

1224

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: 1224
 Project Address: 1224 NE 12 Ave, Ocala, FL 34470
 Parcel Number: 2614-005-001

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: 352 816 1833 Fax: —
 E-mail address: JFG Properties @ outlook.com
 How long have you owned / lived at the current location? 1988

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

Remove and replace HVAC.
Remove and replace windows

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

No, Cost Prohibitive

PROJECT COSTS & SCHEDULE

Windows \$ 4791.00
HVAC \$ 6917.00

Estimated cost of project based on attached submitted low bid. 11708 total

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
1224 NE 12 Ave, 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 CRA – EAST OCALA SUBAREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT Revised March 2024	
Purpose	To encourage residents of single-family and duplex homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions and improving the aesthetics of the community.
Plan Consistency	<p>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.</p>
Eligible Areas	Neighborhoods within the East Ocala CRA.
Eligible Properties	Single family and duplex homes within the 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	<p>Only work begun after approval by the CRA Board will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p> <p><u>Project work elements are:</u></p> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee Pressure washing and other work to repair and prep for painting 2. Repair and replacement of windows, doors (Exterior improvements only) 3. Demolition of irreparable damaged houses or structures for the construction affordable housing. 4. New landscaping area visible from the street/sidewalk 5. Fencing (sides and rear) 6. Reroofing 7. Weatherization 8. New construction
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.</i>

**Ocala Community Redevelopment Agency
Project Cost Summary**

Application ID: CRA25-0048

Address: 1224 NE 12th Ave

CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Window replacement	\$ 6,215	\$ 4,791
2	HVAC	\$ 11,795	\$ 6,917
Total		\$ 18,010	\$ 11,708
Maximum CRA grant that can be awarded based on 75% match, \$20,000 maximum.			\$ 8,781

INSEAL UNSEEN:

REFERALL: _____

INSTALLER: _____

Window World

Quote is good for 30 days

LIC. # CBC1258574

AMERICA'S EXTERIOR REMODELER

35 SW 52th Ave • Ocala, Florida 34474 Office (352) 890-2244 • Fax (352) 890-2246 • Gainesville (352) 375-1444

CUSTOMER JFG Properties
 INSTALL ADDRESS 1224 NE 12th AVE
 CITY OCALA FL

PHONE # 352-816-0303
 CELL # _____
 WORK # _____

ZIP: 34470

WINDOWS		WINDOW OPTIONS	
52" W or > 70" H = CUSTOM "DOUBLE HUNG"		7 Triple Silver Low-EE Elite Efficiency	\$ 185 \$ <u>1155</u>
REGULAR SIZE 52" or less W x 64" or less H	\$ 385 \$	7 Argon Gas *Included with Low-EE Elite*	\$ 75 \$ <u>225</u>
LARGE SIZE > 64" Height	\$ 525 \$	7 Double locks for windows > 27"	\$ 45 \$
> 3 lites 110" W = CUSTOM "SLIDING WINDOW"		7 Double Strength Glass	\$ 95 \$
> 54" H / < 54" H		7 Foam Insulation on Jambs and Head	\$ 30 \$
2 LITE SLIDER (S) < 90UI	\$ 765 \$ 415 \$	7 Lifetime Glass Breakage Warranty	\$ 125 \$
2 LITE SLIDER (M) 90 - 124UI	\$ 885 \$ 535 \$	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 \$
> 84" W = CUSTOM "PICTURE"		Specialty Grids for Shapes	\$ 265 \$
7 PICTURE WINDOW SMALL 0 - 101 UI	\$ 415 \$ <u>1905</u>	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 \$
"SPECIALTY"		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 40/60 or 60/40	\$ 70 \$
CUSTOM WINDOW	\$ \$	Tan or Clay	\$ 115 \$
CUSTOM WINDOW	\$ \$	Obscured Glass Rain or Frosted (BSO) (TSO)	\$ 65 \$
WINDOW COLOR INSIDE: _____ OUTSIDE: _____		Tint Gray or Bronze	\$ 95 \$
MISCELLANEOUS		PATIO DOORS	
Custom Exterior Cap & Wrap	\$ 95 \$	"VINYL SLIDING GLASS"	
Custom J Channel (WHITE)	\$ 90 \$	8ft Tall \$ / Standard \$	
7 Window Removal & Labor	\$ 165 \$ <u>1155</u>	Rolling Patio Door 5' *58 5/8 x 79 1/2	\$2,125 \$1,625 \$
Steel or Cut-Out Window Removal	\$ 30 \$	Rolling Patio Door 6' *70 5/8 x 79 1/2	\$2,525 \$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 \$
Tempered glass (per sash)	\$ 125 \$	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)	\$ 165 \$
7 Ext/Int Trim to Code	\$ 75 \$ <u>525</u>	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 \$
Nail Fin / Wood buck	\$ 35 \$	Exterior Designer Colors	\$ 765 \$
Glass block removal	\$ 300 \$	Tan or Clay	\$ 475 \$
		Blinds Between the Glass - Per Panel	\$ 825 \$
		Storm or Cabana Door - model	\$ \$

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. **THIS IS A CUSTOM ORDER**
 You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.

NO EXTRA WORK IF NOT IN WRITING!		CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:	
EXTRA LABOR \$ _____	Please see reverse side for additional terms & conditions	- 3% on CC Payments - SALES TAX \$ _____	
POSSIBLE EXTERIOR TRIM NEEDED CLOSE TO HOUSE Estimated time of install: <u>4 1/2 hours</u>	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.	LAND DISPOSAL FEES \$ 200	
		PERMITS & FEES \$ 275	
		TOTAL AMOUNT \$ 6215 (CUSTOM ORDER) 50 % DEPOSIT \$ <u>3108</u> REMAINING BALANCE UPON INSTALLATION \$ <u>3107</u>	

SALESPERSON: GREG DATE: 8-14-25 OWNER: _____ DATE: _____



CENTRAL FLORIDA WINDOW AND DOOR
 2500 SW 17TH RD, UNIT 100
 OCALA, FL 34471



Customer Name:

Address:

Phone:

Fax:

Customer Information:

Project Name: JFG PROPERTIES

Quote Name: 1224 NE 12TH AVE

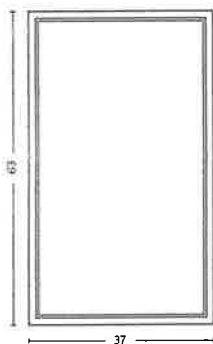
Quote Number: 5905350

Order Date: Quote Not Ordered

PO Number:

Comments:

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1	None Assigned	*** PRODUCT ***	
Quantity: 7		Row 1 3540 Picture Window - Fixed - 1 Units - 37W x 63H	
RO Size: 38.75" X 64"		*** DIMENSIONS ***	
Unit Size: 37" X 63"		37W x 63H	
		*** 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::35.09,	
		Calculated Negative DP Rating::35.09, DP Rule ID::3500 PW, Rating	
		Type::DesignPressure, Performance Grade::LC-PG35, Water	
		Rating::5.43, FL ID::18644, STC Rating::27, OITC Data::23	
			Unit Price: \$413.00
			Extended Price: \$2,891.00

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	None Assigned	INSTALLATION	
Quantity: 1			
RO Size:			
Unit Size:			
			Unit Price: \$1,650.00
			Extended Price: \$1,650.00

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1	None Assigned	PERMIT	
Quantity: 1			
RO Size:			
Unit Size:			

Unit Price:	\$250.00
Extended Price:	\$250.00

Units are viewed from the Exterior

Total Unit Count:	9
Sub Total:	\$4,791.00
Freight:	\$0.00
Labor:	\$0.00
Sales Tax:	\$0.00
Total Order Price:	\$4,791.00

Accepted By: _____ Please Print Name _____

Signature: _____

Date: _____

4600 NE 35th Street Ocala, FL 34479

(352) 629-1187

www.UnitedAirHeat.com



UNITED

 REFRIGERATION HEATING AIR
 CAC1818824
Consultant: LANCEPhone: 352-239-6612Date: 8/23/25Install Date: / / Proposal Valid for Days

@OUTLOOK.COM

Prepared for: JFG PROPERTIES Email: JFGPROPERTIES Phone: 352 816 0303Address: 1224 NE 12TH AVE Ocala, FL 34476 Referred By:

Option 1

Option 2

Option 3

Equipment

☒ HP Furnace PKG Mini
 Tonnage: 2 - CLX54BA2410
 SEER: 14.5 - AMST 24
 Brand: GOODMAN
 YR Parts: 10
 YR Labor: 1
 YR Compressor: 10
 Amount \$ SEE BELOW

Equipment

 HP Furnace PKG Mini
 Tonnage:
 SEER:
 Brand:
 YR Parts:
 YR Labor:
 YR Compressor:
 Amount \$

Equipment

 HP Furnace PKG Mini
 Tonnage:
 SEER:
 Brand:
 YR Parts:
 YR Labor:
 YR Compressor:
 Amount \$

***All Equipment Options includes the following: Installation, New Hurricane Rated Pad, Thermostat, Permit Processing & Fees and 1" Filter Installed

Additional Features

 Media Filter 4" \$
 I Wave (IAQ) \$
☒ Line Set & Cover \$ Two
 Thermostat WIFI \$
 New Air Handler Top \$
 Electric \$
 Insulation \$
 Ductwork \$
 Surge Protection \$
 Extd Labor Warranty \$
☒ Other 6" Supply \$ Two
 \$

Total Add'l Features \$**Additional Features**

 Media Filter 4" \$
 I Wave (IAQ) \$
 Line Set & Cover \$
 Thermostat WIFI \$
 New Air Handler Top \$
 Electric \$
 Insulation \$
 Ductwork \$
 Surge Protection \$
 Extd Labor Warranty \$
 Other \$
 \$

Total Add'l Features \$**Additional Features**

 Media Filter 4" \$
 I Wave (IAQ) \$
 Line Set & Cover \$
 Thermostat WIFI \$
 New Air Handler Top \$
 Electric \$
 Insulation \$
 Ductwork \$
 Surge Protection \$
 Extd Labor Warranty \$
 Other \$
 \$

Total Add'l Features \$**Investment**

Equipment \$ 6,917.00
 Additional \$
 Subtotal \$
 URI Discounts \$
 Rebates \$
 Utility Rebates \$

Final Total \$ 6,917.00**Investment**

Equipment \$
 Additional \$
 Subtotal \$
 URI Discounts \$
 Rebates \$
 Utility Rebates \$

Final Total \$**Investment**

Equipment \$
 Additional \$
 Subtotal \$
 URI Discounts \$
 Rebates \$
 Utility Rebates \$

Final Total \$**PAYMENT TERMS**

 Check Credit Card
 Finance
 Other

If paying by Credit Card there will be an added 3% fee

ADDITIONAL PROJECT DETAILS

STRAIGHT COOL, Hurricane 5000
14 1/2 x 47 H, Add 6" Supply

PROPOSAL ACCEPTANCEJOB# AHRI# Customer Signature Print Date Consultant Signature Date



Coast to Coast Heating & Air, LLC
3778 S Pine Ave
Ocala, FL 34471
352-229-6221
www.coasttocoastac.com
License #CAC1815208

BILL TO

JFG Properties
1224 Northeast 12th Avenue
Ocala, FL 34470 USA

ESTIMATE

53625289

ESTIMATE DATE

Aug 07, 2025

JOB ADDRESS

JFG Properties
1224 Northeast 12th Avenue
Ocala, FL 34470 USA

Job: 53091487

ESTIMATE DETAILS

New 2 ton 16.5 SEER2 Carrier Performance 2-Stage Heat Pump Split System with FT4 Variable-Speed Air Handler (410A):
Ryan's Notes:

Customers often think equipment is the most important factor in choosing a contractor. While equipment is important, it is not the most important factor, the installing contractor is. Even the best equipment can be a headache if the installing contractor takes short cuts or only looks at the equipment. When we visit your home, we dive deep into not only your system and identifying the exact capacity you need for your home, but also into the ductwork, electric, and other critical factors that play a role in determining the ideal system for optimal performance and comfort. When you choose Coast to Coast Heating And Air, you're choosing a contractor that truly cares about delivering an outstanding product and experience. When you're our customer, you'll experience the highest standards in the industry.

Existing unit is a 2 ton AC Split system. As the space is less than 1000 square feet, we strongly recommend replacement with another 2 ton system.

When we replace your system, we will also replace the copper refrigerant piping with new, high-quality, american-made copper lines. This is incredibly important to prevent refrigerant contamination and to make sure your new lines are capable of withstanding the pressures of your new system. Re-using the old lines could be a costly shortcut that costs you thousands of dollars in the future.

FINAL THOUGHTS:

If you plan on staying in the house for longer than a year or two, we always recommend going with the highest SEER rating possible. Utility bills are only increasing, and we anticipate the costs of utilities will continue to increase. Ideally, 2-stage or Variable Speed Systems will provide significant energy savings which can offset the cost of ownership while also providing significantly greater comfort and humidity control. There are also several utility and tax incentives on higher efficiency systems above 15.2 SEER+ or above. We'd be happy to discuss these options with you.

Questions? Call Or Text Ryan at # 352-651-8740

Thank you for the opportunity to earn your business! It was so great to meet you. If there is anything else we can do to earn your business, please let me know. I know we'll do the best job for you.

SCOPE OF WORK:

All System Installations Include: Permitting, Inspections, Removal of old equipment, Installation of new equipment, water-safety (Float) switch, Digital Programmable Wi-Fi Thermostat, concrete pad, hurricane tie-down straps, Vibration pads, minor electric upgrade, and re-connection of ductwork.

ALSO INCLUDED:

- Replace Existing Copper Refrigerant Lines with new American-made copper lines. Adding fittings to both the bottom and the top of the line-set cover and sealing them to prevent critter access to the attic. If we cannot replace the copper lines, we will flush/pressure-test the existing lines and reduce the price.
- Air Handler Stand Upgrade: Replacing top of the stand with new 3/4" Sanded Plywood and Painting with Kilz Paint.
- Reinsulating stand with new ductboard. Sealing with mastic.
- Mastic Sealing AH to Plenum Connection Points.
- Flush/Clear Drain line. Replace if it's not PVC.
- Installing AG3000 Surge Protector on the Outdoor System
- New 1" Auxiliary Filter Rack For Easier Filter Maintenance

Ductwork Mods Scope of Work:

- Upsizing Supply Ductwork/Adding Supply Duct
- Mastic Sealing Ductwork Connection Points.

SYSTEM WARRANTIES:

- Manufacturer parts warranty
- 1 year labor/Refrigerant warranty

Discounts/Rebates:

- 4% Cash/Check Discount

PRICES GOOD FOR 30 DAYS.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Custom- Residential-AC- Repl	New 2 ton 16.5 SEER2 Carrier Performance 2-Stage Heat Pump Split System with FT4 Variable-Speed Air Handler (410A)	1.00	\$11,795.00	\$11,795.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$11,795.00
TAX	\$0.00
TOTAL	\$11,795.00

Thank you for choosing Coast to Coast Heating & Air, LLC

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Coast to Coast Heating & Air, LLC as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

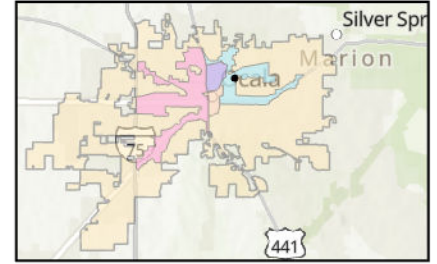
CASE MAP

Case Number: CRA25-0048

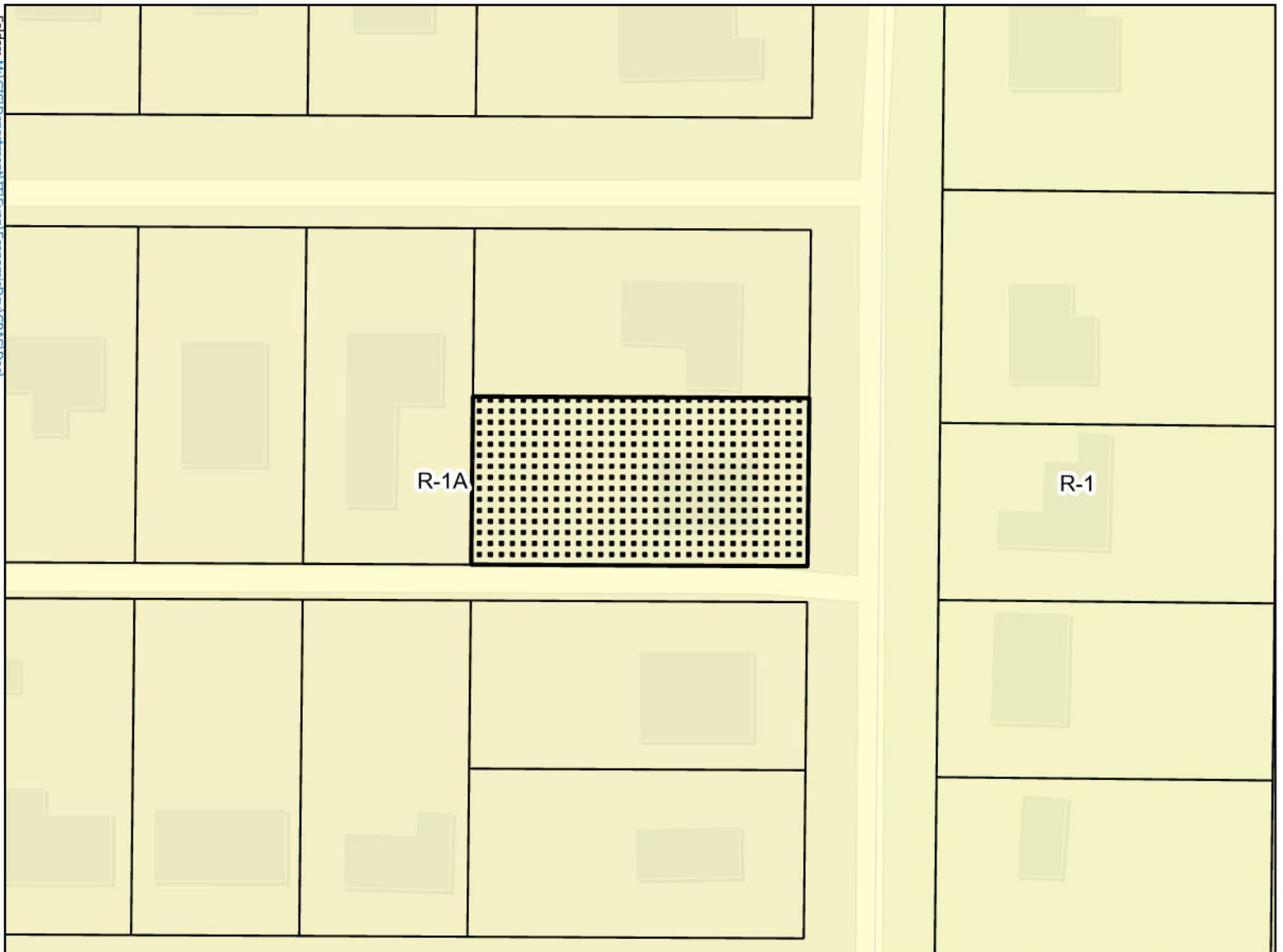
Property Size: Approximately 0.26 acres





CRA Location: East Ocala

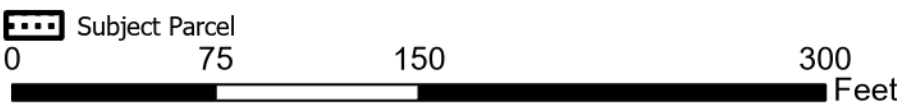
Proposal: A Request for CRA fund use.



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-  Parcels
-  R-1:Single Family Residential
-  R-1A:Single Family Residential
-  Subject Parcel



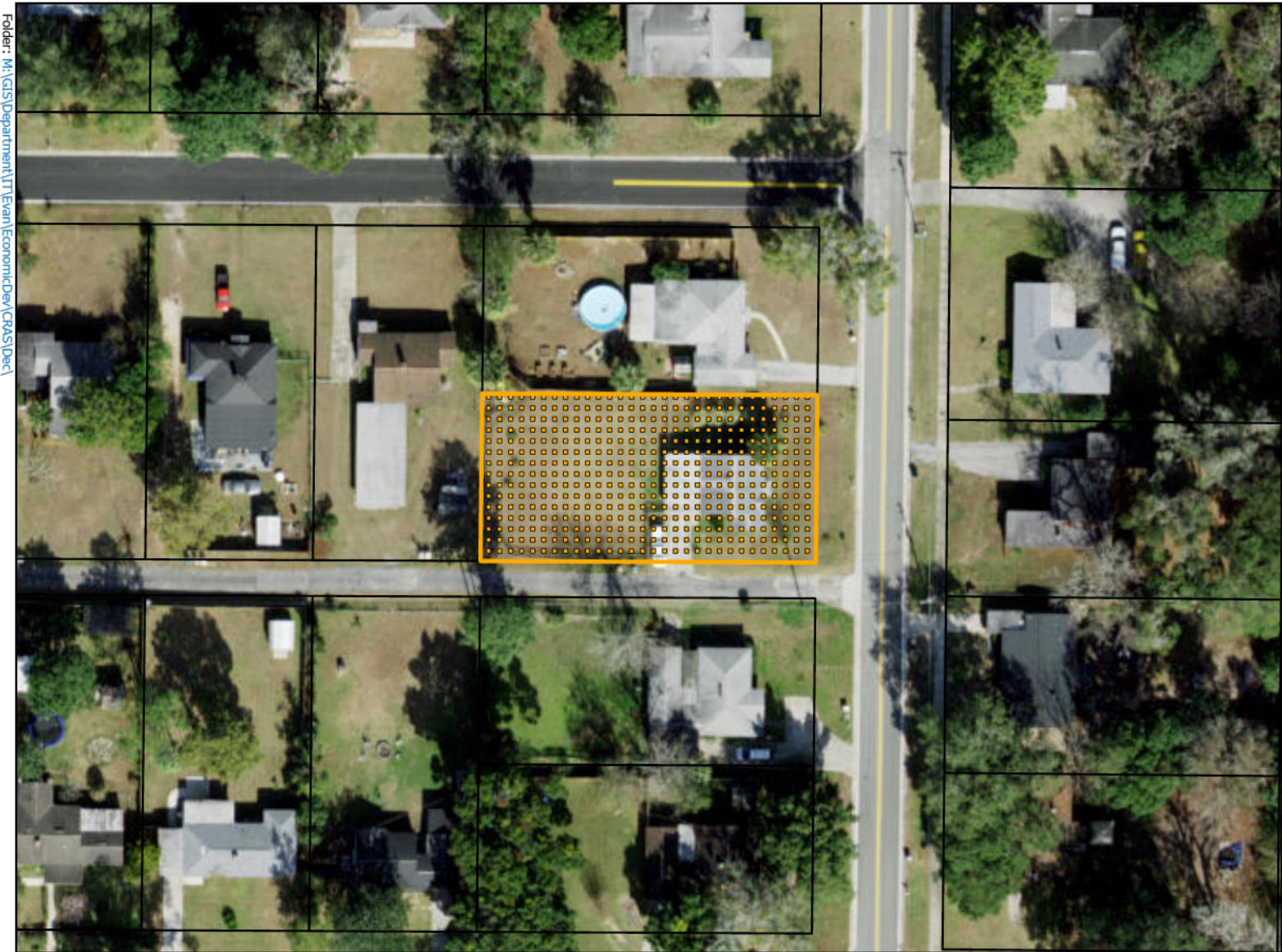
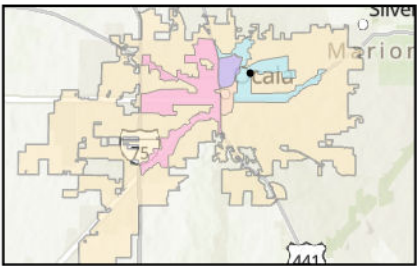
AERIAL MAP

Case Number: CRA25-0048


Property Size: Approximately 0.26 acres


CRA Location: East Ocala

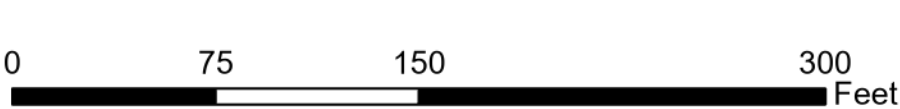
Proposal: A Request for CRA fund use.



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 Subject Parcel

 Parcels



CRA25-0048

Existing Conditions



View of property looking west from NE 12th Ave



Existing Conditions- windows to be replaced.



Existing Conditions – Sunroom



Existing Conditions – AC unit to be replaced.