# 2024 Form 1 - Statement of Financial Interests

**Filed with COE: 06/27/2025**

## General Information

Name: Com Salvador Granados Ramos Jr

**PID 262311**

**AGENCY INFORMATION**

| Organization | Suborganization | Title |
|---|---|---|
| Town of Oakland | Town Commission | Commissioner |

## Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2024.

## Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

| Name of Source of Income | Source's Address | Description of the Source's Principal Business Activity |
|---|---|---|
| Empire Finish Systems, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Multi-Family Building Subcontractor |
| 3R HOLDCO LLLP | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Construction Joint Venture Holding Company |
| Empire Foam LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Custom Construction Foam Manufacturer |
| Industrial Center @ 429, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Commercial Real Estate Rental |
| Instant Fuel, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Construction Site Fuel Sales |

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## Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

| Name of Business Entity | Name of Major Sources of Business' Income | Address of Source | Principal Business Activity of Source |
|---|---|---|---|
| Empire Finish Systems, LLC | Greystar Development & Construction, LP | 465 Meeting St Ste 500, Charleston, SC 29403 | General Contractor |
| Empire Finish Systems, LLC | SUMMIT Contracting Group, Inc. | 7595 Baymeadows Way Ste 100, Jacksonville, FL 32256 | General Contractor |
| Empire Finish Systems, LLC | Fansler Construction, LLC | 8649 Baypine Rd Ste 201, Jacksonville, FL 32256 | General Contractor |
| 3R HOLDCO LLLP | Fansler Construction, LLC | 8649 Baypine Rd Ste 201, Jacksonville, FL 32256 | General Contractor |
| Empire Foam LLC | Empire Finish Systems, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Multi-Family Building Subcontractor |
| Industrial Center @ 429, LLC | Empire Finish Systems, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Multi-Family Building Subcontractor |
| Industrial Center @ 429, LLC | Empire Foam LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Custom Construction Foam Manufacturer |
| Instant Fuel, LLC | Empire Finish Systems, LLC | 530 Susan B Britt Ct Ste 210, Winter Garden, FL 34787 | Multi-Family Building Subcontractor |

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## Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

| Location/Description |
|---|
| 105 E HULL AVE , Oakland, FL 34760 |
| 15151 E OAKLAND AVE , Winter Garden, FL 34787 |
| 15155 E OAKLAND AVE , Winter Garden, FL 34787 |
| 209 W HULL AVE , Oakland, FL 34760 |
| 22 N CROSS ST , Oakland, FL 34760 |
| 3047 PLYMOUTH OAKS RD , Apopka, FL 32712 |
| 35 REWIS ST , Ocoee, FL 34761 |
| 38 E SILVER STAR RD , Ocoee, FL 34761 |
| 449 S BLUFORD AVE , Ocoee, FL 34761 |
| 4979 Kings Hwy, Douglasville, GA 30135 |
| 50 E SILVER STAR RD , Ocoee, FL 34761 |
| 55 REWIS ST , Ocoee, FL 34761 |
| 571 SUSAN B BRITT CT , Winter Garden, FL 34787 |
| 819 COKE AVE , Winter Garden, FL 34787 |
| Small land parcel, OCOEE APOPKA RD, Apopka, FL 32703 |
| Small land parcel, PLYMOUTH OAKS RD , Apopka, FL 32712 |

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## Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

| Type of Intangible | Business Entity to Which the Property Relates |
|---|---|
| Bank account | Wells Fargo Bank N.A. |
| Bank account | JPMorgan Chase Bank N.A. |
| Ownership interest | Empire Finish Systems, LLC |
| Ownership interest | Empire Foam LLC |
| Ownership interest | Industrial Center @ 429, LLC |
| Ownership interest | 3R HOLDCO LLLP |
| Ownership interest | Empire Developers, LLC |
| Ownership interest | Instant Fuel, LLC |
| Ownership interest | Empire Management Properties, LLC |
| Common Stock | Tesla Inc |
| Common Stock | Apple Inc |
| Common Stock | Microsoft Corp |
| Common Stock | NVIDIA Corp |

## Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

| Name of Creditor | Address of Creditor |
|---|---|
| Wells Fargo Bank N.A. | 1 Home Campus F2302-04P, Des Moines, IA 50328 |

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## Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

| **Business Entity # 1** |
| --- |
| N/A |

## Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☑ I certify that I have completed the required training under Section 112.3142, F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

## CPA/Attorney Signature Only

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, **Mark Allen Haas CPA** prepared the CE Form 1 in accordance with Art. II, Sec. 8, Florida Constitution, Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

***Mark Allen Haas CPA***

Digitally signed: **06/27/2025**

Filed with COE: 06/27/2025

## Signature of Filer

*Salvador Granados Ramos Jr*

Digitally signed: **06/27/2025**

**Filed with COE: 06/27/2025**