2023 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 09/03/2024

General Information

Name: Sal Anthony Nunziata

PID 304309

AGENCY INFORMATION

Organization	Suborganization	Title
Central Florida Expressway Authority (CFX)	Authority Members	
Greater Orlando Aviation Authority	Board of Supervisors	

Net Worth

My Net Worth as of December 31, 2023 was $ 122,843,194.00.

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 $ 750,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER $1,000:

Description of Asset	Value of Asset
2351 Forrest Rd Winter Park FL	$ 4,800,000.00
1464 Farrindon Heathrow FL	$ 313,000.00
1094 Aberdovy Heathrow FL	$ 541,000.00

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Description of Asset	Value of Asset
Bank Account- One Florida Bank	$ 13,200,000.00
Bank Account-TIAA	$ 75,000.00
Bank Account- Amex Bank	$ 128,098.00
Bank Account- South State Bank	$ 410,000.00
Bank Account- Seaside National Bank	$ 107,145.00
Bank Account- First Colony	$ 19,500.00
Bank Account-First Florida CU	$ 110,000.00
Bank Account- Emigrant Savings Bank NY	$ 250,000.00
Bank Account- JP Morgan Chase	$ 620,000.00
Bank Account- Citi Bank	$ 256,000.00
Stock- TD Ameritrade (Lyft and MindMed)	$ 8,000.00
Retirement- Empower 401k #1 Putnam Large Cap	$ 685,000.00
Retirement- Empower 401k #2 AB US Large Cap	$ 450,000.00
Crypto- Coinbase	$ 30,000.00
Whole Life Insurance- Chubb	$ 22,000.00
Global Block Chain Ventures	$ 250,000.00
Candor Tech	$ 225,000.00
Lirio Tech	$ 225,000.00
Fund- Stepstone/ Conversus	$ 75,000.00
Stock- Sunshine Supplements	$ 50,000.00
Stock- Ava Restaurant	$ 25,000.00
Company- MAST, LLC	$ 60,000,000.00
Company- Nunziata Holdings, LLC	$ 9,050,000.00
Company- One Florida Bank	$ 1,200,000.00
FBC Insurance Agency	$ 4,000,000.00
1858 Capital Partners	$ 100,000.00
Pine Court Holdings	$ 16,800,000.00
Beachmast LLC	$ 1,800,000.00
Pine Lane Realty	$ 13,505,000.00

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Liabilities

LIABILITIES IN EXCESS OF $1,000:

Name of Creditor	Address of Creditor	Amount of Liability
First Horizon Bank	315 E Robinson Orlando	$ 1,500,000.00
Cenlar Bank/ FBC	189 S Orange Ave Orlando	$ 585,000.00
Chase Visa	NY	$ 2,000.00
Citi MC	NY	$ 1,001.00
Amex	NY	$ 1,001.00
TD Auto	Farmington Hills, MI	$ 29,800.00

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. Or attach a complete copy of your 2023 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

☐ I elect to file a copy of my 2023 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
FBC Mortgage, LLC	189 S. Orange Ave Orlando	$ 410,112.00
Pine Court Holdings, LLC	189 S. Orange Ave Orlando	$ 317,997.00
MAST, LLC Interest/ Dividend	2351 Forrest Rd Winter Park FL	$ 1,506,344.00
One Florida Bank Director Fees	33 W Pineloch Orlando	$ 20,250.00
FBC Home Insurance	189 S. Orange Ave Orlando	$ 149,915.00

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

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
MAST, LLC	Investments/ Real Estate	2351 Forrest Rd Winter Park	Investments
Nunziata Holdings, LLC	Investments/ Real Estate	189 S. Orange Ave Orlando	Investments
FBC Home Insurance	Insurance Policies	189 S. Orange Ave Orlando	Insurance Broker
1858 Capital Partners	M&A Advisory	154 S. Park Ave WP FL	Advisory

Interests in Specified Businesses

Business Entity # 1	
Name of Business Entity	One Florida Bank
Address of Business Entity	38 W Pineloch Orlando

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Principal Business Activity	Banking
Postion Held with Entity	Director
I own more than a 5% Interest in the Business	No
Nature of my Ownership Interest	Stock
Business Entity # 2	
Name of Business Entity	The Vault/ Orlando 2.0
Address of Business Entity	38 E Pine St Orlando
Principal Business Activity	Membership Club
Postion Held with Entity	Co- Manager
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	Partner
Business Entity # 3	
Name of Business Entity	FBC Mortgage, LLC
Address of Business Entity	189 S. Orange Ave Orlando
Principal Business Activity	Mortgage Banking
Postion Held with Entity	CEO
I own more than a 5% Interest in the Business	No

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Nature of my Ownership Interest	Employee

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.

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.

Sal Anthony Nunziata

Digitally signed: **09/03/2024**

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