2022 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 05/18/2023

General Information

Name: Mr Julius Melendez

Address: 1008 Hermosa Way, Kissimmee, FL 34744 **PID 223997**

County: Osceola

AGENCY INFORMATION

Organization	Suborganization	Title
Osceola County School Board	Elected Constitutional Officer	School Board Member - District 2

Net Worth

My Net Worth as of December 31, 2022 was $ 567,000.00.

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Assets

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds $1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use, whether owned or leased.

The aggregate value of my household goods and personal effect is $ 25,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER $1,000:

Description of Asset	Value of Asset
1008 Hermosa Way, Kissimmee, FL 34744	$ 465,000.00
1203 Florida Avenue, Saint Cloud, FL 34769	$ 490,000.00
18 S Orlando Ave, Kissimmee, FL 34741 - 50% ownership	$ 325,000.00
Personal Auto #1 2014 Mercedes Benz	$ 10,000.00
Personal Auto #2 2007 BMW	$ 10,000.00
JP Morgan Chase Roth IRA	$ 1,500.00
Checking and Savings Accounts	$ 8,000.00

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Liabilities

LIABILITIES IN EXCESS OF $1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Trustco Bank - 1008 Hermosa Way Mortgage	PO Box 1082, Schenectady, NY 12301-1082	$ 273,000.00
Centennial Bank - 1203 Florida Ave Mortgage	P.O. Box 966 Conway, AR 72032-561	$ 392,000.00
Nelnet Student Loans	Lincoln, Nebraska	$ 72,163.00

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

Name of Creditor	Address of Creditor	Amount of Liability
N/A		

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Income

Identify each separate source and amount of income which exceeded $1,000 during the year, including secondary sources of income.

☐ I elect to file a copy of my 2022 federal income tax return and all W2s, schedules, and attachments.

PRIMARY SOURCES OF INCOME:

Name of Source of Income Exceeding $1,000	Address of Source of Income	Amount
Melentree Realty, LLC	1203 Florida Ave, St Cloud, FL 34769	$ 65,000.00
Osceola County School Board	817 Bill Beck Blvd, Kissimmee, FL 34744	$ 46,327.00

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Business Entity	Major Sources of Business Income	Address	Principal Business Activity of Source
Melentree Realty, LLC	Kylin Realty, LLC	5168 W Colonial Dr, Orlando, FL 32808	Real Estate Brokerage

Interests in Specified Businesses

Business Entity # 1	
Name of Business Entity	Melentree Realty, LLC
Address of Business Entity	1203 Florida Avenue, St Cloud, FL 34769
Principal Business Activity	Real Estate Brokerage
Postion Held with Entity	Broker
I own more than a 5% Interest in the Business	Yes

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Nature of my Ownership Interest	LLC
Business Entity # 2	
Name of Business Entity	Melentree Advertising, LLC
Address of Business Entity	1203 Florida Avenue, St Cloud, FL 34769
Principal Business Activity	Advertising Agency
Postion Held with Entity	Owner
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	LLC
Business Entity # 3	
Name of Business Entity	Susana's Cafe, LLC
Address of Business Entity	18 S Orlando Avenue, Kissimmee, FL 34741
Principal Business Activity	Cafe
Postion Held with Entity	Co-Owber
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	LLC

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Training

☑ 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 Reporting Official or Candidate

Under the penalties of perjury, I declare that I have read the foregoing Form 6 and that the facts stated in it are true.

Julius Anthony Melendez

Digitally signed: **05/18/2023**

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