2024 Form 1 - Statement of Financial Interests

Filed with COE: 08/09/2025

General Information

Name: Mr George M Asbate

PID 270922

AGENCY INFORMATION

Organization	Suborganization	Title
Eustis	City Commission	Commissioner
Eustis	Code Enforcement Board	

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
Mega Properties LLC	100 E Hazzard Ave	Property Management
United Southern Bank	2701 S. Bay Street Eustis, Fl.	Interest on Accounts
South State Bank	1892 E Burleigh Blvd Tavares, Fl.	Interest on Accounts
Wells Fargo Bank	16949 US-441 Mount Dora, Fl.	Interest on Accounts
Mega Financial Inc	100 E Hazzard Ave Eustis, Fl 32726	ATM Equipment

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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
See Attached			

Real Property

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

Location/Description
See Attached

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
Business	Mount Dora Variety Store Inc.
Business	Mega Properties LLC
Business	Mega Financial Inc.
Bank	United Southern Bank
Bank	Wells Fargo Bank
Bank	SouthState Bank

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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
South State Bank	1892 E. Burleigh Blvd, Tavares, Fl. 32778
Wells Fargo Bank	16949 US-441, Mt Dora, Fl. 32757
US Bank	800 Nicollet Mall Minn, MN 55402
United Southern Bank	2701 S. Bay St. Eustis, Fl. 32726

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

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Filed with COE: 08/09/2025

Signature of Filer

George M Asbate

Digitally signed: **08/09/2025**

Filed with COE: 08/09/2025

12-31-2024

Primary Source Income		
Source:	**Address:**	**Discription Business**
Quartermaker LLC	6235 Edgewater Dr. Orlando, Fl 32810	Rental Property
DANAMILL LLC	6541 NOBT Orlando Fl 32810	Rental Property
GEOMAT LLC	6022 OBT Mount Dora, Fl	Rental Property
Bay Street LLC	2201 S. Bay Street Eustis, Fl 32726	Rental Property
Mega Properties LLC	100 E. Hazzard Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	250 Ryans Ridge Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	3103 Eudora Road Eustis, Fl 32726	Rental Property
Mega Properties LLC	1451 Pine Ave Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	27 Dewey St Eustis, Fl 32726	Rental Property
Mega Properties LLC	1707 Hollywood Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	602 Pine Ave Mt Dora Fl 32757	Rental Property
Mega Properties LLC	508 Hazzard Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	918 Eustis St Eustis, Fl 32726	Rental Property
Mega Properties LLC	901 Starbird St Eustis, Fl 32726	Rental Property
Mega Properties LLC	290 Ocala St Umatilla Florida	Rental Property
Mega Properties LLC	2716 Dellwood Dr. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1908 Orange Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1412 Russell Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1505 Hackett St. Eustis, Fl 32757	Rental Property
Mega Properties LLC	1403 Crystal Ct Tavares, Fl	Rental Property
Mega Properties LLC	26643 Cayman Drive Tavares, Fl	Rental Property
Mega Properties LLC	10 Chesley Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	811 Florida Ave Mt Dora, Fl 32757	Rental Property
Mega Properties LLC	919 Bay Street Eustis, Fl 32726	Rental Property
Mega Properties LLC	500 Fernshaw Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1245 Holly Street Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	2050 Highland Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	2921 Palmetto Ave. Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	6911 Fern Circle Leesburg Fl	Rental Property
Mega Properties LLC	649 Old Mt Dora Road Eustis, Fl 32726	Rental Property
Mega Properties LLC	30 E. St. Louis Ave. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1905 South Bay St Eustis, Fl 32726	Rental Property
Mega Properties LLC	1311 Monterey Dr Eustis, Fl 32726	Rental Property
Mega Properties LLC	1412 Old Mt Dora Rd Eustis, Fl 32726	Rental Property
Mega Properties LLC	1564 N Termain St Mount Dora Fl 32757	Rental Property
Mega Properties LLC	723 Bay Street Eustis, Fl 32726	Rental Property
Mega Properties LLC	30 Wilt Ave. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1108 North Blvd Leesburg, Fl	Rental Property
Mega Properties LLC	1114 North Blvd Leesburg, Fl	Rental Property
Mega Properties LLC	1400 Orange Ave Eusttis, Fl 32726	Rental Property
Mega Properties LLC	1435 Orange Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	16105 3ed St Umatilla, Fl	Rental Property
Mega Properties LLC	16935 Orange Ave Umatilla, Fl	Rental Property
Mega Properties LLC	103 E. 15th St - Leesburg, Fl	Rental Property
Mega Properties LLC	1002 Dixie Ave Leesburg, Fl	Rental Property
Mega Properties LLC	1505 Donnelly Ave Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	3587 Orange Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	27 South Grove Street Eustis, Fl 32726	Rental Property
Mega 100 LLC	100 East Hazzard Ave Eustis, Fl 32726	Rental Property
Mega 1221 LLC	1221 S. Bay Street Eustis, Fl 32726	Rental Property
Mega 1321 LLC	1321 S Bay St. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1030 Emerald Dr Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	902 Hill St Eustis, Fl 32757	Rental Property
Mega Properties LLC	904 Hill St Eustis, Fl 32726	Rental Property
Mega Properties LLC	425 Atwater Dr Eustis, Fl 32726	Rental Property
Mega Properties LLC	424 St Clair Abrams Tavares, Fl	Rental Property
Mega 120 LLC	120 N Bay St Eustis, Fl 32726	Rental Property
17 Magnolia LLC	17 Magnolia Ave Eustis, Fl 32726	Rental Property
MEGA 2901 LLC	2901 Bay St Eustis, Fl 32726	Rental Property
MEGA 521 LLC	521 Umatilla Ave Umatilla, Fl	Rental Property
MEGA 1534 LLC	1534 Kurt St Eustis, Fl 32726	Rental Property
MEGA Properties	345 Grove Eustis, Fl 32726	Rental Property
MEGA 400 LLC	400 N Eustis St Eustis, Fl 32726	Rental Property
MEGA 343 LLC	343 N Bay St. Eustis, Fl 32726	Rental Property
MEGA Properties	1104 North Buld Leesburg LOT, Leesburg Fl.	Rental Property
MEGA Properties	112 S. Grove St Eustis, Fl 32726	Rental Property
MEGA 123-137 LLC	123 Highland St Mt. Dora, Fl 32757	Rental Property
MEGA 123-137 LLC	137 Highland St. Mt. Dora Fl 32757	Rental Property
P&G Partners LLC	711 S. Clayton St. Mt Dora, Fl 32757	Rental Property
MEGA 1117 LLC	1117 N. Donnelly Mt Dora, Fl 32757	Rental Property
MEGA Old 441 LLC	2201 Old US Hwy 441 Mt Doram Fl 32757	Rental Property
MEGA Old 441 LLC	2235 Old US Hwy 441 Mt. Dora, Fl 32757	Rental Property
Mega Properties	2234 Florence Rd Mt Dora, Fl 32757	Rental Property
MEGA 26 LLC	26 E. Magnolia Ave Eustis, Fl 32726	Rental Property
MEGA 30 LLC	30-32 E. Magnolia Ave Eustis, Fl 32726	Rental Property
Mega 145 LLC	145 Woodward Drive. Eustis, Fl 32726	Rental Property
Mega 1221 LLC	1221 S. Bay St. Eustis, Fl 32726	Rental Property
Mega Properties	419 S. Grove St. Eustis, Fl 32726	Rental Property
MEGA 1321-27 LLC	1327 S Bay St Eustis, Fl 32726	Rental Property
Mega Properties	18 GolfLinks Eustis, Fl 32726	Rental Property
Mega Properties	24 Golf Links Eustis, Fl 32726	Rental Property
RAE Highland	530 Highland St Mt Dora, Fl 32757	Rental Property
RAE Highland	550 Highland St. Mt Dora, Fl 32757	Rental Property
Mega Properties	204 Ocala St Umatilla, Fl 32726	Rental Property
MEGA 1600 LLC	1600 E. Orange Ave. Eustis, Fl 32726	Rental Property
MEGA 101 LLC	101 E. Clifford Ave Eustis, Fl 32726	Rental Property
Mega 12 LLC	12 E. Magnolia Ave Eustis, Fl 32726	Rental Property
Mega 1000 LLC	1000 E. Alfred Street Tavares, Fl	Rental Property
RAE Highland LLC	649 Camp Ave Mount Dora Fl 32757	Rental Property
MEGA 1600 LLC	15 Haselton Street Eustis, Fl 32726	Rental Property
PG Webster LLC	400 Webster Street Leesburg Fl 34748	Rental Property
PG Partners LLC	711 Clayton Street Mount Dora, Fl 32757	Rental Property
Mega 1106 LLC	1106 S. Bay St Eustis, Fl 32726	Rental Property
Mega 180 LLC	180 & 190 Dicie Ave Eustis, Fl. 32726	Rental Property
Mega 2801 LLC	2801 South Bay Street Eustis, Fl 32726	Rental Property

12-31-2024

Real Property

Source:	Address:	Discription Business
Quartermaker LLC	6235 Edgewater Dr. Orlando, Fl 32810	Rental Property
DANAMILL LLC	6541 NOBT Orlando Fl 32810	Rental Property
GEOMAT LLC	6022 OBT Mount Dora, Fl	Rental Property
Bay Street LLC	2201 S. Bay Street Eustis, Fl 32726	Rental Property
Mega Properties LLC	100 E. Hazzard Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	250 Ryans Ridge Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	3103 Eudora Road Eustis, Fl 32726	Rental Property
Mega Properties LLC	1451 Pine Ave Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	27 Dewey St Eustis, Fl 32726	Rental Property
Mega Properties LLC	1707 Hollywood Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	602 Pine Ave Mt Dora Fl 32757	Rental Property
Mega Properties LLC	508 Hazzard Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	918 Eustis St Eustis, Fl 32726	Rental Property
Mega Properties LLC	901 Starbird St Eustis, Fl 32726	Rental Property
Mega Properties LLC	290 Ocala St Umatilla Florida	Rental Property
Mega Properties LLC	2716 Dellwood Dr. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1908 Orange Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1412 Russell Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1505 Hackett St. Eustis, Fl 32757	Rental Property
Mega Properties LLC	1403 Crystal Ct Tavares, Fl	Rental Property
Mega Properties LLC	26643 Cayman Drive Tavares, Fl	Rental Property
Mega Properties LLC	10 Chesley Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	811 Florida Ave Mt Dora, Fl 32757	Rental Property
Mega Properties LLC	919 Bay Street Eustis, Fl 32726	Rental Property
Mega Properties LLC	500 Fernshaw Ave Eustis, Fl 32726	Rental Property
Mega Properties LLC	1245 Holly Street Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	2050 Highland Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	2921 Palmetto Ave. Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	6911 Fern Circle Leesburg Fl	Rental Property
Mega Properties LLC	649 Old Mt Dora Road Eustis, Fl 32726	Rental Property
Mega Properties LLC	30 E. St. Louis Ave. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1905 South Bay St Eustis, Fl 32726	Rental Property
Mega Properties LLC	1311 Monterey Dr Eustis, Fl 32726	Rental Property
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Mega Properties LLC	1108 North Blvd Leesburg, Fl	Rental Property
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Mega Properties LLC	16105 3ed St Umatilla, Fl	Rental Property
Mega Properties LLC	16935 Orange Ave Umatilla, Fl	Rental Property
Mega Properties LLC	103 E. 15th St - Leesburg, Fl	Rental Property
Mega Properties LLC	1002 Dixie Ave Leesburg, Fl	Rental Property
Mega Properties LLC	1505 Donnelly Ave Mt. Dora, Fl 32757	Rental Property
Mega Properties LLC	3587 Orange Ave Eustis, Fl 32726	Rental Property
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Mega 100 LLC	100 East Hazzard Ave Eustis, Fl 32726	Rental Property
Mega 1221 LLC	1221 S. Bay Street Eustis, Fl 32726	Rental Property
Mega 1321 LLC	1321 S Bay St. Eustis, Fl 32726	Rental Property
Mega Properties LLC	1030 Emerald Dr Mt. Dora Fl 32757	Rental Property
Mega Properties LLC	902 Hill St Eustis, Fl 32757	Rental Property
Mega Properties LLC	904 Hill St Eustis, Fl 32726	Rental Property
Mega Properties LLC	425 Atwater Dr Eustis, Fl 32726	Rental Property
Mega Properties LLC	424 St Clair Abrams Tavares, Fl	Rental Property
Mega 120 LLC	120 N Bay St Eustis, Fl 32726	Rental Property
17 Magnolia LLC	17 Magnolia Ave Eustis, Fl 32726	Rental Property
MEGA 2901 LLC	2901 Bay St Eustis, Fl 32726	Rental Property
MEGA 521 LLC	521 Umatilla Ave Umatilla, Fl	Rental Property
MEGA 1534 LLC	1534 Kurt St Eustis, Fl 32726	Rental Property
MEGA Properties	345 Grove Eustis, Fl 32726	Rental Property
MEGA 400 LLC	400 N Eustis St Eustis, Fl 32726	Rental Property

MEGA 343 LLC	343 N Bay St. Eustis, Fl 32726	Rental Property
MEGA Properties	1104 North Buld Leesburg LOT, Leesburg Fl.	Rental Property
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RAE Highland	530 Highland St Mt Dora, Fl 32757	Rental Property
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Mega Properties	204 Ocala St Umatilla, Fl 32726	Rental Property
MEGA 1600 LLC	1600 E. Orange Ave. Eustis, Fl 32726	Rental Property
MEGA 101 LLC	101 E. Clifford Ave Eustis, Fl 32726	Rental Property
Mega 12 LLC	12 E. Magnolia Ave Eustis, Fl 32726	Rental Property
Mega 1000 LLC	1000 E. Alfred Street Tavares, Fl	Rental Property
RAE Highland LLC	649 Camp Ave Mount Dora Fl 32757	Rental Property
MEGA 1600 LLC	15 Haselton Street Eustis, Fl 32726	Rental Property
PG Webster LLC	400 Webster Street Leesburg Fl 34748	Rental Property
PG Partners LLC	711 Clayton Street Mount Dora, Fl 32757	Rental Property
Mega 1106 LLC	1106 S. Bay St Eustis, Fl 32726	Rental Property
Mega 180 LLC	180 & 190 Dicie Ave Eustis, Fl. 32726	Rental Property
Mega 2801 LLC	2801 South Bay Street Eustis, Fl 32726	Rental Property

12-31-2024

Secondary Source Income

Source:	Address:	Discription Business
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MEGA Old 441 LLC	2235 Old US Hwy 441 Mt. Dora, Fl 32757	Rental Property
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MEGA 30 LLC	30-32 E. Magnolia Ave Eustis, Fl 32726	Rental Property
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Mega Properties	24 Golf Links Eustis, Fl 32726	Rental Property
RAE Highland	530 Highland St Mt Dora, Fl 32757	Rental Property
RAE Highland	550 Highland St. Mt Dora, Fl 32757	Rental Property
Mega Properties	204 Ocala St Umatilla, Fl 32726	Rental Property
MEGA 1600 LLC	1600 E. Orange Ave. Eustis, Fl 32726	Rental Property
MEGA 101 LLC	101 E. Clifford Ave Eustis, Fl 32726	Rental Property
Mega 12 LLC	12 E. Magnolia Ave Eustis, Fl 32726	Rental Property
Mega 1000 LLC	1000 E. Alfred Street Tavares, Fl	Rental Property
RAE Highland LLC	649 Camp Ave Mount Dora Fl 32757	Rental Property
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PG Webster LLC	400 Webster Street Leesburg Fl 34748	Rental Property
PG Partners LLC	711 Clayton Street Mount Dora, Fl 32757	Rental Property
Mega 1106 LLC	1106 S. Bay St Eustis, Fl 32726	Rental Property
Mega 180 LLC	180 & 190 Dicie Ave Eustis, Fl. 32726	Rental Property

Mega 2801 LLC	2801 South Bay Street Eustis, Fl 32726	Rental Property