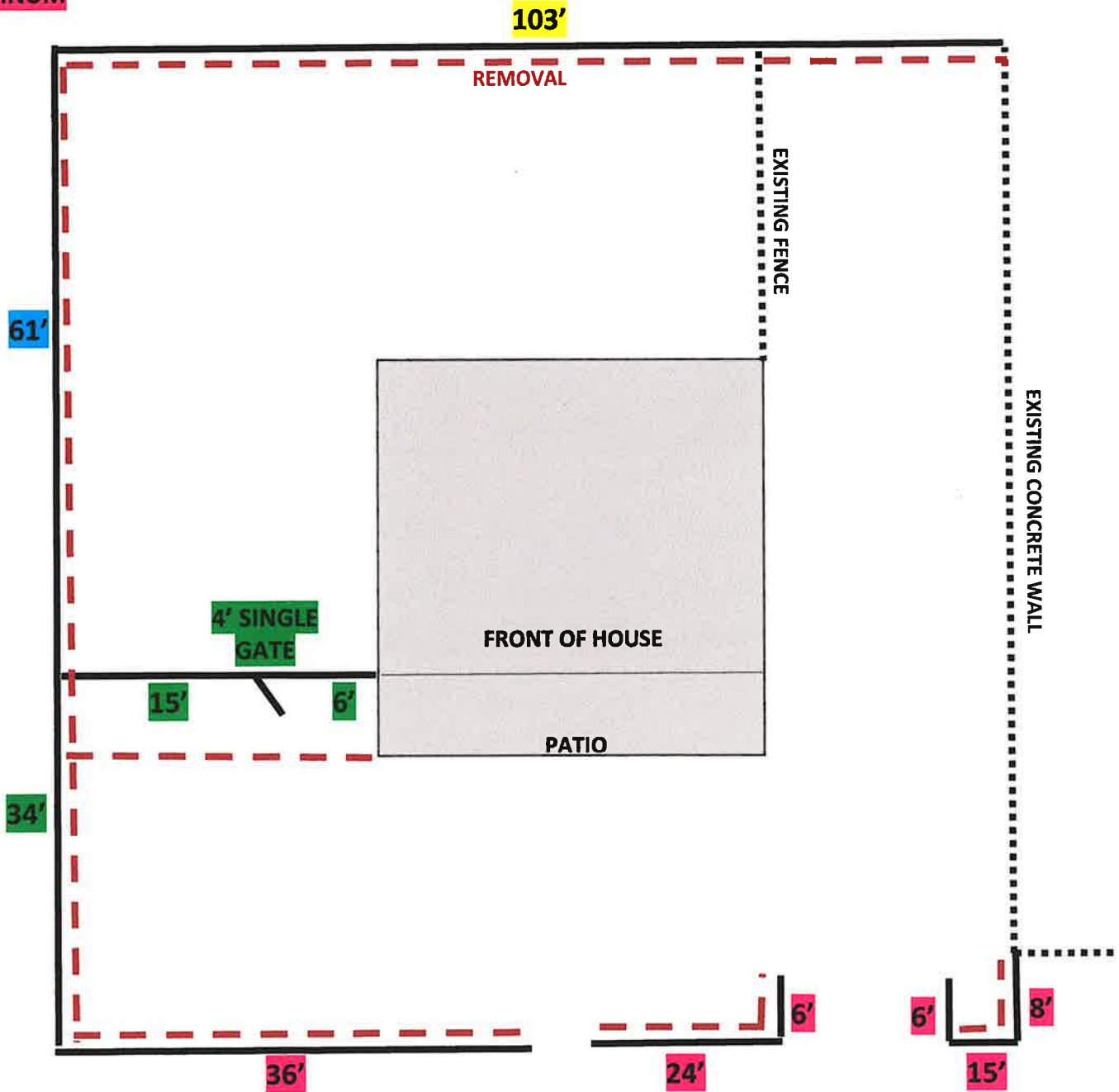


INSTALL FENCE TO GROUND

REMOVAL - 318'

\*Drawing is not to scale\*

Customer: JFG Properties - 428 NE 7<sup>th</sup> Terrace





Prepared for:

**JFG Properties  
Joyce Gamache  
428 NE 7th Terrace  
Ocala, FL 34470**

**(352) 816-0303 | [jfgproperties@outlook.com](mailto:jfgproperties@outlook.com)**



Evaluated on:

**Tuesday, November 25, 2025**

Evaluated By:

**Jonathan Bohdal**

**(352) 844-2677 | [jbohdal@gdfencepro.com](mailto:jbohdal@gdfencepro.com)**

**Getter Done Fence  
2500 NW 6th st Suite 105  
Ocala, FL 34475  
Main (352) 789-4314  
[www.gdfencepro.com](http://www.gdfencepro.com)**

# Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

## Section 1

### Aluminum Fence

#### Fencing

Product	Quantity
3' X 6' BRONZE 3 RAIL BELLA RAE	19
4' X 6' BRONZE 3 RAIL BELLA RAE	3
5' X 6' BRONZE 3 RAIL BELLA RAE	14
Fence Removal <i>Take down and dispose of old fence</i>	1

#### Gates

Product	Quantity
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1

#### Notes

N/A

# Vinyl Fence

## Fencing

Product	Quantity
Vinyl Privacy Tan ND <i>6x6 Sections</i> <i>1.75"x5.5"x6' rails</i> <i>posts spaced evenly (NO LITTLE SECTIONS)</i> <i>u channel screwed to post per manufacturer's installation requirements</i> <i>2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post</i> <i>w/ high density stiffeners to securely adapt the vinyl post</i> <i>NO-DIG NO MESS STRONGER AND CLEANER</i>	18
Fence Removal <i>Take down and dispose of old fence</i>	1

## Gates

Product	Quantity
No gate	0

## Notes

N/A

# Costs

## Section: Section 1

Description	Quantity
5' X 4' BRONZE 3 RAIL BELLA RAE GATE	1.00
3' X 6' BRONZE 3 RAIL BELLA RAE	19.00
4' X 6' BRONZE 3 RAIL BELLA RAE	3.00
5' X 6' BRONZE 3 RAIL BELLA RAE	14.00
Vinyl Privacy Tan ND	18.00
Fence Removal	1.00
Fence Removal	1.00
<b>Total Cost:</b>	<b>\$17,619.19</b>

**Total: \$17,619.19**

## Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$8,809.59
Final Payment	<i>Due at project completion</i>	\$8,809.60

## Or finance \$17,619.19 with Wisetack

As low as **\$382.21/mo**  
Pay over time with **Wisetack\***

[See Financing Options](#)

\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our [lending partners](#). For example, a \$1,200 purchase could cost \$104.89 a month for 12 months, based on an 8.9% APR, or \$400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. State interest rate caps may apply. No other financing charges or participation fees. See additional terms at <https://wisetack.com/faqs>