

City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE July 25, 2024
TO: North Magnolia CRA Advisory Committee
FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator
RE: North Magnolia Residential Improvement Grant

The purpose of the North Magnolia Community Redevelopment Area (CRA) Residential Property Improvement Grant is to encourage homeowners to make exterior facade improvements and address certain internal building deficiencies to preserve the existing housing stock. These improvements address trends of deterioration in some neighborhoods while adding value to the CRA.

Mr. Jack Eason has submitted a grant application to improve the property located at 130 NW 17th St. The scope of the work to be done includes reroofing, fencing, insulation and HVAC installation. The installation of the HVAC unit will require some electrical work. Mr. Eason has been working on other improvements at the site, those are not included in this application.

The project costs for the proposed work and the eligible grant amount are summarized in the table below. The Grant Review Committee (GRC) meeting and site visit took place on July 19, 2024. Mr. Floyd Hershberger represented the Advisory Committee at the GRC meeting. The proposed work items comply with the program's guidelines, and staff recommends approval of the grant request

Table 1- Application Summary

Application ID	Address	Scope	Low Bid(s)	Grant Award Recommendation (75%)
CRA24-45764	130 NW 17th St. (25827-001-00)	Reroofing, fencing, insulation and HVAC installation.	\$23,586.95	\$17,690.21

Attached - Photographs of existing conditions, application form and cost estimates.



Image 1. View of the property looking south from NW 17th St.



Image 2. Existing conditions – fence line.



Image 3. Ongoing renovations.

CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY NORTH MAGNOLIA 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 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.

APPLICATION DEADLINES - 2024

February 2, 2024

March 29, 2024

May 31, 2024

August 2, 2024

September 27, 2024

November 29, 2024

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 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 – NORTH MAGNOLIA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: 130 NW 17th St - Improvements
Project Address: 130 NW 17th St
Parcel Number: 25827-001-00

APPLICANT INFORMATION

Applicant's Name: Jack Eason

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

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: Ocala State: FL Zip: 34425

Phone number: 352-239-6614 Fax: _____

E-mail address: jackieeason1961@yahoo.com

How long have you owned / lived at the current location? 1 1/2 yrs

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

AC is needed because this home doesn't have any
new roof is needed because it's out dated
privacy fence is needed the old one is falling down
insulation for attic because there is none there now

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

The ac + insulation would be done but not the roof or fence because of the expense

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 23,961.00

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? _____

Anticipated start date: 7/14/24 Anticipated completion date: 8/14/24

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, Jack Eason

owner/occupant of building at

130 NW 17th Str Ocala, FL 34425, 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: Jack Eason

Date: 06/28/24

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



CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY NORTH MAGNOLIA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM	
Revised March 2024	
Purpose	
To encourage residents of single-family and duplex homes within designated neighborhoods in the North Magnolia CRA to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.	
Plan Consistency	
Priority #4: Solve homeless problem. Priority #5: Create means for residential growth to include more owner-occupied Residents.	
Eligible Areas	Neighborhoods within the North Magnolia CRA subarea.
Eligible Properties	Single family and duplex homes within the North Magnolia CRA subarea. This includes owner occupied and rental units.
Ineligible Properties	Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
Eligible applicant	Property owner
Eligible work	Only work begun <u>after</u> approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> - Exterior painting – colors must be approved by Committee; Pressure washing and other work to repair and prep for painting. - Repair and replacement of windows, doors (Exterior improvements only). - Demolition of irreparable damaged houses or structures for the construction affordable housing. - New landscaping area visible from the street/sidewalk (Including Removal of hazardous trees.) - Fencing. - Reroofing. - Weatherization. - New construction. - Conversion from septic system to City sanitary sewer service.
Maximum Grant	\$20,000 (Reimbursement)
Required Match	City (75%) – Applicant (25%) <i>To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666. Conversion from septic system to city sanitary sewer – City (100%)</i>

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000497562

Entity Name: KIMBERLY JACK HOMES, LLC

Current Principal Place of Business:

315 NE 9TH AVE
OCALA, FL 34470

Current Mailing Address:

315 NE 9TH AVE
OCALA, FL 34470 US

FEI Number: 92-1316737

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STONE, KIMBERLY A
315 NE 9TH AVE
OCALA, FL 34470 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name STONE, KIMBERLY A
Address 315 NE 9TH AVE
City-State-Zip: OCALA FL 34470

Title MGR
Name EASON, JACK D
Address 315 NE 9TH AVE
City-State-Zip: OCALA FL 34470

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KIMBERLY A STONE

MANAGER

04/25/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

25827-001-00

[GOOGLE Street View](#)

Prime Key: 621111

[Beta MAP IT+](#)

Current as of 7/24/2024

Property Information

KIMBERLY JACK HOMES LLC
315 NE 9TH AVE
OCALA FL 34470-5334

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

[M.S.T.U.](#)

PC: 01

Acres: .17

Situs: Situs: 130 NW 17TH ST OCALA

2023 Certified Value

Land Just Value	\$24,360
Buildings	\$20,830
Miscellaneous	\$212
Total Just Value	\$45,402
Total Assessed Value	\$45,402
Exemptions	\$0
Total Taxable	\$45,402

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$24,360	\$20,830	\$212	\$45,402	\$45,402	\$0	\$45,402
2022	\$13,094	\$8,043	\$184	\$21,321	\$21,321	\$0	\$21,321
2021	\$6,090	\$6,325	\$184	\$12,599	\$12,599	\$0	\$12,599

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7947/0632	12/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,000
7398/0016	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$31,500
6769/0237	02/2018	08 CORRECTIVE	0	U	I	\$100
6739/1267	02/2018	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$10,000
5926/1656	09/2013	05 QUIT CLAIM	0	U	I	\$100
5859/1405	09/2004	05 QUIT CLAIM	0	U	I	\$100
2940/0556	12/2000	51 AGR-DED	5 V-OTHER MLSAGENT	U	I	\$22,900
2958/1887	09/2000	05 QUIT CLAIM	0	U	I	\$100
1304/1601	09/1985	07 WARRANTY	0	Q	I	\$15,000
1271/1360	03/1985	64 SJDGMNT	0	U	I	\$100
1271/1359	02/1985	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK A PAGE 166
THE CENTRAL LAND CO'S REVISED PLAT OF MARION HEIGHTS
BLK 9 LOT 2

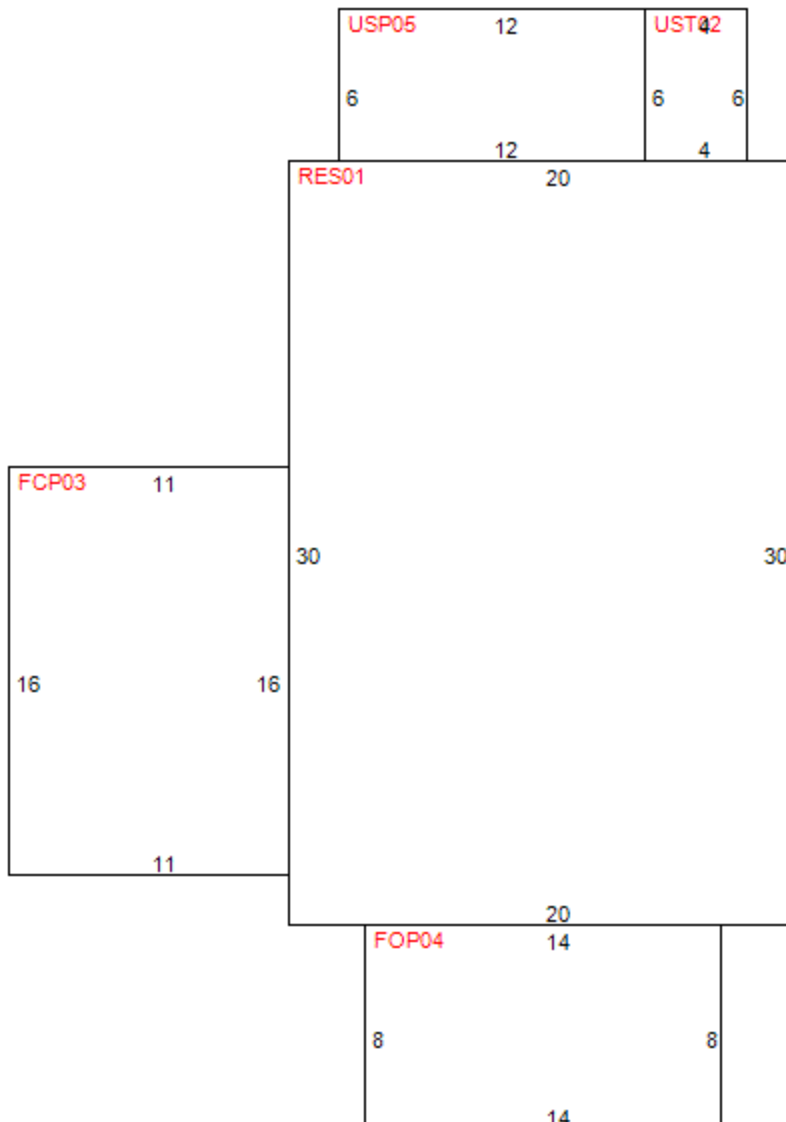
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		70.0	105.0	R1A	70.00	FF							
Neighborhood 1034 - MARION HEIGHTS RES ONLY													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L20D30R20U30.L2
UST02=L4U6R4D6.L18D12
FCP03=L11D16R11U16.D18R3
FOP04=R14D8L14U8.U30L1
USP05=U6R12D6L12.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 300 - LOW
Inspected on 3/28/2023 by 118

Year Built 1928
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 100

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	600	600
UST 0226	- SIDING-NO SHTG	1.00	1928	N	0 %	0 %	24	24
FCP 0301	- NO EXTERIOR	1.00	1928	N	0 %	0 %	176	176
FOP 0401	- NO EXTERIOR	1.00	1928	N	0 %	0 %	112	112
USP 0501	- NO EXTERIOR	1.00	1828	N	0 %	0 %	72	72

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	175.00	LF	20	1928	1	0.0	0.0	

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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CRA24-45764 – Summary

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA24-45764

Address: 130 NW 17th St.

CRA subarea: North Magnolia

No.	Eligible work item	High quote	Low quote
1	HVAC & electrical	\$ 15,026.00	\$ 9,813.82
2	Reroofing	\$ 12,988.00	\$ 11,704.00
3	Insulation	\$ 575.00	\$ 395.25
4	Fencing	\$ 2,398.00	\$ 1,673.88
Total		\$ 30,987.00	\$ 23,586.95
Maximum CRA grant that can be awarded			
based on 75% match.		\$	17,690.21

Proposal

Bill **DUNCAN'S**

AIR CONDITIONING & HEATING

4025 S.E. 45th court

Ocala, FL 34480

Office (352)622-5629 Fax (352)694-7890

License# CA-C1813275

www.duncanac.com



**MITSUBISHI
ELECTRIC**

Cooling and Heating Solutions

PROPOSAL SUBMITTED TO: Jack Eason	PHONE: 352-239-6614	DATE: 06-17-14
STREET:	JOB NUMBER Rental Home	
CITY, STATE, ZIP Ocala, FL	JOB LOCATION: 130 NW 17th Street Ocala, FL	
START DATE	COMPLETION DATE	

Description of Work:

MXZ-3C24NA4- 24,000btu, 20SEER2, 3 zone, Mitsubishi Heat Pump

(2) MSZGS06NAU1- 6,000btu, Wall Mount, Mitsubishi Indoor Units

MSZGS12NAU1- 12,000btu, Wall Mount, Mitsubishi Indoor Unit

Remote Controls Included

*System has 10yr. Compressor, 10yr. Parts, and 1 Year Labor Warranty!

-Install 12,000btu head in center of home on center wall to feed living area and kitchen are with copper lines and drain line overhead.

-Install condensate pump for main/center head unit.

-Install 6,000btu heads in bedrooms on exterior walls with copper lines and pvc drain lines thru wall to outdoor unit location on west side of home.

-Install control wiring between units.

-Install white vinyl covers down outside wall of home.

-Install concrete pad for outdoor unit.

-Electrician to provide electrical to outdoor unit location. NOT included!

-Manual J and Energy Calculations included.

-Permit Included.

Total \$11,849.00

We Propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of: _____ dollars ()

Payment to be made as follows:

Check Due Upon Job Completion

Buyer hereby declares that buyer holds title to property in which merchandise is being installed and has legal authority to order the work outlined above. Seller retains title to all materials and equipment listed herein until paid in full. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature _____

Acceptance of Proposal The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____ *Signature* _____

130 NW 17 ST

Jack Eason

Ciraco Electric, LLC.
306 SW 33 Ave

Ocala, FL
34474

Sold To: Jack Eason 315 NE 9 AVE Ocala, FL 34470	QUOTATION
Job Location: 130 NW 17 ST Ocala, FL 34475	Quote: 24-24824 Date: Jul18/24 Reference Number: Customer Code: EASJAC2 Start Date: Jul18/24 Ending Date: 0/A

Description	Total
We are pleased to submit our quotation for the following work:	
_____ 1.For the removal of the existing 100 amp service.	
_____ 2.For the installation of a new 200 amp meter, riser pipe & panel box.	
_____ 3.For the installation of required breakers and grounding.	
_____ 4.For the installation of 30 amp A/C disconnect and required 110 volt outlet.	
_____ 5.Permit and inspection are included.	
NOTE:	
- Breakers will be sized according to NEC, if existing wire installation does not meet code additional cost may occur.	
- There will be a complete loss of power to home for an extended period of time during service replacement.	
Subtotal	3,177.00
Tax 2	0.00
Total Quotation	3,177.00
	CASH PRICE

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above involving extra costs or anything that is hidden from view, and becomes part of the job also involving extra costs, will be added to the Total Quotation. This quotation subject to acceptance within thirty (30) days and is void thereafter at the option of Ciraco Electric.

Only material purchased and installed by Ciraco Electric will be warrantied for one year. We do not warranty bulbs, customer purchased material or connected equipment due to surge damage. Additional manufacturer warranties with applicable products are to be claimed through the applicable manufacturer. Motion activated products and lights are EXCLUDED from Ciraco Electric's one year warranty.

Quoted work will be billed daily on an incremental basis with final payment due upon completion of work. All past due amounts accrue interest at 1.5% per month (18% per annum). Customer is responsible for all collection costs, including attorney fees and costs, whether or not a lawsuit is filed.

Due to the Pandemic manufacturers and supply houses have limited product availability. Work can be completed based on

Jack Eason

Address: 130 Northwest 17th Street Ocala, FL 34475

Phone: (352) 239-6614

Email: jackieeason1961@yahoo.com

Consultation Code: ENGJH9Q4I

Date Presented: Jun 15, 2024

Expiration Date: Sep 13, 2024

Presented by: John Daly

Phone: (352) 359-9425

Email: john@stellarservicesfl.com

Next Steps

1. Review your proposal below
2. Scroll down to easily

[Review Terms And Sign Proposal](#)

About Us

Florida is known as the Sunshine State, which means that residents enjoy warm, sunny weather the majority of the year. Due to this, you need to ensure that you have a properly working air conditioner (<https://www.gainesvilleacrepair.com/hvac-services/air-conditioning/>) to keep you and your family nice and cool while you're indoors. Similarly, you need a fully functioning heater (<https://www.gainesvilleacrepair.com/hvac-services/heating-services/>) to keep you warm and cozy when the temperatures start to dip come wintertime. Fortunately, you've come to the right place. Since 2011, Stellar Services of North Florida, LLC. has been providing the highest quality residential (<https://www.gainesvilleacrepair.com/hvac-services/air-conditioning/>) and commercial (<https://www.gainesvilleacrepair.com/hvac-services/commercial-services/>) HVAC services (<https://www.gainesvilleacrepair.com/hvac-services/>) in Gainesville and the surrounding areas (<https://www.gainesvilleacrepair.com/service-areas/>).

Part of what sets us apart from other companies in the area is that we are not a corporate giant. This means that each one of our customers gets personalized service tailored to their specific needs. Additionally, we are not in business just to complete quick jobs; instead, we want to form long lasting relationships that create customers for life. When you schedule service, we will provide you with a picture and the bio of the technician on their way to your property. Additionally, we are always upfront and honest with the services we provide, and we will never recommend parts, products, or services you don't truly need.

State of Florida Certified Air Conditioning Contractor License # CAC1816676

Proposal Note

You can add any of the following items that we've carefully selected to complement your proposal:



Fresh-Aire Mini
UV-C LED
\$251.43



Gree- XE-71 Wired
Controller
\$80.43

Investment Details

Sale Price	\$6,885.82
Total Investment	\$6,885.82
The Total Investment is the total cost of the goods and services described in this proposal	

PAYMENT TERMS

Final payment shall be due after the work described in the Installation Proposal is substantially completed.

SIGNATURE

DATE:



Category: Ductless / Quantity: 1
Name: 4LIV12HP230V1AH
Number:



Category: Ductless / Quantity: 2
Name: 4LIV09HP230V1AH
Number:



Category: HVAC Add-Ons / Quantity: 1
Name: AG3000 Surge Protector
Number:



Category: Thermostats / Quantity: 3
Name: Gree Remote Control with Wall Mount Bracket
Number:

WHAT YOU'LL GET

16 ITEMS

- 4" The Hurricane Pad 18x40x4

- 4"x4"x4" Metal Line Cover 8'

Quantity: 3

- City Mechanical Permit

- Complete system start up

- Condensing Unit Hurricane tie down Kit

- Excludes Electrical Upgrades and Circuitry. *Please let us know if you would like our assistance in scheduling and coordinating with an electrical contractor.

- Five Year Parts & One Year Labor warranty, Applies to homes owned by corporations ,Transferrable.

- Locking Refrigerant Caps (Code Compliance)

- Maintain Clean Work Area: We will remove and dispose all excess materials and job debris. Old units will be recycled.

- Mini-Split Cable 14/4

- MLS143812T-15 1/4" x 3/8"

- MLS143812T-30 1/4" x 3/8"

- MLS143812T-50 1/4" x 3/8"

- Titan Pipe Outdoor UV Rated Line Set Insulation (Per Piece)

We Recommend

You can add any of the following items that we've carefully selected to complement your

If the city of Ocala requires Florida energy forms for permitting an additional cost of \$470.00 will need to be added to any of the 3 options we have provided this will include the following:

Manual J, Manual D, Manual S, AHRI, Energy Calculations, EPL Card, and Air Barrier Checklist

System
GREE MULTI21+ Ductless 2 Ton

EQUIPMENT 1 ITEMS



Category: Outdoor Unit
Name: GREE, MULTI21+, 2 Ton, Ductless Outdoor
Number: MULTI24HP230V1EO

INCLUDES 4 ITEMS

To Roberto Ellis Growth Management

ESTIMATE

Jamie "The Electrician" LLC
729 SE 40th Ave
Ocala, FL 34471

jamie.the.electrician@gmail.com
(352) 509-6303

Jack Eason

130 NW 17th St
Ocala, FL



Bill to
Jakie Eason

Ship to
Jakie Eason

Estimate details

Estimate no.: 1512

Estimate date: 06/30/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Sales	Remove and install a new 200amp Meter, exterior Main breaker panel with new breakers, Mast up through the roof with roof boot. Install new 2" rigid up through the roof and prep for the City of Ocala to hook up to. Install surge protector to the panel per 2020 NEC code requirement. Install new breakers and make sure branch circuits have the proper over current protection device. Jamie The Electrician is not responsible for the sealing of the roof, around the new mast installation.		1	\$2,300.00	\$2,300.00
2.		Sales	Installation of mini split disconnect.. Run the appropriate wire underneath the home to the disconnect location. Install on a two pole 25amp breaker with whip provided. Terminate and connect. Test. Labor and materials..		1	\$400.00	\$400.00
3.		Sales	Permit, Permit processing, coordinating with City of Ocala Electric, and inspections.		1	\$225.00	\$225.00

Total

\$2,925.00

Ways to pay

Deposit of \$225 for the Permitting to be started and scheduled for work, which is non refundable.

Accepted date 06/30/2024

Jack Eason
130 NW 17th Str
Ocala, FL 34475



We Accept



Certified App



CERTIFIED
ROOFING SOLUTIONS, LLC

"When Quality and Experience Matters"

NORTH CENTRAL FLORIDA OFFICE:

(352) 304-6441

737 N. Magnolia Avenue

Ocala, Florida 34475

Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 06/28/2024

ROOFING AGREEMENT TO:

Jack Eason
Customer (352) 239-6614
Primary Phone
Address
City State Zip County Subdivision
Owner ☒ Same As Customer Job #
jackieeason1961@yahoo.com
E-mail
130 Northwest 17th Street, Ocala, FL 34475
Job Address ☒ Same as Customer

Steep Slope ☒ Residential ☐ Commercial
Roofing ☐ New Construction ☐ Reroof ☐ 1-Story ☐ 2-Story ☐
Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. INT
☒ Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. INT
☒ Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. INT
☒ Remail decking to Miami-Dade code specifications.
☒ Install new 1.75" face Metal eave drip edge and ProStart starter strip shingles to the entire perimeter.
☒ Install Peel-&Stick ice & water shield in all valleys, around all penetrations & along all flashings.
☒ Install new gooseneck exhaust vents, as required. Install new Bullet Boot shields on all plumbing projections.
☒ Install Double Lapped Synthetic underlayment to building code specifications.
☒ Install "Limited Lifetime" GAF HDZ Timberline Architectural shingles, including Seal-a-Ridge hip & ridge cap shingles.

*Warranty to be issued by the manufacturer after payment in full. This bond is transferable when approved by the manufacturer.

• Warranty Plan Selected: Silver Pledge

• Ventilation Included: Aluminum: Cobra 3: Off Ridge Vent(s): Lomanco:

*Ventilation will be to current, Florida building code & to manufacturer's requirements for warranty purposes.

• Skylights: All skylights are self-flashing, fixed glass (☐ 2" Curb / ☐ 4" Curb) - 2x2: 2x4: Other:

• SolaTubes: Base & Lens only (does not include any material below roof line) 10": 14": Other:

• Chimney Cricket: ☐ Included Wind Mitigation Report: ☐ Included

• Existing Gutters: ☐ Hangers ☐ Spiked (must be removed & will not be re-installed) ☒ N/A

☐ New Construction ☐ Re-Roof Story Building. Remove existing roof to sheathing or a smooth workable surface. Install roof system to building code specifications. Install new lead shields on all plumbing projections. Install new gauge metal flashings as required. Install new gauge face eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 10 YEAR WORKMANSHIP WARRANTY.

Workmanship warranty is transferable (Refer to Section D of contract)

Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. INT

Additional Information: This proposal includes the replacement of all fascia board and new 1/2" CDX plywood

decking. This proposal includes a 50 year mfg warranty, 25 year stain guard warranty, and 10 year

workmanship warranty.

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF

1x4/1x6/1x8 Fascia Board Replacement - \$8/LF

2x4/2x6 Fascia Board Replacement - \$9/LF

Insulation Board (if required per code) - \$3-5/FT²

D&R Metal Fascia - \$2.50/LF

D&R Soffit - \$3/FT²

*Vinyl or Aluminum Only

D&R Gutter Guards - \$2/LF

1/2" CDX Plywood - \$ 100

3/4" CDX Plywood - \$ 120

Nailers - \$2.50/LF

Rafter Scabs - \$7/LF

Payment due in full 3 days after completion.

Late fees apply. Credit card fee is 2%. INT

Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 28 day of June, 2024.

This proposal is subject to acceptance within 15 days

& is void thereafter at the option of CRS, LLC.

Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings:

Total Price of Work Excluding Wood \$ 12,988

Miscellaneous Items \$ 0.00

Amount of Woodwork Included \$ 0.00

\$ 0.00

Less Deposit \$ 0.00

Balance owed Excluding Wood \$ 12,988

Proposal Accepted (Int.)

By: Certified Roofing Solutions, LLC Central FL (X)

Owner-Buyer Signature Date

Salesman: Hunter Moore (Est - Central) (X)

Owner-Buyer Signature as Agent for all owners Date

Sign & return white copy to: Certified Roofing Solutions, LLC

All roofing debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.



1130 E. North Blvd Leesburg, FL 34788

State Lic # CCC 1333635

Office: (352) 933-0377

Proposal Submitted To:	Color: <u>Pewter</u>
Name: <u>JACK EASON</u>	Date: <u>6-27-24</u>
Street: <u>130 NW 17TH ST</u>	Phone: <u>352) 239-6614</u>
City, State, Zip: <u>OCALA FL 34475</u>	Salesman: <u>STEVEN</u>
Email:	Misc. <u>2 Full Sheets RT</u>

☒ Tear of <u>2</u> Layers of <u>METAL</u>	☒ Install roof vents <u>R206F</u>
☒ Renail Deck to 6" O.C. if necessary.	☐ Clean up and haul off debris
☒ Install double layer of Certainteed Roofrunner synthetic	☐ 5 year workmanship warranty
☒ Install new 26GA drip edge, color <u>BLACK</u>	☐ Protect landscaping
☒ Install 3 ply modified Flat	☐ Clean gutters
☒ Style and Brand of Shingles <u>CL01AZN 7600</u>	☐ Furnish permit
☒ Install new pipe flashings with lead boots	☐ Plywood extra at \$ <u>85.00</u> per 4x8, sheet
☒ Install Certainteed SA valley liner as well as metal valley liner	☐ Woodwork extra at \$ <u>6.50</u> per L.F.
☒ Install _____ skylights, sizes are _____	☐ Magnetized clean up

We hereby propose to furnish labor and materials-complete in accordance with the above specifications for the sum of:

NINE THOUSAND SEVEN HUNDRED FOUR AND 00/100 \$ Dollars (\$ 9704.00) WOOD DECKING
ADD \$2000
TO COST

We hereby propose to furnish labor and materials in accordance with the scope of work section of this contract, for the sum listed. To be paid 50% upon signing and 50% upon reasonable completion, unless otherwise agreed upon. **ALL PAYMENTS ARE TO BE PAYABLE TO "SAVAGE ROOFING" ANY PAYMENT MADE OTHERWISE WILL NOT BE ACCEPTED OR CREDITED TO YOUR ACCOUNT NOR WILL ANY WARRANTY BE HONORED.** All Contracts are binding and will be subject to a cancellation fee that is the greater of \$2,000 or 20% of the contract price. Savage Roofing will not be responsible for any damages caused by an act of nature. Examples are storm damage, including acts of neglect. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from scope of work that involve extra costs will be approved by the homeowner and charged to the homeowner additional to the contract price. In the event final payment has not been collected within 30 days of the final inspection Savage Roofing will pursue the collections process up to but not limited to placing a lien on the property where work was completed.

ACCEPTANCE OF PROPOSAL

I have read and agree with this proposal including the Florida Construction Lien Law. All work to be completed as agreed and outlined above. Payment will be made as outlined above.

Accepted: JACK EASON

Signed: Jack Eason



Bass
Insulation LLC

PROPOSAL

Date: 7/16/24

Contractor:

Job Name: Jackie Eason

Address: 130 NW 17th Street, Ocala FL 33475

The following bid has been prepared for the supply and installation of products in areas defined as our scope of work. This estimate has been prepared based on the plans and specifications provided to us. This quote is subject to field measurements and verification. In the event there are changes to the plans, specifications or required applications, which affect the installation, we reserve the right to alter our quotation. Owner is responsible to confirm the calculations; more specifically, that the energy calculations match our proposal. Brogan Bass Insulation LLC is not responsible for any liabilities pertaining to calculations, engineering or any other issues that may occur.

Insulation Information:

FIBERGLASS INSULATION

R30 Blown In Attic

\$575.00

Accepted Date:

Brogan Bass Insulation LLC

By: _____

By:

Brogan Bass (Owner)

Unless otherwise accepted, this PROPOSAL is good for 30 days from the date of proposal. Bass Insulation reserves the right to charge a \$100.00 fee for Bass Insulation employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to 12% monthly charge, 18% per annum. The above signed Customer agrees to pay all expenses incurred; including attorney's fees and an additional 15% on the amount due thereof should this agreement be placed in the hands of an attorney for collection.

130 NW 19th Street Ocala FL



GENEREX
GENERATORS

813-814-5900

FixMyGen.com

Attic insulation material cost

20 bags insulation \$395.25

I will install myself

Jack Eason



\$2,398.00
Expiration Date: August 17, 2024

Bill To:

Jack Eason

6ft stockade wood fence

109 x \$22.00

\$2,398.00

Subtotal	\$2,398.00
Total Amount	\$2,398.00

Terms & Conditions >

APPROVE

REJECT

130 NW 17th Str Ocala FL 34475



813-814-5900

FixMyGen.com

Material cost

15 fence sections	\$1420.26
18 4x4 post	207.62
8 bags concrete	<u>46.00</u>

\$1673.88

I will install myself
Jack Eason