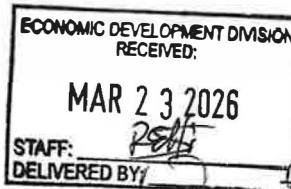




City of Ocala  
 Growth Management Department  
 201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
 352-629-8421 | [www.ocalafl.gov](http://www.ocalafl.gov)



DATE SUBMITTED: 3/23/2026

GRANT ID: (STAFF ONLY) CRA26-0009

- RESIDENTIAL  
 COMMERCIAL

# CRA GRANT APPLICATION

## 1. PROPERTY OWNER INFORMATION

Property Owner Name TC Opportunity IV, LLC  
 Property Owner Mailing Address 1525 NE 5th Ave Ocala, FL 34470  
 E-mail storage1@neighborhoodstorage.com Phone No. 352-414-1645  
 Authorized Representative (if different from property owner) Veronica Bass  
 E-mail vbass@neighborhoodstorage.com Phone No. 352-414-1645

## 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 1135 NE 9th St Ocala, FL 34470 Parcel ID 2614-016-005  
 Current Use of Property vacant residential Proposed Use residential

Proposed Scope of Work (Attach additional sheets if needed)  
replace roof / replace windows / insulation install / paint exterior  
see attached quotes for detailed information.

Explain your need for grant assistance and the expected benefits of your project (Attach additional sheets if needed)  
The proposed improvements will enhance the aesthetic of the house and the surrounding area, improve the efficiency and energy usage for tenants, and continue to help improve livability and values in the East Ocala CRA.

### RESIDENTIAL PROPERTIES ONLY

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

**6. PROJECT COSTS**

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

Work Item 1 Windows  
Work Item 2 Roof  
Work Item 3 Insulation

High Quote 1: 26,910.<sup>00</sup>  
High Quote 2: 13,079.88  
High Quote 3: 2,750.<sup>00</sup>  
Total: \_\_\_\_\_

Low Quote 1: 14,341.46  
Low Quote 2: 11,045.00  
Low Quote 3: 1,630.<sup>00</sup>  
Total: \_\_\_\_\_

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

**7. SCHEDULE**

Start Date: 6/1/26  
Estimated Time For Completion (Weeks/Months): 2 months

**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.

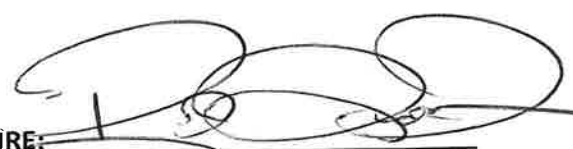
It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, 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>Robert Jenkins Jr, MGR Opportunityville</u> property owner/authorized representative of the property at <u>1138 NE 4th St Ocala, FL 34470</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 align="center">   <b>SIGNATURE:</b> _____  <b>DATE:</b> <u>3/23/26</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 align="center"> <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?  
*First time with this property. see*  Yes  No
- Is the property zoned correctly?  Yes  No
- Does the business have an active business license?  
*The owner is a business company. Active standing. see*  Yes  No  N/A
- Is the business/property owner registered in the State of Florida?  Yes  No  N/A

Date Received: 3/25/2024

Signature (Staff Member): 



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

## Detail by Entity Name

Florida Limited Liability Company

TC OPPORTUNITY IV, LLC

### Filing Information

<b>Document Number</b>	L25000088194
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	02/20/2025
<b>Effective Date</b>	02/20/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1525 NE 8TH AVE  
OCALA, FL 34470

### Mailing Address

1525 NE 8TH AVE  
OCALA, FL 34470

### Registered Agent Name & Address

JENKINS, ROBERT J, JR.  
1140 E FORT KING ST  
OCALA, FL 34470

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JENKINS, ROBERT J, JR.  
1140 E FORT KING ST  
OCALA, FL 34470

Title Manager

Rudnianyn, Todd Brown  
1525 NE 8th Avenue  
Ocala, FL 34470

### Annual Reports

Report Year	Filed Date
-------------	------------



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Document Number](#) /

## Detail by Document Number

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OCALA, FL 34470

### Registered Agent Name & Address

JENKINS, ROBERT J, JR.  
1140 E FORT KING ST  
OCALA, FL 34470

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JENKINS, ROBERT J, JR.  
1140 E FORT KING ST  
OCALA, FL 34470

Title Manager

Rudnianyn, Todd Brown  
1525 NE 8th Avenue  
Ocala, FL 34470

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2026	03/04/2026

### Document Images

[03/04/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/20/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

**2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**FILED  
Mar 04, 2026  
Secretary of State  
8616801821CC**

DOCUMENT# L25000088194

**Entity Name:** TC OPPORTUNITY IV, LLC

**Current Principal Place of Business:**

1525 NE 8TH AVE  
OCALA, FL 34470

**Current Mailing Address:**

1525 NE 8TH AVE  
OCALA, FL 34470 US

**FEI Number:** NOT APPLICABLE

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

JENKINS, ROBERT J JR.  
1140 E FORT KING ST  
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	Title	MANAGER
Name	JENKINS, ROBERT J JR.	Name	RUDNIANYN, TODD BROWN
Address	1140 E FORT KING ST	Address	1525 NE 8TH AVENUE
City-State-Zip:	OCALA FL 34470	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:** TODD RUDNIANYN

**MGR**

**03/04/2026**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000088194  
FILED 8:00 AM  
February 20, 2025  
Sec. Of State  
Klovelace

**Article I**

The name of the Limited Liability Company is:  
TC OPPORTUNITY IV, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1525 NE 8TH AVE  
OCALA, FL. US 34470

The mailing address of the Limited Liability Company is:  
1525 NE 8TH AVE  
OCALA, FL. US 34470

**Article III**

The name and Florida street address of the registered agent is:  
ROBERT J JENKINS JR.  
1140 E FORT KING ST  
OCALA, FL. 34470

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ROBERT J JENKINS JR.

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
ROBERT J JENKINS JR.  
1140 E FORT KING ST  
OCALA, FL. 34470 US

**L2500088194**  
**FILED 8:00 AM**  
**February 20, 2025**  
**Sec. Of State**  
klovelace

### **Article V**

The effective date for this Limited Liability Company shall be:

02/20/2025

Signature of member or an authorized representative

Electronic Signature: ROBERT J JENKINS JR.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

This instrument was prepared by:  
**Robert R. Hoose, Esq.**  
**Clunk, Hoose Co., LPA**  
**495 Wolf Ledges Parkway**  
**Akron, OH 44311**  
**Phone: 330-436-6700**

After Recording Mail To:  
Omega Title Agency, LLC  
495 Wolf Ledges Parkway, Suite 1  
Akron, OH 44311

File No.: FL2025-26183 REO ID: A2500JD

Permanent Parcel No. 2614-016-005

**SPECIAL WARRANTY DEED**

Exempt from Grantor tax pursuant to Florida Code Section 12B-4.014(8)

THIS SPECIAL WARRANTY DEED made and entered into on this 3rd day of February, 2026, by and between **Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**, a mailing address of P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR**, and **TC Opportunity IV, LLC**, a Florida Limited Liability Company, whose tax mailing address is **1138 Ne 9th St, Ocala, FL 34470**, **GRANTEE**,

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: that said Grantor, for and in consideration of the sum of **ONE HUNDRED FIFTY-TWO THOUSAND THREE HUNDRED FIFTY-THREE AND NINETY-FIVE HUNDREDTHS Dollars \$152,353.95**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Prior Deed Reference: **Certificate of Title recorded August 26, 2025 as Official Records Book 8696, Page 1678.**

**MORE commonly known as: 1138 Ne 9th St, Ocala, FL 34470**, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),

**SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.**

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

EXECUTED this 3rd day of February, 2026

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America

by: Omega Title Agency, LLC, its Attorney-in-Fact

By: [Signature]  
Print Name: John D. Clunk II  
Title: Assistant Secretary

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature  
Leslie Diggs  
Printed Name of First Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

[Signature]  
Witness Signature  
Ernest Keith  
Printed Name of Second Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

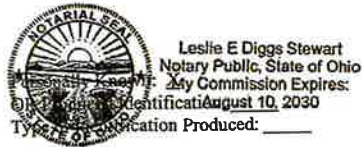
STATE OF OHIO )  
COUNTY OF SUMMIT ) SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3rd day of February, 2026, by John D. Clunk, the Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL

[Signature]  
NOTARY PUBLIC

My Commission Expires: 8/10/30



Power of Attorney recorded \_\_\_\_\_  
2026 as Book \_\_\_\_\_, Page \_\_\_\_\_ in  
Marion County, Florida records.

**EXHIBIT A  
(LEGAL DESCRIPTION)**

Lot 5, Block P, Wyominga Crest, according to the Plat thereof, recorded in Plat Book C, Page(s)  
12, of the Public Records of Marion County, Florida.

Parcel No.: 2614-016-005



Property Address.: 1138 Ne 9th St, Ocala, FL 34470

Prior Deed Reference: Certificate of Title recorded August 26, 2025 as Official Records  
Book 8696, Page 1678.



1525 NE 8<sup>th</sup> Ave, Ocala, FL 34470  
(352) 629-6101  
[www.NeighborhoodStorage.com](http://www.NeighborhoodStorage.com)

March 27, 2026

To Whom It May Concern:

This letter serves as authorization for Veronica Bass and Neighborhood Storage Center Co. to act as legal agent on behalf of all TC Opportunity entities as listed below for the purposes of CRA grant applications.

Please feel free to contact me if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Jenkins", is written over a horizontal line.

Robert Jenkins  
Manager  
941-735-4704

TC Opportunity LLC  
TC Opportunity II LLC  
TC Opportunity III LLC  
TC Opportunity IV LLC  
TC Opportunity V LLC

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2026 Property Record Card

2614-016-005

[GOOGLE Street View](#)

Prime Key: 1264171

[MAP IT+](#)

Current as of 3/26/2026

### Property Information

TC OPPORTUNITY IV LLC  
1138 NE 9TH ST  
OCALA FL 34470-5934

### Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .26

Situs: 1138 NE 9TH ST OCALA

### 2025 Certified Value

Land Just Value	\$37,500		
Buildings	\$148,764		
Miscellaneous	\$959		
Total Just Value	\$187,223		
Total Assessed Value	\$142,635	Impact	((\$44,588)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$142,635		
School Taxable	\$187,223		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$37,500	\$148,764	\$959	\$187,223	\$142,635	\$0	\$142,635
2024	\$35,625	\$123,435	\$894	\$159,954	\$129,668	\$0	\$129,668
2023	\$35,625	\$128,268	\$1,078	\$164,971	\$117,880	\$0	\$117,880

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
<a href="#">8846/1736</a>	02/2026	06 SPECIAL WARRANTY- <i>NEW OWNER</i>	9 UNVERIFIED	U	I	\$152,400
<a href="#">8696/1678</a>	08/2025	31 CERT TL → FNMA	0	U	I	\$100
<a href="#">6829/0612</a>	08/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$135,000
<a href="#">6667/1732</a>	11/2017	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$56,000
<a href="#">5264/1232</a>	10/2009	05 QUIT CLAIM	0	U	I	\$100
<a href="#">5214/1857</a>	06/2009	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$10,000
<a href="#">0798/0592</a>	03/1977	02 DEED NC	0	Q	I	\$16,500

### Property Description

SEC 08 TWP 15 RGE 22  
PLAT BOOK C PAGE 012  
WYOMINA CREST

BLK P LOT 5

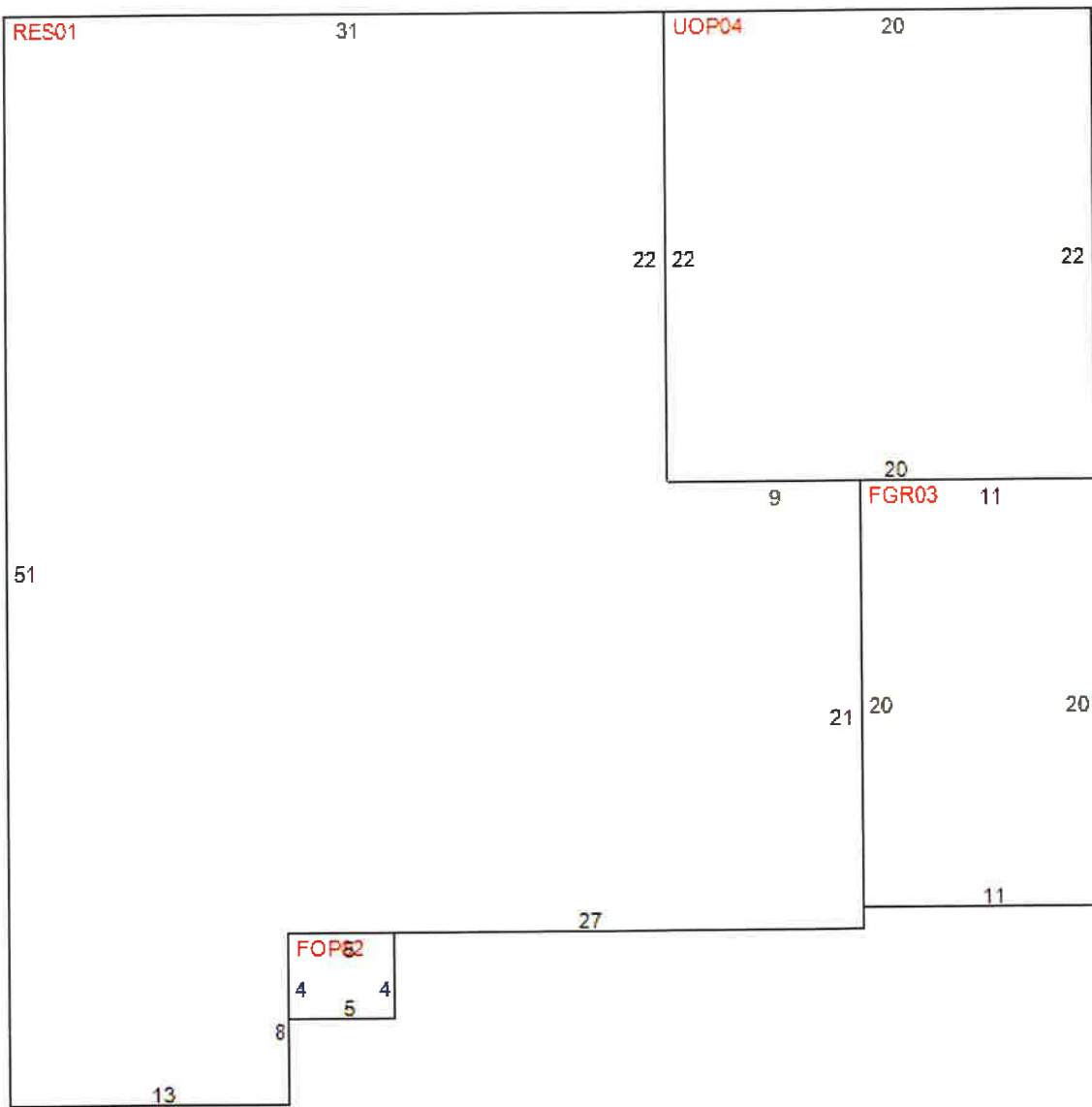
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	150.0	R1A	75.00	FF						
Neighborhood 5144												
Mkt: 8 70												

Traverse

**Building 1 of 1**

RES01=R13U8R27U21L9U22L31D51.R13U4  
 FOP02=U4R5D4L5.U4R27U1  
 FGR03=R11U20L11D20.R11U20  
 UOP04=U22L20D22R20.



Building Characteristics

Improvement      1F - SFR- 01 FAMILY RESID  
 Effective Age    5 - 20-24 YRS  
 Condition        1

Year Built 1954  
 Physical Deterioration 0%  
 Obsolescence: Functional 0%

Quality Grade 400 - FAIR  
 Inspected on 9/22/2021 by 218

Obsolescence: Locational 0%  
 Architecture 0 - STANDARD SFR  
 Base Perimeter 182

TypeID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1954	N	0 %	0 %		1,626	1,626
FOP 0201	- NO EXTERIOR	1.00	1954	N	0 %	0 %		20	20
FGR 0324	- CONC BLK-PAINT	1.00	1954	N	0 %	0 %		220	220
UOP 0401	- NO EXTERIOR	1.00	1954	N	0 %	0 %		440	440

*2,306 sqft*

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN	<b>Bedrooms:</b> 3
<b>Roof Cover:</b> 08 FBRGLASS	TILE	<b>4 Fixture Baths:</b>
SHNGL		0
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Wall Finish:</b> 20 PLASTER	<b>3 Fixture Baths:</b>
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 1:</b> 10 ELECTRIC	2
<b>Foundation:</b> 3 PIER	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b>
<b>A/C:</b> Y	<b>Fireplaces:</b> 0	0
		<b>Extra Fixtures:</b> 2
		<b>Blt-In Kitchen:</b> Y
		<b>Dishwasher:</b> N
		<b>Garbage Disposal:</b> N
		<b>Garbage Compactor:</b>
		N
		<b>Intercom:</b> N
		<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	80.00	LF	20	1954	1	0.0	0.0
159 PAV CONCRETE	616.00	SF	20	2013	3	0.0	0.0

Appraiser Notes

Planning and Building  
 \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD09-1740	12/7/2009	-	REPAIR



**Tax Roll Search Results**  
**Click Add to Cart Icon to Continue**

[Next](#) Previous

<b>Tax Roll Search Results</b>				<a href="#">Help</a>
<b>Search by Account Number</b> R2614-016-005			<b>Tax Year</b> 2025	
<b>Owner/Business Name</b>	FEDERAL NATIONAL MORTGAGE ASSOCIATION	<b>Account Number</b>	<a href="#">R2614-016-005</a>	<a href="#">Request Future E-Bill</a>
<b>Physical Property Address</b>	1138 NE 9TH ST OCALA	<b>Status</b>	PAID	
<b>Legal Description</b>	SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK P LOT 5			

[Next](#) Previous

**Next for Next Page**  
**Previous for Previous Page**

# Tax Roll Property Summary

[Help](#)

<b>Account Number</b>	R2614-016-005		<b>Type</b>	REAL ESTATE		<a href="#">Request Future E-Bill</a>
<b>Address</b>	<u>1138 NE 9TH ST OCALA</u>		<b>Status</b>			
<b>Sec/Twn/Rng</b>	8 15 22		<b>Subdivision</b>	5144		
<b>Year</b>	<b>Roll</b>	<b>Account Number</b>	<b>Status</b>	<b>Date Paid</b>	<b>Amount Paid</b>	<b>Balance Due</b>
<a href="#">2011</a>	R	2011 R2614-016-005	PAID	11/2011	75.13	<a href="#">Tax Bill</a>
<a href="#">2012</a>	R	2012 R2614-016-005	PAID	11/2012	819.15	<a href="#">Tax Bill</a>
<a href="#">2013</a>	R	2013 R2614-016-005	PAID	11/2013	782.20	<a href="#">Tax Bill</a>
<a href="#">2014</a>	R	2014 R2614-016-005	PAID	11/2014	825.52	<a href="#">Tax Bill</a>
<a href="#">2015</a>	R	2015 R2614-016-005	PAID	11/2015	920.57	<a href="#">Tax Bill</a>
<a href="#">2016</a>	R	2016 R2614-016-005	PAID	11/2016	1,014.62	<a href="#">Tax Bill</a>
<a href="#">2017</a>	R	2017 R2614-016-005	PAID	11/2017	1,065.56	<a href="#">Tax Bill</a>
<a href="#">2018</a>	R	2018 R2614-016-005	PAID	11/2018	1,072.57	<a href="#">Tax Bill</a>
<a href="#">2019</a>	R	2019 R2614-016-005	PAID	11/2019	1,373.33	<a href="#">Tax Bill</a>
<a href="#">2020</a>	R	2020 R2614-016-005	PAID	11/2020	1,500.67	<a href="#">Tax Bill</a>
<a href="#">2021</a>	R	2021 R2614-016-005	PAID	11/2021	2,231.50	<a href="#">Tax Bill</a>
<a href="#">2022</a>	R	2022 R2614-016-005	PAID	11/2022	2,259.29	<a href="#">Tax Bill</a>
<a href="#">2023</a>	R	2023 R2614-016-005	PAID	11/2023	2,624.01	<a href="#">Tax Bill</a>
<a href="#">2024</a>	R	2024 R2614-016-005	PAID	11/2024	2,700.63	<a href="#">Tax Bill</a>
<a href="#">2025</a>	R	2025 R2614-016-005	PAID	11/2025	2,966.66	<a href="#">Tax Bill</a>

**CURRENT ACCOUNT DETAILS**

<b>Account Number</b>	2025	R2614-016-005	<a href="#">Tax Bill</a>
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<b>Property Description</b>			<b>Owner Information</b>			
SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK P LO T 5			FEDERAL NATIONAL MORTGAGE ASSOCIATION PO BOX 650043 DALLAS TX 75265-0043			
<b>Current Values and Exemptions</b>			<b>Taxes and Fees Levied</b>			
MARKET VALU	187,223		TAXES	2,726.12		
COUNTY ASMT	142,635		SP. ASMT	364.15		
COUNTY TXBL	142,635					
SCHOOL ASMT	187,223					
SCHOOL TXBL	187,223					
NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1	
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98	
<b>Post Date</b>	<b>Receipt #</b>	<b>Pmt Type</b>	<b>Status</b>	<b>Disc</b>	<b>Interest</b>	<b>Total</b>
11/05/2025	995 2025 0006693.0001	Full	Pmt Posted	\$123.61-	\$0.00	\$2,966.66

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R2614-016-005 2025		TAX DISTRICT: 1001	
ASSESSED VALUE: 142,635		TAXABLE VALUE: 142,635	
TAXING AUTHORITY		EXEMPTIONS: *	NONE *
COUNTY	GENERAL COUNTY	MILLAGE	ASSESSED
	FINE & FORFEITURE		EXEMPTIONS
	COUNTY HEALTH		TAXABLE
SCHOOL	SCHOOL R.L.E.		TAXES
	SCHOOL VOTE		
	SCHOOL DISCRETIONARY		
	SCHOOL CAPITAL IMPR		
WATER	ST JOHNS MANAGEMENT DIST		
MUNIC	OCALA BASIC		
		COUNTY ASSESSED:	SCHOOL ASSESSED:
EXEMPTION: NONE		17.13700	2,726.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X901 Ocala Fire	SF/DUP/MH	PER ASMT UNIT	364.15
		NON AD VALOREM ASSESSMENTS:	364.15
		COMBINED TAXES & ASSESSMENTS TOTAL:	3,090.27

R2614-C16-005 2025  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
PO BOX 650043  
DALLAS TX 75265-0043

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/05/25 PERIOD 01

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

George Albright  
REAL ESTATE  
Marion County

NOV 30 2025	DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	PastDue Apr 1
2,966.66	2,997.56	3,028.46	3,059.37	3,090.27	3,182.98

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		1001		

VALUES AND EXEMPTIONS TAXES 2,726.12 George Albright  
MARKET VALU 187,223 SP. ASMT 364.15 503 SE 25TH AVENUE  
COUNTY ASMT 142,635 Ocala Fl 34471  
COUNTY TXBL 142,635  
SCHOOL ASMT 187,223  
SCHOOL TXBL 187,223

8 15 22  
SEC 08 TWP 15 RGE 22 PLAT BOOK C  
PAGE 012 WYOMINA CREST BLK P LCT  
5

R2614-C16-005 2025  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
PO BOX 650043  
DALLAS TX 75265-0043

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/05/25 PERIOD 01  
995-2025-0006693.0001  
\$2,966.66 CH



Before Trees  
Removed  
Feb 2026



Alex  
Fees  
Removed  
March 17<sup>th</sup> 2006



1138 NE 9th St  
Ocala FL 34470

3/5/2026

Photos

*Color Examples*



Accessible Beige (SW 7036)



Urbane Bronze (SW 7048)

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor Licensee # SCC13115309

TC Opportunity LLC

1138 NE 9<sup>th</sup> St.

Ocala, Fl. 34470

(352) 239-0444

This window proposal is for the installation of 17 windows. The manufacture is MI Industries 3540 series. Windows come with Low E and Argon gas, white frames, with screens.

**Window Descriptions:**

4@ 44 X 54 single hung

2@ 24 X 54 single hung

1@ 59 X 55 Picture window

1@ 24 X 24 single hung

1@ 70 X 59 twin single hung

2@ 35 X 46 single hung

2@ 35 X 49 single hung

2@ 36 X 38 single hung

1@ 46 X 59 single hung

15 single  
1 twin  

---

17 windows

\$ 10,941.46 - Material  
3,400.00 - Labor  
300.00 - Permit  

---

\$ 14,641.46

The total cost to order materials and windows is \$10,941.46 and is due before start of job.

The total cost for the windows installation labor is \$3,400.00 and due at completion of the installation.

Permit Fee: Cost to pull permit for window installation job will be at cost by homeowner. Cost is estimated at \$300 and will provide receipt for reimbursement.

Installation includes removal of the old windows and all debris and installation of new windows, caulking, and cleanup of window debris. Labor comes with a five-year warranty for callbacks on leaks and hardware operation. Windows come with a MI factory warranty and is not covered by installer. Please allow 6-8 weeks for delivery of windows and set installation. Due to supply chain shortages delivery of windows can possibly be delayed.

Customer Signature \_\_\_\_\_

# NorthStar Aluminum

1715 Independence Boulevard  
 b4  
 Sarasota, Florida 34234  
 (941) 398-0590  
 Admin@northstaraluminumfl.com |  
 www.northstaraluminumfl.com



**NORTHSTAR**  
 ALUMINUM

Aluminum Enclosures, Re-Screens, Railings & More

Product/Service	Description	Total
Window Install - 18 windows  <i>1 Twin window</i>	<ol style="list-style-type: none"> <li>Preparation:                             <ul style="list-style-type: none"> <li>Protect the work area (floors, furniture) with drop cloths or plastic sheeting.</li> <li>Verify window dimensions and specifications to match the order and opening.</li> <li>Obtain necessary permits and inspections as required by local building codes.</li> </ul> </li> <li>Opening Preparation:                             <ul style="list-style-type: none"> <li>Inspect window openings for structural integrity and ensure they meet code requirements.</li> <li>Make necessary repairs or modifications to the opening to ensure proper fit and performance of the new windows (additional costs may apply for significant repairs).</li> <li>Apply flashing and sealant to create a weather-tight barrier.</li> </ul> </li> <li>Window Installation:                             <ul style="list-style-type: none"> <li>Carefully set the new impact windows into the prepared openings.</li> <li>Ensure windows are level, plumb, and square.</li> <li>Secure windows with appropriate fasteners according to manufacturer's specifications and local codes.</li> <li>Apply sealant and caulk around the window perimeter for a weather-tight seal.</li> </ul> </li> <li>Finishing:                             <ul style="list-style-type: none"> <li>Install interior trim and exterior trim as needed.</li> <li>Clean the windows and surrounding area.</li> <li>Remove all debris and dispose of properly.</li> </ul> </li> <li>Inspection and Testing:                             <ul style="list-style-type: none"> <li>Conduct a final inspection to ensure proper operation and sealing.</li> <li>Schedule and pass any required inspections by local building officials.</li> </ul> </li> </ol>	\$26,910.00
<b>Total</b>		<b>\$26,910.00</b>

This quote is valid for the next 30 days, after which values may be subject to change.

View Terms & Conditions Here: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:7f28168e-c7f0-44f7-abae-62d838b8e6cd>

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

## NorthStar Aluminum

1715 Independence Boulevard  
b4  
Sarasota, Florida 34234  
(941) 398-0590  
Admin@northstaraluminumfl.com |  
www.northstaraluminumfl.com



**NORTHSTAR**  
ALUMINUM

Aluminum Enclosures, Re-Screens, Railings & More

### RECIPIENT:

#### Veronica Bass

1138 Northeast 9th Street  
Ocala, Florida 34470

### Estimate #1648

Sent on

Feb 24, 2026

**Total**

**\$26,910.00**

## Window Removal

### 1. Preparation:

- \* Cover and protect the work area (floors, furniture) with drop cloths or plastic sheeting.

### 2. Window Removal:

- \* Carefully remove interior and exterior trim.
- \* Detach and remove any fasteners (screws, nails) securing the window.
- \* Gently extract the old window from the frame.

### 3. Opening Preparation:

- \* Clean the window opening, removing old caulk, debris, and any protruding nails or screws.
- \* Inspect the frame for damage and make minor repairs if needed (note: significant repairs may incur additional costs).

### 4. Disposal:

- \* Properly dispose of the old window, trim, and related materials.



CCC1330059

# A GOOD MAN AROUND THE HOUSE LLC

DBA: AGM Roofing

Mailing: 6730 NW 1st Ave, Ocala, FL 34475

Office Phone: (352) 622-2766 Fax: (352) 622-2763

2/5/2026

Thomas R Lea III, Owner  
CCC1330059

## JOB ESTIMATE

CUSTOMER: Veronica Bass
1138 NE 9th St
Ocala, FL 34470
352-239-0444

### DESCRIPTION OF WORK

Remove single layer roof system down to a smooth surface. Inspect deck for proper nailing pattern and for rotten or damaged plywood. The deck will be renailed if needed to bring up to current code. All rotten or damaged plywood will be replaced on an as per sheet basis as described below. New architectural shingles will be installed over a moisture barrier. New ridge vent, drip edge, valley metal (if needed) and vent pipe flashings (excluding gas vents) will be installed. All debris and any left over material will be removed and a magnetic cleanup will be done upon completion.
---

QTY.	MATERIAL	AMOUNT
	*Atlas Pinnacle Pristine Roof System*	
	<b>**Includes:</b>	
	Flat roof area.	
	Up to 4 sheets of plywood.	

MISCELLANEOUS CHARGES		
1/2in Plywood at \$80ea.		
Renailling deck \$300 (if needed)		
Cricket behind chimney		
\$15/sq if double layer of felt		

Lumber	LF	RATE	AMOUNT
2x4's		\$7.00	
2x6's		\$7.50	
1x4's		\$6.50	
1x6's		\$7.00	

BASE PRICE	<b>\$11,045.00</b>
TOTAL MATERIAL	
TOTAL MISCELLANEOUS	
TOTAL LUMBER	
<b>GRAND TOTAL</b>	

**Pricing Notice:** The base price listed is an estimate based on our initial inspection. Additional materials or repairs may be required if hidden or previously undetectable damage is discovered once work begins. Any such findings may result in an adjustment to the final total. The base price is not a guarantee of the final amount due.

\_\_\_\_\_ Customer Initials

Contractor 

Customer \_\_\_\_\_

Estimate valid for 30 days.



**Next Dimension Construction - Commercial Division**  
13624 S US Hwy 441  
Summerfield, Florida 34491

Licensed/Insured:  
EC13013583  
CCC1334966  
CGC1534618  
CCC1331563  
CGC1534617

Phone: (855) 643-7663

**Company Representative**  
Jonathan Norman  
Phone: (352) 844-1961  
JonathanN@NextDimensionConstruction.com

**Tood Rudnianyn**  
**TC Opportunities IV LLC**  
1138 Northeast 9th Street  
Ocala, FL 34470  
(352) 414-1645

**Roofing Section**

- Shingle Color \_\_\_\_\_ ?
- Flat roof color \_\_\_\_\_ ?
- Drip Edge Color \_\_\_\_\_ ?
- Accessory Color \_\_\_\_\_ black
- Skylight Size \_\_\_\_\_ n/a
- Reuse or Replace Skylight \_\_\_\_\_ n/a
- Solar Panels \_\_\_\_\_ n/a
- What Company will be doing the solar \_\_\_\_\_ n/a
- Pool Solar Y/N \_\_\_\_\_ Keep or Trash \_\_\_\_\_ n/a
- Gutters Present Y/N \_\_\_\_\_ no
- Gutter Guards Present Y/N \_\_\_\_\_ no
- Gate Code \_\_\_\_\_ n/a
- Payment Method \_\_\_\_\_ ?
- Additional Structures Y/N \_\_\_\_\_ no
- Satellite Dish Keep \_\_\_\_\_ or Trash \_\_\_\_\_ n/a
- HOA Y/N \_\_\_\_\_ ?
- G: \_\_\_\_\_ Y: \_\_\_\_\_ R: \_\_\_\_\_

- Special Notes for production

- Replace wood going vertical at transition above garage.
- Install rolled roofing on front 1/12 Pitch (.3 SQ) above front entrance
- Tear off one layer of existing roof and accessories
- If extra layer of shingles or felt will be charged as a Change Order at \$50 per square
- Inspect decking and sheathing for structural integrity, if found to be deficient it will be rebuilt or replaced and charged as a change order upon customer approval
- Re-nail roof deck to meet current code
- Detach and set aside existing satellite dish. NDC is not responsible for re-installation or calibration
- Provide and install new drip edge where gutters are not installed
- Provide and install all new pipe penetration boots
- Detach and dispose of existing off ridge vents; Provide and install new shingle over ridge ventilation
- Provide and install new valleys, using peel and stick Self Adhering polymer modified underlayment using a closed valley system
- Roof is a 3/12 Pitch the deck will be covered by Ice and Water
- Provide and install new Seal-A-Ridge Hip and Ridge cap shingles according to manufacturer's specifications
- Provide and install new CertainTeed Swift Start Starter Strip according to manufacturer's specifications
- Provide and install new CertainTeed architectural-style algae-resistant shingles according to manufacturer's specifications
- NDC to furnish material and labor
- Clean up and haul off all roofing debris from property
- Protect Landscaping
- Roll yard with magnetic nail bar to ensure removal of nails
- Detach and reset rain sensor if applicable. NDC not responsible for calibration upon resetting
- 5 Year Workmanship warranty

**Materials**

Certainteed Landmark AR (3 BD/SQ)

Certaineed SwiftStart - 7 5/8" (116')  
 Tri Built Ice & Water Shield (2 sq)  
 Certaineed Shadow Ridge (Class 3 IR) (30')  
 Lomanco Lo-OmniRoll Ridge Vent (30')  
 Galvanized Steel Drip Edge (10')  
 DME Bullet Boot 2"  
 DME Bullet Boot 4"  
 Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)  
 2 3/8" Sheathing Nails  
 Stinger Nail Pack - 1" (2000 Cnt)  
 Plastic Cap Nails - 1" (3000 Cnt)  
 5GL Wet/Dry Roof Cement  
 Tri-Built SA Base Sheet (2 sq)  
 Tri-Built SA SBS Cap Sheet (1 sq)  
 Permitting  
 26 Galvalume Transition  
 Install Plywood  
 Labor  
 Tear off and Install Laminated Shingles

\$13,079.89

TOTAL

\$13,079.89

Starting at \$215/month with  Acorn FINANCE • [APPLY](#)

**Permitting**

- Apply for any applicable permits.
- Apply for inspections per local building codes.

**Guarantee**

- Roofing - Workmanship warranty (Depending on Which Package was purchased) from completion date under normal weather conditions. Warranty is only valid if all funds owed have been paid in full. The Warranty length is spelled out in the Section Details of the contract.

**Repair / Change Order**

- Regarding any changes to the original price of the contract, please be aware that there may be extra charges for material and labor once we have completed the tear off (IF INCLUDED) and have evaluated the underlying wood. Any rotten wood or damaged material that needs to be replaced will be charged to you for an extra fee.
- During the course of your project we may run into unforeseen damages. We will go ahead with the necessary changes to comply with the building codes and requirements for the inspection approval from the corresponding building department. Be aware that you will be responsible for these change orders. Please see table below for change order pricing:

Second Layer of Shingles: \$50 Per Square  
 Each additional layer of Felt: \$12 Per Square

**Materials Size Pricing**

Plywood 5/8" /CDX 5/8" | 4 x 8 | \$120.00 Per Sheet  
 Trusses | 2 x 4 | \$7.00 Per Linear Foot  
 Trusses | 2 x 6 | \$8.00 Per Linear Foot  
 Fascia | 1 x 2 | \$4.50 Per Linear Foot  
 Fascia | 1 x 6 | \$7.00 Per Linear Foot  
 Fascia | 1 x 8 | \$8.00 Per Linear Foot  
 Decking | 1 x 6 | \$7.00 Per Linear Foot  
 Decking | 1 x 12 | \$12.000 Per Linear Foot

- Two sheets of plywood/OSB are included (if needed) into this proposal. Anything else will be charged extra. Decking will be replaced in accordance with recommendations by both the National Roofing Contractors Association (NRCA) and the American Plywood Association (APA). New decking shall be APA rated for structural use. Deck fastening will meet or exceed local building code requirements.
- NDC is not responsible for priming, painting, or caulking of any of the above-cited items that are removed and replaced during your project. By signing this agreement, are agreeing to not withhold final payment for any reason.

**Next Dimension Terms and Conditions**

1. Agreement: This agreement is between Next Dimension Construction, INC., (NDC) and the homeowner "the Owner") and/or their agents. NDC agrees to do the work contained herein for the Owner. The work shall not include testimony in court for any reason.

2. Payment of Funds and Deposit: Owner agrees to pay NDC for the work in cash equivalents, unless otherwise agreed upon in writing. Owner agrees to pay NDC a non-refundable deposit of 10% for all jobs with the balance due upon either the completion date as defined herein or upon Substantial Completion. Substantial completion shall mean if only certain minor items of work are incomplete; the cost of those items may be withheld from the final payment at the Owner's option until such items are completed. No jobs will be scheduled or started without a deposit without management approval. All payments made pursuant to this Agreement shall only be made to NDC. If the final bill is not paid in full there will be no warranty of any kind. Any difference in final estimate price between insurer and contractor will be sought from insurer and will not change the deductible owed by homeowner. All amounts paid for roofing related services by the carrier will be due and owed to NDC.

3. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

4. Work Schedule: All details of job (shingle style & color, aluminum colors, etc.) must be finalized prior to being placed on our schedule. NDC agrees to perform the work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. NDC shall commence work approximately within 21 days of delivery of materials, allowing time for reasonable delays of which NDC is not responsible. NDC is responsible for establishing, scheduling and sequencing the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, strikes, lockouts or other causes beyond NDC's control. Permit-Removal of permit plaque prior to final inspection will result in \$100.00 fee Per Incident for re-inspection cost.

5. Materials: NDC shall provide necessary labor, materials, and sales tax on materials to complete the work as specified. NDC shall not be responsible for an exact match of any materials, including but not limited to, roofing, siding, metal work, and shingle shading. All materials shall remain the property and title of NDC until fully paid by the owner. All surplus materials shall remain the property of NDC unless, at NDC's option, turned over to the owner upon the completion of the work. NDC is not responsible for replacement of any lumber, sheathing, trim or rotted wood, or replacement parts in excess of the agreed amount unless specified in this agreement. NDC may, in its own discretion, substitute materials to be used in the work. If determined by NDC during the performance of the work, that additional labor and materials are required beyond what is specified in this agreement in order to complete the work, the cost for additional labor and materials will be borne by Owner.

6. Changes in Contract: The owner hereby expressly authorizes any of his joint signatories, if there be any, or any of his agents, servants, employees, attorneys-in-fact, or personal representatives to execute and deliver to NDC. Any written additional change order (hereinafter the "Change Order") and any other documents necessary to consummate this Agreement, which shall be binding and conclusive on said Owner. Owner hereby acknowledges that any Change Orders, requested by Owner and approved by NDC pursuant to this section of this agreement, shall be paid as per the terms of NDC's Change Order policy. Any changes made to this Agreement as required by regulatory agencies will be at additional cost to the Owner, unless such changes and additions are cited in this Agreement. Furthermore, by signing below, Owner acknowledges that no change has been made to this Agreement by any salesperson or agent of NDC on behalf of Owner.

7. Owner Responsibilities: Owner warrants to NDC that he is the legal owner of the Property. Owner agrees to provide to NDC at no charge, electric power and water for construction purposes. Owner acknowledges that the removal of permanently attached materials often disturbs and vibrates the existing property. The debris generated from this work and related procedures may cause inconvenience or discomfort which is normal construction wear and tear conditions, and not NDC negligence and may include, but is not limited to, interior wall cracks, flaking of wall paint, debris falling into an attic, disturbance to shrubbery and lawns, small divots in the driveway from equipment such as roll-off trash containers and dump truck, damage to driveways, walkways, and sidewalks. As a precaution, the owner shall remove from walls or ceilings, items such as, but not limited to, chandeliers, paintings, and plates. Owner shall lock away or secure other items of value in or on the property. Owner shall make himself available during construction for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required.

8. Cancellation of Agreement: Should owner cancel this agreement for any reason prior to the Reversion Date of this agreement, NDC shall return to owner all payments made under this agreement within ten (10) days of receipt of the Notice of Cancellation of this agreement which is incorporated herein and made a part hereof. If the agreement is breached thereafter without consent of NDC, liquidated damages of 20% of the cash price of the work, plus a proportionate share of all work already performed will be due to NDC. To cancel this agreement, mail or deliver a signed and dated copy of the Cancellation notice or other written notice to NDC at its address noted on this agreement no later than midnight of the third business day from the date of this agreement. The parties agree that NDC shall have the right for 60 days following execution of this agreement to cancel this contract without cause. Should NDC decide to exercise its right to cancel the contract during this time period, NDC shall notify the homeowner in writing and shall refund the homeowner's deposit.

9. Default: Owner shall be in default of this Agreement at any time if he does not tender payments as listed in section 2 & 6 of this Agreement. Upon owners' default, NDC may immediately discontinue work and the entire balance shall be immediately due and payable. Waiver or indulgence of any default shall not operate as a waiver of any other default on future occasions.

10. Attorney's Fees: In the event that legal proceedings are instituted for the recovery of the unpaid Agreement price and any additional charges due, the Owner agrees to reimburse all actual costs, expenses and attorney's fees incurred by NDC.

11. NDC Warranty: In order for any warranty to be effective against NDC or any other party, owner must (1) have paid all sums owed to NDC under this agreement and any applicable Change Orders; (2) must provide by immediate (or 10 days) written notice, by certified mail, to NDC upon discovering any defect or failure of the work performed and; (3) not allowed any third party to, in any way, alter or repair any of the work performed by NDC. NDC shall provide the owner with a warranty against defects in workmanship for a period contained herein from the Completion date. Material warranty shall be limited manufacturer's warranty of materials. NDC does not warrant the material or labor of items such as, but not limited to; caulking materials, sealant, reflective coatings, painted surfaces, metal materials, or the possible failure of these items. NDC's warranty is only effective if gutters are properly cleaned and maintained at least twice a year. Normal maintenance and care of Work installed is the owner's responsibility. If damage occurs to the roof or interior of a house, which is a result of clogged gutters, then any warranty stated herein is void. NDC's warranties as stated in this section of this Agreement shall be null and void for any water ponding beyond forty-eight (48) hours, except as set forth in this Agreement.

12. NDC Not Liable: Owner acknowledges that at no time shall NDC's liability exceed the total amount charged for the work performed under this Agreement. NDC shall not be liable for any defects which are characteristic to the particular materials such as cracks, splits, and shrinkage or warping of wood or lumber etc. Due to the nature of the work, damages to the property sometimes occur. Therefore, NDC is not responsible for nail pops, cracks to walls or ceilings of coexisting structures. NDC assumes no liability for damages, including but not limited, to existing landscaping, trees or shrubs. NDC is not liable for damages to air conditioning lines, electrical, or water lines installed in the attic. It is not liable for common occurrence weather related problems or Acts of God. NDC is not liable for any new ponding of water or improper drainage due to incorrect sloping of existing roof structure problems that could cause sagging or unevenness in existing roof deck. NDC is not responsible in the event stucco or siding needs to be removed to replace damaged or deteriorating wall flashing. This is the owners' responsibility to fix, and the owner will bear the cost. Owner acknowledges that NDC is only responsible for damages to the property and the contents therein under NDC's liability insurance. NDC or its employees or servants are held or found to be negligent and, owner notified NDC within forty-eight (48) hours of the occurrence.

13. Insurance: Owner agrees to carry homeowner's insurance covering fire, theft, storm, and damage to the property, including, but not limited to, landscaping, trees, shrubs, driveways and walkways in sufficient amounts to cover the Work and Materials under construction by NDC and agrees to compensate NDC for losses sustained by these conditions. NDC shall, in amounts and within carriers subject to NDC sole discretion, provide workers' compensation, public liability and property damage for the Work, unless a general contractor, sub-contractor, or Owner, in whole or in part, supplies such insurance. NDC's maximum liability is limited to the coverage provided.

14. Outside Financing: If the work is funded by an outside lending agency, the Owner agrees to execute and deliver necessary finance papers, mortgage, or other forms required by the lending agency in advance of commencement of the Work. Upon notice of Substantial Completion of the Work, the Owner will execute a certificate of completion, if required.

15. Binding Contract: This Agreement, until approved by NDC Management, is subject to change or revocation by NDC, without notice. Upon approval by NDC, this agreement shall constitute a binding agreement between NDC and the Owner. In the event such approval is not granted within thirty (30) days of the date of this agreement, the deposit paid by the Owner will be refunded without interest and the agreement shall be deemed not approved and neither NDC nor the Owner shall be liable to each other for costs or damages. Notwithstanding anything contained herein to the contrary, NDC reserves the right to reject or cancel all or part of this agreement due to unacceptable payment performance or credit rating of the owner. Any change approved by NDC, shall be communicated to the owner and be subject to acceptance within ten (10) days. If such change is not accepted in writing by the owner within such time, the deposit shall be refunded without interest to the owner in full termination of this agreement.

16. Service Calls: Service calls requested by the owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by NDC to be a non-warranted item, the owner will be charged for the service call or work performed at NDC's established rates.

17. Entire Agreement: This agreement constitutes the entire agreement between the parties. NDC is not liable for nor bound in any manner by any statements, representations, warranties, collateral or otherwise, or promises made by any person representing or proposing to represent NDC. Unless such statements, representations, or promises are set forth in this agreement. Any modifications of this agreement must be in writing and signed by both parties.

18. Severability: If any provisions, paragraphs, or sub-paragraphs of this agreement are adjudged by any court to be void or unenforceable in whole or in part, this adjudication shall not affect the validity of the remainder of this agreement. Each provision of this agreement is severable from every other provision and constitutes a separate and distinct covenant.

19. No Waiver: NDC may accept late payments or partial payment checks, bank drafts, or money orders marked "Paid in Full" without waiving any of its rights related to this agreement.

20. Governing Law: This agreement is made and entered into the State of Florida and the laws of Florida shall govern its validity and interpretation.

21. Gender: Wherever in this agreement reference is made to the masculine gender, it shall be construed to include the feminine gender and vice versa unless the context clearly indicates otherwise.

22. Copy of Contract: By signing below and/or the above acceptance agreement, the owner acknowledges receipt of a copy of this agreement which has been signed by NDC.

**713.015 Mandatory provisions for direct contracts.**— (1) Any direct contract greater than \$2,500 between an owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up to and including four units, must contain the following notice provision printed in no less than 12-point, capitalized, boldfaced type on the front page of the contract or on a separate page, signed by the owner and dated: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.

(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.

(c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

#### Standard Features

1. NDC to furnish labor and materials.
2. All work to conform to today's local building codes.
3. General clean up and haul off all work-related debris from property. Clean gutters of roofing debris.
4. Roll yard with magnetic nail bar to remove metal debris.
5. NDC will maintain both liability and workman's compensation insurance as required by law.

#### Exclusions

1. Any work not listed in the scope of work
2. Previous faulty construction

#### Clarifications

1. Change order is not included.
2. Price is valid for 30 days from the date of the proposal.
3. Payment is due in full upon completion of the work.
4. NDC reserves the right to make changes to the scope of work at their discretion when conditions in the field require different accommodations.

#### Payment Terms

1. 20% due at contract signing and the balance upon completion.
2. 30% due within 5 days of mobilization (Mobilization is defined when work actually begins and materials have been delivered)
3. 40% due upon substantial completion. (Substantial completion is defined as the day Next Dimension Construction Inc. demobilizes from the site and the project is complete, except for punch list items, and final inspections. If the project extends longer than one month, Next Dimension Construction Inc will submit a monthly progress invoice based on a percentage of project completion. Progress invoice will be submitted on the last day of the month, and is made payable no later than the 10th day of the following month.
4. FINAL 10% is due in exchange of signed off permit, delivery of specified warranty, and final release of lien.
5. 100% of change order(s) will be paid upon receipt of invoice for said items.
6. Late Payment / Service Charge / Credit Card: Any funds owed greater than 15 days beyond the completion date are subject to a service charge of two (2%) per month on the unpaid balance. Payment with a credit card will incur a convenience fee of 3.6%

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Company Authorized Signature

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Date

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Customer Signature

---

Date

---

Customer Signature

---

Date



**Keep It Cool Ocala**

TC Opportunity  
1138 NE 9th St  
Ocala, FL 34470

✉ vbass@neighborhoodstorage.com

ESTIMATE  
EXPIRATION DATE

#93  
Mar 31, 2026

CONTACT US

9030 NE Jacksonville Rd  
Anthony, FL 32617

☎ (352) 620-0540

✉ jackie@keepitcoolocala.com

ESTIMATE

Service completed by: Tony Freeman

**Option #1**

Services	qty	unit price	amount
Blow In Insulation. Est to Blow in 22 Bags at \$125.00 per Bag	22.0	\$125.00	\$2,750.00

Services subtotal: \$2,750.00

**Total \$2,750.00**

**Option #2**

Service completed by: Tony Freeman

Services	qty	unit price	amount
Estimate to pull & clean ac coil. Unit is 2022 so it should be okay. If not has warranty til 2027. Will check out unit further at time of coil clean-when power is on.	1.0	\$600.00	\$600.00

Services subtotal: \$600.00

**Total \$600.00**

Handwritten calculation:  
 2,750  
 + 600  
 -----  
 3,350

OUR MISSION: To glorify GOD by being a faithful steward of all that has been entrusted to us. By going the extra mile thru Hardwork, Honesty, & Teamwork.

## Terms and Conditions

By accepting this quote from Suncoast Insulators you are agreeing to the following terms and conditions

### PROPOSAL-

Unless otherwise stated, this proposal is only good for 30 days from the date listed above. Proposals do not include garages, interior walls, porches, lanai's or other structures/living areas on the property unless specified.

### PREP-

Spray foam- Suncoast covers standard windows and doors before applying spray foam insulation. We advise our customers to cover any beams/ conduit/ finished floors/ other areas they do not want the spray foam material applied. Additional prep work can be discussed and is not included in this quote.

### RECOMMENDATIONS-

Spray foam- When retro fitting an existing home with spray foam, We recommend contacting you're a/c contractor to discuss re-sizing of your air handler system. Spray foam is a much more energy efficient system and your existing air handler may be over sized now.

### REMOVALS-

Insulation removals- Please note when contracted to remove existing attic insulation in a home with vacuum extractions we aim to remove 90% of existing insulation. There will be trace amounts of existing insulation and attic material left behind. Area's with low clearance may also have more material left behind in this process that we cannot safely obtain. Please make sure any and all storage items are removed from attic prior to our arrival. **\*Due to weather conditions, this scope may not be contracted year round and subject to availability in cooler months \***

### REQUIREMENTS-

- 1.(Blown in fiberglass) Soffit must be installed prior to installation to keep material from escaping the attic
- 2.(All Insulation Applications) Framing, electrical rough-in, plumbing top out, security wires, other cables, hvac equipment and duct work must be completed before the application process. All wires and pipes need to be securely fastened to prevent incidental damage.
3. (Blown in fiberglass)- Owner must provide adequate access to attic space, New construction homes with low clearance / sloped ceilings or non blow-able area's will be quoted with batt insulation as applicable. (Existing homes with the same conditions, Suncoast cannot guarantee max efficiency without access to these areas.)
- 4.(Some Specialties products) Owner must provide wood backing/ reinforcement to install products to.
- 5.(All Applications) Owner is responsible for making sure all provisions and installations are done against surfaces that are up to their manufactures code. Suncoast is not responsible for sheet rock/ drywall/ tile/ driveways/ect. Some examples are; removal of old shower enclosure- old tile may break/ fall; sheet rock/ drywall when blowing insulation if existing drywall is not properly fastened/ secure material could potentially break loose.

### RESPONSIBILITY -

1. Owner is responsible for obtaining necessary approvals for projects, including permits and other related approvals.
2. Only an authorized person to the property can request our services be provided
3. Owner is responsible for making sure requested material meets any codes or standards required (including energy calculations for insulation R-Value)

### DEPOSIT-

All jobs are COD with a minimum of a 50% deposit required in advance. The 50% deposit is non refundable if any material purchases, accommodations or preparations have been made for this job. If Suncoast deems the deposit to be refundable, the homeowner/contractor will not get back, a cancellation fee of \$100.00 or any credit/debit card service charges.

Please initial that you have read and understand the terms \_\_\_\_\_

## Terms and Conditions Cont.

### PAYMENT-

Payment is due upon immediate completion of work, someone must be on site to provide payment to the crew.

**Credit/Debit Cards:** Any payment over \$500.00 received via credit or debit card will have a 3% transaction fee added to the total.

### NON-PAYMENT-

1. A late fee of 18% can be added to all unpaid invoices still open more than 30 days after completion.
2. Customer is responsible to cover all expenses in association with a lien being placed on a property due to nonpayment of completed work.
3. Customer is responsible to cover all attorney fees if this agreement is placed in the hands of an attorney for collection or collected by suite or through any probate, bankruptcy or any other legal proceedings.

### SCHEDULING-

Scheduling is of the utmost importance during the construction process for both clients and subcontractors. If you elect to proceed with this bid, you are to reach out to Suncoast at least two weeks before your proposed start date, once the deposit is paid we will try our best to get the work scheduled +/- Two days of your desired start date.

### JOB SITE EXPECTATIONS-

1. Crews must have a clean and empty space to work, all items must be removed for us to start work. This is for crew safety, crew efficiency, and protecting items from being accidentally broken or damaged.
2. If work is scheduled and we cannot begin on agreed upon date because the job is not ready it may result in the job being pushed until our next available day (up to two weeks) & trip charges being added to the total cost of the job.

### SPRAY FOAM-

1. All spray foam bids are provided in nominal terms. This is in relation to the thickness of the material sprayed there can be variances of +/- .25 to 1.5" or greater depending on the application
2. We do not full fill cavities with spray foam, if you want the cavity filled you must contact a representative to discuss the extra cost for over spray of material and the extra cost of labor for scarfing and the proposal MUST note that this service is being done.
3. Even a trained eye cannot always identify problematic areas, therefore Suncoast is not to be held liable for areas that are not properly sealed. Owner is responsible for making sure the surface we are spraying against be free of non visible gaps.
4. We recommend that all removed items from work space being moved at least 40' from the structure in case over spray does occur.
5. Attic storage or open areas require a Thermal barrier or Ignition Barrier over the spray foam per

- manufacture, and we can provide this at an additional charge. This is for your safety should a fire arise the barrier will provide extra time to get out of the structure before the fire reaches the spray foam product.
6. When applying the product, one side of the proposed area must have wood/ drywall/ sheet rock backing to spray foam against.
  7. All residents per manufactures specifications should vacate the premises for a period of 24 hours after spray foam is complete. (This includes pets as well)
  8. Surface must meet temperature, moisture and compatibility type needed for spray foam material.

**Please initial that you have read and understand the terms \_\_\_\_\_**

## **Terms and Conditions Cont.**

### **LIABILITY-**

Proceeding with this bid you are agreeing that you have read, understand and except the terms and conditions as they have been explained to you. In no event should Suncoast be held liable for any claims for anticipated profits or for incidental or consequential damages, including claims or mental anguish. Suncoast's liability on any claim of any kind for any loss of damage arising out of, in connection with, or resulting from the estimate or from the performance or breach thereof shall in no case exceed the cost of the materials or labor provided by Suncoast.

### **DAMAGE-**

Any and all damages must be reported to a Suncoast employee in writing as well as contacting a manager at the branch. Please allow us time to review the concern and come up with a resolution. Fixing any damages yourself or through a third party can void any warranties and result in no credit or discount being applied and the total cost of the invoice will be due and payable.

### **AGREEMENT-**

This document constitutes the entire agreement the purchaser and the company, no terms, conditions, or understand, whether expressed or implied have been agreed upon herein set forth. Payment by the purchaser of all or any of the sums due for the work described herien shall be deemed conclusive evidence of the satisfactory completion of work and of the fulliment of all specifications applicable therto. If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract. Client and Suncoast each bind themselves, their respective heirs, executors, administrators, partners, successors, assigns and legal representatives of such party in all matters are related to this contract.

\_\_\_\_\_  
**Customer Signature**

\_\_\_\_\_  
**Date**

# Proposal

WILCO ENTERPRISES INC. DBA  
**SUNCOAST**

**INSULATORS & SPECIALTIES**  
3790 N. U.S. 441 Ocala, FL 34475 (352) 629-8157

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SOLD TO: T.C. Opportunity IV LLC C/O Veronica Bass      DATE: 03/23/2026

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PROJECT: 1138 N.E. 9<sup>th</sup> St. Ocala, FL 34470

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In the attic space over the ceiling deck of the main climate-controlled living area of your house we will remove the old insulation, package it, haul it away and dispose of it. **NOTE: Removal is done with vacuum, which will leave small amounts behind which is unavoidable. This process does not involve cleaning or disinfecting any surfaces. After removal we will insulate the attic ceiling deck with an R-30 blow-in insulation. Please ensure safe accessibility to all areas of the attic space for our crew. Please be advised also that the duct work is currently damaged. This entire process may take 2 days (give or take).**

Total price: \$4,075.00

Please read this proposal and the attached terms and conditions. If you accept this proposal and terms, please follow these instructions: print all forms and sign / initial in spaces provided. We understand that some of this will not apply to your situation, so please disregard those sections. Scan all completed forms back into your computer and email to Melissa at [suncoastfrontdesk3790@gmail.com](mailto:suncoastfrontdesk3790@gmail.com) as a PDF file. Send a check or money order for 50% down of \$2,037.50 as a deposit to us using the mailing address at the top of this page at which time we will call you to schedule your job. For a 3% service charge you may opt to use a credit card and pay over the phone by calling us at (352) 629-8157. We appreciate in advance the balance in full in the amount of \$2,037.50 be paid to our crew upon arrival prior to installing your insulation.

\_\_\_\_\_  
ACCEPTED

\_\_\_\_\_  
SUNCOAST INSULATORS

\_\_\_\_\_  
Customer's Signature

\_\_\_\_\_  
**Steve Morris**  
Steve Morris



19

Veronica Bass <vbass@neighborhoodstorage.com>

Reference 1138 N.E. 9th St. Ocala, Fl. 34470 remodel project for T.C. Opportunity IV LLC

1 message

Steve Morris <smorris2021@yahoo.com>

Mon, Mar 23, 2026 at 12:53 PM

To: "vbass@neighborhoodstorage.com" <vbass@neighborhoodstorage.com>

Follow up information: The price for the removal, packaging, hauling and disposal of old insulation is \$2,445.00

The price for replacement R-30 blow-in insulation is

\$1,630.00

Thank you.

Steve.

$$\begin{array}{r}
 2445.00 \\
 1630.00 \\
 \hline
 4075
 \end{array}$$

# Estimate

Chinese Connection Painting, Inc  
 43 Redwood Run Loop  
 Ocala, FL 34472  
 Cell: (352) 427-3386

Name/Address
TC OpportunitiesIV, LLC 1138 NE 9th street Ocala, Florida 34470

Date	Estimate No.	Project
02/09/26	76	

Description	Quantity	Cost	Total
Pressure clean the exterior and porches.			
Prep house , repair cracks and caulk windows.			
Paint two coats on walls and trim.	1	2,950.00	2,950.00
Driveway			
Put a self leveling on the driveway to fix cracks .			
Put wo coats of epoxy on driveway.	1	3,150.00	3,150.00
Sales Tax		0.00%	0.00
Acceptance Of Estimate	Total		\$6,100.00

**ESTIMATE**

**Baker Construction & Management, LLC.**  
7 East Silver Springs Blvd.  
Suite 101  
Ocala, FL 34470

Mike@Baker-Builds.com  
+1 (352) 266-1194  
<https://www.baker-builds.com/>



**Bill to**  
Neighborhood Storage

**Ship to**  
Neighborhood Storage

**Estimate details**  
Estimate no.: 1388  
Estimate date: 03/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Exterior Upgrades</b>	We propose the following work to be performed at 1138 NE 9th Street Ocala, FL 34470	1	\$0.00	\$0.00
2.		<b>Exterior Paint</b>	Provide labor as needed to pressure wash exterior of the home. Prep as needed for any existing cracks and blemishes. Provide and apply 2 coats of exterior paint ( Client to choose color) 2,030 sq ft of wall space.	1	\$6,090.00	\$6,090.00
<b>Total</b>						<b>\$6,090.00</b>

**Accepted date**

**Accepted by**

2-2