2024 Form 1 - Statement of Financial Interests

Filed with COE: 06/27/2025

General Information

Name: Iliana Ramos Jones

PID 308606

AGENCY INFORMATION

Organization	Suborganization	Title
Winter Garden	Community Redevelopment Agency Board	Community Redevelopment Agency Board
Winter Garden	Mayor And City Commission	City Commissioner District 2

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
15151 E OAKLAND AVE , Winter Garden, FL 34787
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
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	Addition Financial C.U.
Bank account	Bank of America 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
Annuity	Athene Annuity and Life Company
Common Stock	Tesla Inc

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
Mr. Cooper (the mortgage servicer)	8950 Cypress Waters Blvd, Coppell, TX 75019

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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

Iliana Ramos Jones

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

Filed with COE: 06/27/2025