

937 NE 3RD ST - 08/11/2025

SUMMARY REPORT

Parcel Id: 2832-037-000
Parcel Address: 937 NE 3RD ST,
OCALA, FL 34471

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: \$9,000.00
Total Estimated Project Cost:
\$9,000.00
Total Funding Requested:
\$6,750.00
Funding Requested Ratio: 1.33

PROJECT DETAILS

Project Name: 937 NE 3RD ST -
08/11/2025
Description: Replacement of A/C
unit
Applicant Type: Residential Property
Owner
Applicant Name: david ross

PROJECT TIMELINE

● **Anticipated start date**
15 Oct 2025

● **Anticipated completion date**
15 Oct 2025

● **Application Submitted**
11 Aug 2025

● **Application Started**
11 Aug 2025

937 NE 3RD ST - 08/11/2025

Applicant Information

Applicant / Primary Contact Information

Name david ross	Type Residential Property Owner
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Questions

1. How long have you owned / lived at the current location?
Ans. 20 years

Property Information

Parcel Id 2832-037-000	Parcel Address 937 NE 3RD ST, OCALA, FL, 34471	
Last Assessment 9/15/2023 - \$124,989.00	Previous Year Assessment No information available	Districts East Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No
information entered

Public Improvements
No information entered

**Estimated Future Assessed
Value**
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - 937 NE 3RD ST OCALA FL 34471

Rennovations

✓ Interior - HVAC

Eligible Costs

Exterior Painting

Estimated cost of Paint \$0.00

Sub Total: \$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Other \$0.00

Sub Total: \$0.00

Demolition

Estimated cost of demoliton \$0.00
and cleanup

Sub Total: \$0.00

New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of
landscaping \$0.00

Sub Total: \$0.00

Fencing (sides and rear only)

Estimated cost of fencing \$0.00

Sub Total: \$0.00

Reroofing

Estimated cost of reroofing \$0.00

Sub Total: \$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$9,000.00

New Construction

Should not include building permit and impact fees.

Estimated cost of insulation improvements	\$0.00
Other	\$0.00
Sub Total:	\$9,000.00

Estimated cost of new construction.	\$0.00
Sub Total:	\$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$9,000.00
Total Estimated Project Cost	\$9,000.00
Total Funding Amount Requested	\$6,750.00

Funding Source - Indicate how you intend to fund the project.
 Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$6,750.00
Personal Savings	\$0.00
Loan / Credit Card	\$2,250.00
Other	\$0.00
Sub Total	\$9,000.00

Project Description and Bids

Questions

1. Please explain the purpose of and need for the proposed improvements.

Ans. Existing unit is dated 2006. On last service visit of 7/4/25, company stated that "System could fail at any time, system needs to be replaced, not worth repairing due to age and condition."

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

Ans. No

3. If not, please explain

Ans. Can not afford replacement.

4. If necessary, attach additional documentation addressing the above.

Ans. EAST OCALA CRA_AIR CONDITIONER REPLACEMENT_COTTAGE_0825_937 NE 3RD ST.PDF

5. Bid 1 Amount

Ans. \$8,975.00

6. Bid 1 Upload

Ans. No information entered

7. Bid 2 Amount

Ans. \$8,498.64

8. Bid 2 Upload

Ans. EAST OCALA CRA_AIR CONDITIONER REPLACEMENT_COTTAGE_0825_937 NE 3RD ST.PDF

Timeline

Anticipated start date

Date

10/16/2025

Description

Estimated date of the start of the project

Anticipated completion date

Date

10/16/2025

Description

Estimated date of the completion of the project

Parties

Authorized Representative

Business Name

EIN

First Name

David

Last Name

Ross

Phone Number

2392163482

Email

FLA937@GMAIL.COM

Address

937 NE 3rd Street, Ocala, Florida, 34470

Documentation Collection

Documents

1. **Name:** Property Record_937 NE 3rd St._2024.pdf

Uploaded Date: 8/11/2025 8:26:55 PM

2. **Name:** INSURANCE DECLARATIONS STATEMENT_937 NE 3RD STREET_OCALA.PDF


Uploaded Date: 8/11/2025 8:27:46 PM

Questions

1. Document Checklist

Ans. No information entered

Declarations

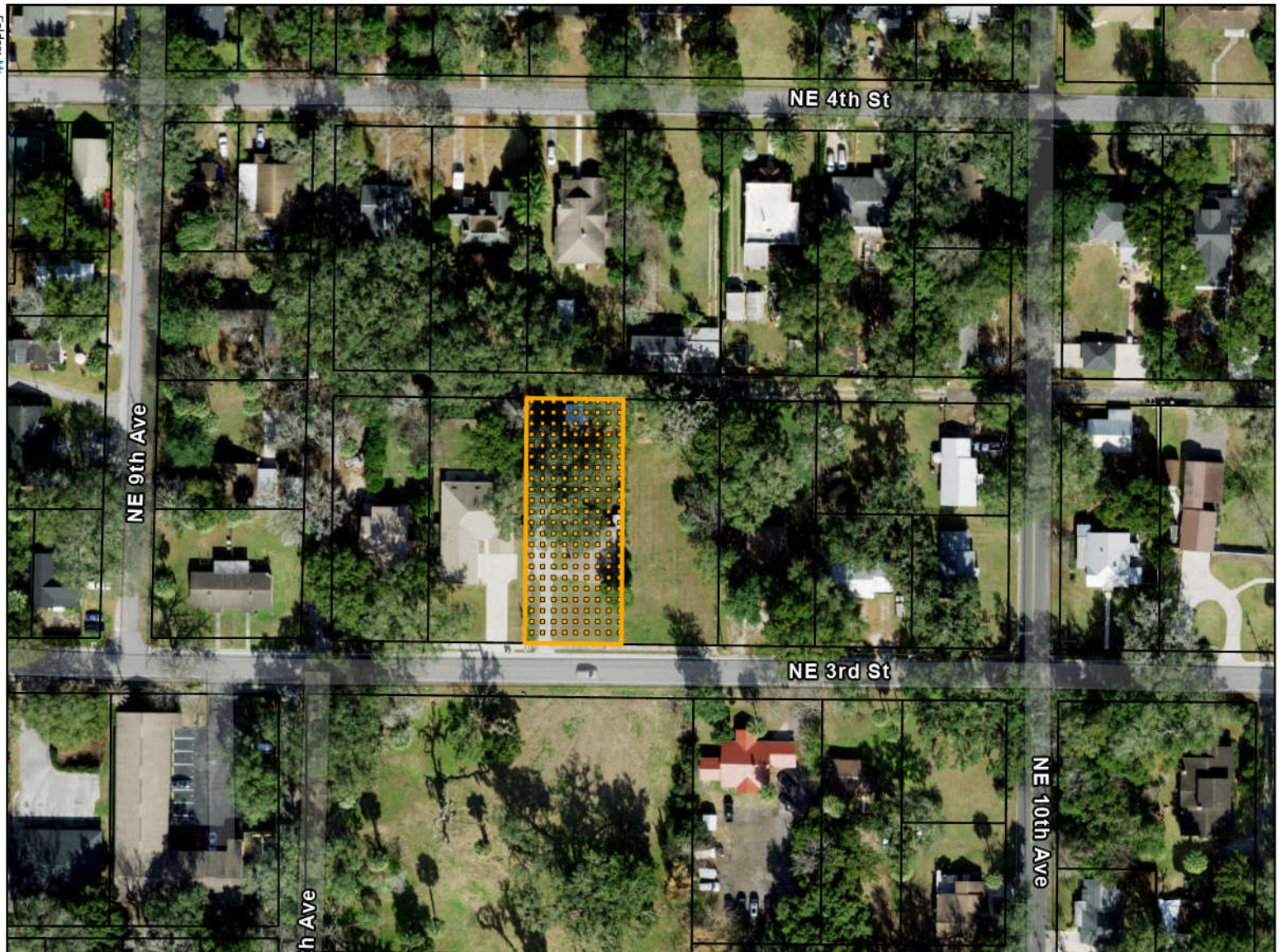
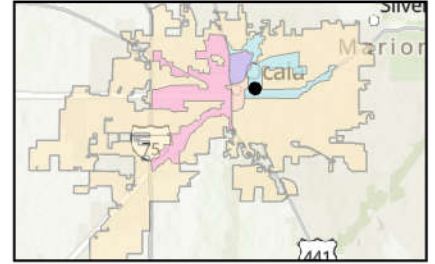
A handwritten signature in black ink, appearing to read 'D. A. Ross', followed by a long horizontal line extending to the right.


Name: David A Ross


Date: 08/11/2025

AERIAL MAP

Parcel: 2832-037-000
Case Number: CRA25-0039
Property Size: Approximately 0.33 acres
CRA Location: East Ocala
Proposal: A Request for CRA fund use.



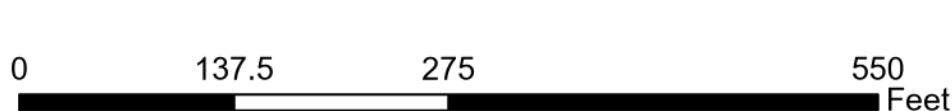
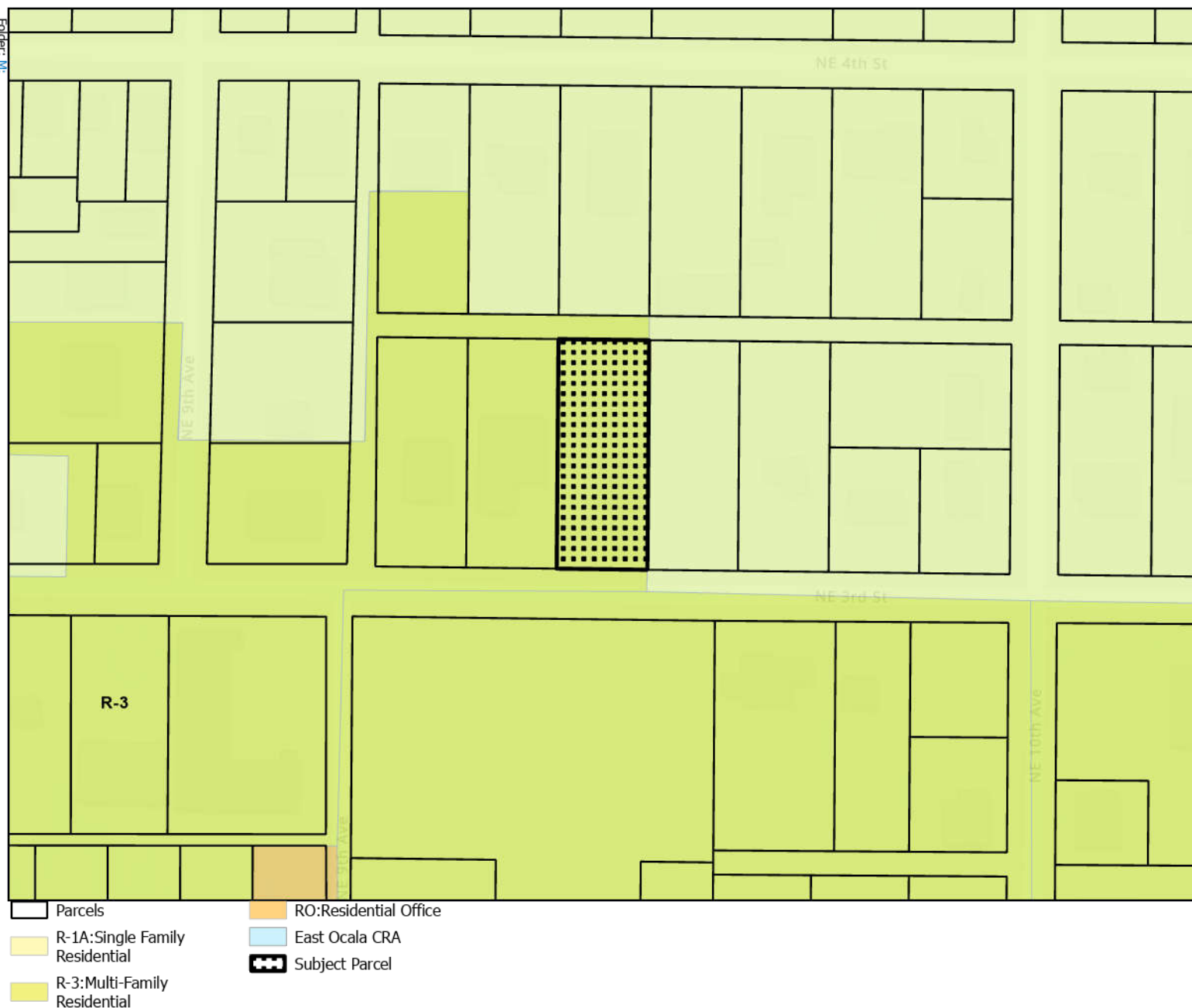
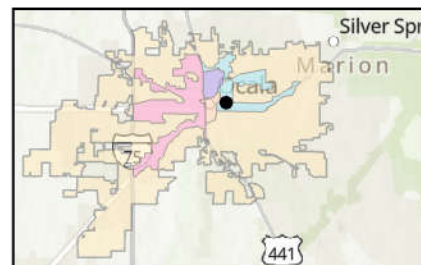
 Subject Parcel

 Parcels

0 137.5 275 550 Feet



Parcel:	2832-037-000
Case Number:	CRA25-0039
Property Size:	Approximately 0.33 acres
CRA Location	East Ocala
Proposal:	A Request for CRA fund use.



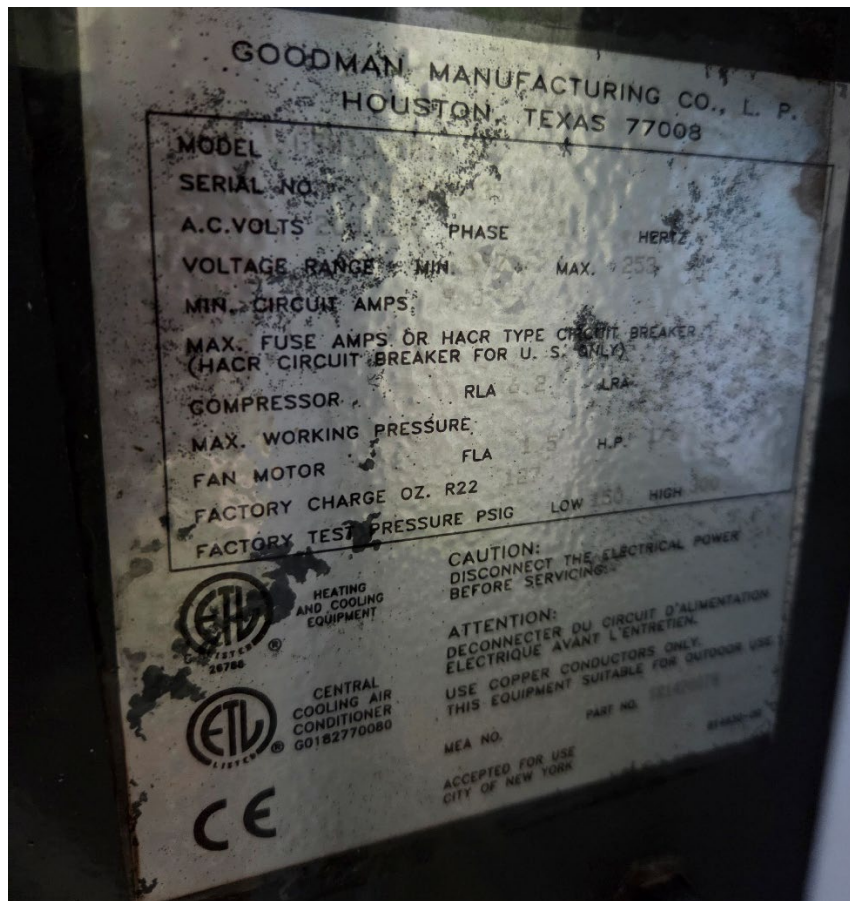
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature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

Prepared by the City of Ocala
Growth Management Department
by ekrepps on 10/13/2025

937 NE 3rd St.
Before Photos



937 NE 3rd St.
Before Photos





Sales and Service

Ocala Heating & Air Conditioning, LLC
3695 SE 58th Ave.
Ocala, Florida 34480
(352) 629-3731
service@ocalaheatingandair.com
License CAC056996

Invoice 116210130
Invoice Date 7/4/2025
Completed Date
Technician Raymond Rodgers
Customer PO
Payment Term Due Upon Receipt

Billing Address

David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Job Address

David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Description of work

Upon arrival found that condenser would not run due to failed capacitors
Replaced capacitor for fan motor and compressor.
System has no Mn or Sn at condenser could see that it's R22 customer Informed system is 20 years old.
Started system and let system run.
Noticed unit only had a 12 degree td.
Also pressure are off and compressor makes noise when it starts.
System could have a restriction or a failing compressor.
Also not sure what refrigerant is in system says it's R22 on data plate
→ System could fail at any time system need to be replaced not worth repairing due to age and condition.
Also could see some burn marks inside disconnect looked like someone replaced the guts of boxes
OHAC not responsible for any electrical hazards or damages.
Gave customer a quote for replacement.

Task #	Description	Quantity	Price	Total
1	Service Call	1.00	\$130.00	\$130.00
2	Replace 35440 Comp Cap	1.00	\$235.77	\$235.77
3	Replace 3-7.5440V Motor Cap	1.00	\$158.31	\$158.31
#	DESCRIPTION			TOTAL
1	Credit Card Surcharge			\$18.34

Paid On
7/4/2025

Type
Visa

Memo

Amount
\$542.42

Sub-Total \$542.42
Tax \$0.00
Total Due \$542.42
Payment \$542.42

Balance Due \$0.00

Thank you for choosing Ocala Heating & Air Conditioning, LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 18% per month shall be applied for overdue amounts.



Sales and Service

Ocala Heating & Air Conditioning, LLC
3695 SE 58th Ave.
Ocala, Florida 34480
(352) 629-3731
service@ocalaheatingandair.com
License CAC056996

Estimate 116239941
Job 116210130
Estimate Date 7/4/2025
Technician Raymond Rodgers
Customer PO

Billing Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Job Address
David Ross
937 Northeast 3rd Street
Ocala, FL 34470 USA

Estimate Details

1.5 Ton 14.3 SEER2 Ruud Heat Pump Estimate (2025) (Good): -Will recover refrigerant from system and remove and dispose of equipment per EPA requirements.
-Will install a new stand top and paint white as needed with Kilz paint.
-Will install a precast concrete slab at outdoor condensing unit location and set condensing unit in place and secure with hurricane tie downs per code.
-Will set air handler on stand, install air filtration rack as needed and reconnect supply and return ductwork as needed. Will pressure testcopper refrigerant line set and connect to both pieces of equipment and evacuate system below 500 microns to leak test.
-Will flush or replace and connect drain line as needed,install a drain safety system shutdown switch and wire into controls.
-Will install a new programmable thermostat and start up and test system operation.
-Will adjust refrigerant charge as needed to achieve recommended manufacturer sub cooling and operating pressures for current conditions and install locking seal caps on refrigerant access ports per code.
-Will also perform a complete inspection and maintenance on system within first year.
- Will need to increase return to a 14 inch will need 1 bag.
- system is in attic.
Includes:
Permit and inspection
1 year OHAC labor warranty
10 year Ruud parts warranty

Service #	Description	Quantity	Your Price	Your Total
1	1.5 TON 14.3 "SEER2" RUUD HEAT PUMP AC SYSTEM Includes: *2 Speed Compressor *Sensi Thermostat *Air Filter Rack *1st Year Maintenance * Permit fee	1.00	\$8,498.64	\$8,498.64
2	Features and Benefits Quiet Operation: Provided by a cabinet construction with 1.0 inch of foil faced insulation for quieter sound characteristics Aluminum Indoor Coil Design: Constructed of aluminum fins bonded to internally grooved aluminum tubing and are more corrosion resistant Versatile 4-Way Convertible Compact Design: Allow for upflow, downflow, horizontal left and horizontal right applications even in the smallest of spaces Rugged Steel, Compact Cabinet Construction: Designed for added strength and versatility Field Installed Auxiliary Heater Kits: Provide exact heat for indoor comfort and include circuit breakers which meet UL and cUL requirements for service disconnect Cabinet Air Leakage at 1-inch H2O: When tested in accordance with ASHRAE Standard 193 Constant Torque Motor Two-Stage Airflow R-454B Refrigerant Conditional Parts (Registration Required): Ten (10) Years	1.00	\$0.00	\$0.00
3	Rheem Sales Company, Inc. RH2TY2417STANNJ Features and Benefits Two-Stage Scroll Compressor2: Features two speeds (high and low) of cooling and heating, providing more precise temperature control, lower humidity and greater efficiency when compared to single stage compressors Inverted Reversing Valve: Allows for faster heat transfer with gravity assist shifting and reduced joint stress for increased reliability PlusOne® Expanded Value Space: 3 in. - 4 in. - 5 in. service valve space— provides a minimum working area of 27-square inches for easier	1.00	\$0.00	\$0.00

access PlusOne® Triple Service Access: 15 in. wide, industry leading corner service access, two fastener, removeable corner and individual louver panels—makes repairs easier and faster
Designing for Sustainability with Low GWP: For 2025, the Environmental Protection Agency (EPA) has set a global warming potential (GWP) limit of 700 for refrigerant used in heating and cooling systems. This new requirement will result in a 78%3 lower GWP than previous-generation refrigerants — with only minimal changes to system installation. For us, this is another step toward our continued sustainability goal of reducing greenhouse gas emissions, while still delivering an exceptional level of energy efficient, dependable comfort
PlusOne® Refrigerant Detection System™4: An integrated one-box, patented design featuring the A2L sensor and mitigation board, offering easier commissioning with a single component and simplified wiring configuration, compatibility with any 24V thermostat application and system protection by automatically pausing outdoor unit operation — if excess refrigerant is detected Nominal Sizes: 1.5 to 5 Tons [5.3 to 17.6 kW]

Cooling & Heating Capacities: 17.1 kBTU to 55.5 kBTU R-454B

Refrigerant Conditional Parts

(Registration Required): Ten (10) Years

Rheem Sales Company, Inc. RP14AY18AJ1NA

Sub-Total	\$8,498.64
Tax	\$0.00
Total	\$8,498.64

Thank you for choosing Ocala Heating & Air Conditioning, LLC

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ocala Heating & Air Conditioning, 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.



Allan And Rogers Service Inc

David Ross
937 NE 3rd St
Ocala, FL 34470

(352) 216-3482
heardai@gmail.com

ESTIMATE	#1356
ESTIMATE DATE	Aug 11, 2025
SERVICE DATE	Aug 9, 2025
EXPIRATION DATE	Oct 7, 2025
TOTAL	\$8,975.00

CONTACT US

470 NW 68th Ave
Ocala, FL 34482

(352) 622-9043
office@allanandrogers.com

Service completed by: Colin Rogers

ESTIMATE

Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System

\$8,975.00

To furnish and install new Innovair 1.5 Ton 19 Seer2 Inverter Hyper Heat Pump Split System with new pad and thermostat connected to existing ducting, piping, and electrical. This system includes surge protection and over/under voltage protection.
This proposal includes all labor and materials needed to complete this job.

Warranty:

Compressor- Ten years
Parts- Ten years
Labor- One year

*Optional labor warranties are available upon customer request.

\$957 extended 10 year labor warranty
\$504 extended 5 year labor warranty

**Financing through GoodLeap Financial is available upon customer request.

Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)

***This system is eligible for up to a \$2000 tax credit

Services subtotal: \$8,975.00

Subtotal \$8,975.00

Tax (7.5% Sales Tax 7.5%) \$0.00

Total \$8,975.00

*Optional labor warranties are available upon customer request.

\$957 extended 10 year labor warranty

\$504 extended 5 year labor warranty

**Financing through GoodLeap Financial is available upon customer request.

Estimated Monthly Payments with 12.99% APR with Autopay (AP gives .5% discount)