2025 Form 1 - Statement of Financial Interests

Filed with COE: 08/27/2026

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, 2025.

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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
Merrill Lynch	1500 American Blvd, Pennington, NJ 08534	Interest Income

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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	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
Industrial Center @ 429, LLC	Stowell Company, Inc.	530 Susan B Britt Ct Ste 280, Winter Garden, FL 34787	Specialty 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
8 N Highland Ave, Winter Garden, Florida 34787
571 Susan B Britt Ct, Winter Garden, Florida 34787
550 Susan B Britt Ct, Winter Garden, Florida 34787
4979 Kings Hwy, Douglasville, GA 30135
50 E Silver Star Rd, Ocoee, FL 34761
38 E Silver Star Rd, Ocoee, FL 34761
55 Rewis St, Occoe, FL 34761
35 Rewis St, Occoe, FL 34761
16-21-28-0000-00104 Ocoee Apopka Rd, Apopka, FL 32703
449 S Bluford Ave, Ocoee, FL 34761
15151 E Oakland Ave, Winter Garden, FL 34787
15155 E Oakland Ave, Winter Garden, FL 34787

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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
Interest in Business	Empire Finish Systems, LLC
Interest in Business	Empire Foam, LLC
Interest in Business	Empire Developers, LLC
Interest in Business	3R HOLDCO LLLP
Common Stock	NVIDIA Corp
Mutual Fund Shares	IShares Core S&P US
Mutual Fund Shares	IShares Core S&P
Mutual Fund Shares	Vanguard FTSE Emerging
Mutual Fund Shares	Vanguard FTSE Developed
Mutual Fund Shares	Vanguard Russell 2000
Common Stock	Tesla Inc
Common Stock	Palantir Technologies Inc
Interest in Business	Instant Fuel, LLC

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	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.

Signature of Filer

Iliana Ramos Jones

Digitally signed: **08/27/2026**

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