



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

FLORIDA
COMMISSION ON ETHICS

JAN 13 2026

COMPLAINT
26-035

RECEIVED
ORIGINAL

1. PERSON BRINGING COMPLAINT:

Name: Lillian Evans Telephone: 321-746-2643
Address: 1715 sunny st
City: Kissimmee County: osceola State: FLA ZIP: 34741

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: Jackie espinosa Telephone: _____
Address: 120 Broadway also 101 church st
City: Kissimmee County: osceola State: FLA ZIP: 34741
Title of office or position held or sought: MAYOR

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

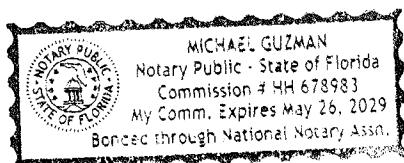
4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF FLORIDA
COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me by
means of ☒ physical presence or ☐ online notarization,
this 12TH day of JANUARY, 20 26,
by Lillian Evans
(name of person making statement)

[Signature]
SIGNATURE OF COMPLAINANT



[Signature]
(Signature of Notary Public)

MICHAEL GUZMAN
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced: FLORIDA DRIVERS LICENSE

DOCUMENT 1: COVER LETTER

Lillian Evans Kissimmee, FL 321-746-2043 January 11, 2026

Florida Commission on Ethics P.O. Drawer 15709 Tallahassee, FL 32317-5709

RE: Formal Ethics Complaint against Kissimmee Mayor Eva "Jackie" Espinosa

To the Members of the Florida Commission on Ethics,

I am submitting the attached formal complaint and supporting documentation regarding ethical violations committed by the Mayor of Kissimmee, Eva "Jackie" Espinosa. The evidence provided demonstrates that Mayor Espinosa solicited and accepted \$50,000 in City taxpayer funds through the "Business Boost 2.0" grant program for three private companies she owns.

As detailed in the attached report, Mayor Espinosa was the primary champion of this grant program and maintained involvement in its administration. Despite receiving a direct written warning from City Attorney Olga Sanchez de Fuentes on December 5, 2025, stating that receiving these funds would create a "prohibited, conflicting contractual relationship" pursuant to Fla. Stat. § 112.313(3) and § 112.313(7), the Mayor proceeded to secure funding for her entities: Adanse LLC, Kissimmee Diner, and The Real Estate Gallery LLC.

Additionally, regarding the application for The Real Estate Gallery LLC, the hardship application claimed financial distress due to COVID-19, yet the company's own financial data submitted with the application (Evidence D, PDF Pg. 23) shows higher income in pandemic years (2020-2021) than in 2019.

Enclosed with this letter, please find:

- A detailed Report of Findings outlining the specific violations of Florida Statutes Chapter 112.
- **Evidence A (PDF Pgs. 3-4):** Spreadsheets confirming the \$50,000 payout to Mayor Espinosa's companies.
- **Evidence B (PDF Pg. 2):** Email correspondence from the City Attorney citing relevant Ethics Opinions (CEO 12-14, CEO 90-76, CEO 77-65) warning against this conduct.
- **Evidence C (PDF Pgs. 5-22):** The Mayor's Financial Disclosures (Form 6 and Form 1) and Sunbiz records proving her ownership of the recipient entities.
- **Evidence D (PDF Pg. 23):** The "hardship" letter submitted by the Mayor containing the company's financial data.

I trust the Commission will investigate these allegations of misuse of public office.

Sincerely,

Lillian Evans

STATE OF FLORIDA COUNTY OF OSCEOLA

Sworn to (or affirmed) and subscribed before me this ____ day of January, 2026, by Lillian Evans.

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

CC: Office of the State Attorney, Ninth Judicial Circuit

DOCUMENT 2: TABLE OF CONTENTS

RE: Formal Ethics Complaint against Mayor Eva "Jackie" Espinosa **SUBMITTED BY:** Lillian Evans **DATE:** January 11, 2026

ITEM 1: FORMAL COMPLAINT REPORT Detailed Statement of Facts and Violations of Florida Statutes Chapter 112.

EXHIBIT A: PROOF OF CITY PAYMENTS (PDF Pages 3-4)

- **Kissimmee City Grant Spreadsheet (Business Boost 2.0):** Official record showing "Approved" and "PAID" status for:
 - Adanse, LLC (\$20,000)
 - Kissimmee Diner (\$15,000)
 - The Real Estate Gallery LLC (\$15,000)

EXHIBIT B: LEGAL WARNING OF VIOLATION (PDF Page 2)

- **Email from City Attorney Olga Sanchez de Fuentes (Dec 5, 2025):** Written warning advising that receiving grant funding "can create a prohibited, conflicting contractual relationship." Cites Ethics Opinions CEO 12-14, CEO 90-76, and CEO 77-65.

EXHIBIT C: PROOF OF OWNERSHIP & CONFLICT (PDF Pages 5-22)

- **Form 6 (2021) Financial Disclosure (PDF Pgs. 5-9):** Lists 100% ownership of Adanse LLC and Florida Mortgage Pros; Lists 50% ownership of Kissimmee Diner (Matador Tacos).
- **Sunbiz Records - Kissimmee Diner Inc. (PDF Pgs. 10, 13):** Confirms status as "Active" and Eva J. Espinosa as VP/Director.
- **Sunbiz Records - Adanse LLC (PDF Pgs. 11-12):** Confirms status as "Active" and Eva J. Espinosa as Manager.
- **Form 1 (2023) Statement of Financial Interests (PDF Pgs. 14-17):** Reconfirms ownership of Mortgage Pros, Adanse LLC, and Kissimmee Diner.

- **Sunbiz Records - The Real Estate Gallery, LLC (PDF Pgs. 21-22):** Articles of Organization listing Eva J. Espinosa as Manager.

EXHIBIT D: HARDSHIP LETTER AND FINANCIAL DATA (PDF Page 23)

- **Hardship Letter - The Real Estate Gallery:** Document submitted to justify grant need.
- **Data Content:** The letter claims hardship due to COVID; the data listed in the letter shows income increasing from \$69,556 (2019) to \$97,923 (2020).

DOCUMENT 3: FORMAL COMPLAINT REPORT

COMPLAINANT: Lillian Evans **RESPONDENT:** Mayor Eva "Jackie" Espinosa, City of Kissimmee, Florida **DATE OF REPORT:** January 11, 2026

I. EXECUTIVE SUMMARY This complaint alleges that Kissimmee Mayor Eva "Jackie" Espinosa violated Florida Ethics Laws by soliciting and accepting \$50,000 in City grant funds for three companies she personally owns. Despite explicit warnings from the City Attorney regarding "prohibited, conflicting contractual relationships," Mayor Espinosa's companies received funds from the "Business Boost 2.0" program—a program she championed and oversaw in her official capacity.

II. STATEMENT OF FACTS

A. The Respondent's Public Position and Private Interests

1. **Public Office:** At all times relevant to this complaint, Eva "Jackie" Espinosa served as the Mayor/City Commissioner for the City of Kissimmee.
2. **Private Ownership:** Mayor Espinosa holds significant ownership interests in the following entities, as confirmed by her own Financial Disclosures [See Exhibit C, PDF pgs. 5-22] and Sunbiz records:
 - Adanse, LLC: 100% Owner.
 - Kissimmee Diner (dba Matador Tacos): 50% Owner.
 - The Real Estate Gallery, LLC: Managing Member.

B. Receipt of City Grant Funds 3. Between September and October 2025, while serving as Mayor, the Respondent's companies applied for and received a total of \$50,000 from the City of Kissimmee's "Business Boost 2.0" grant program [See Exhibit A, PDF pgs. 3-4]: * **Adanse, LLC:** Received \$20,000 (Approved 09/17/2025). * **Kissimmee Diner:** Received \$15,000 (Approved 09/17/2025). * **The Real Estate Gallery LLC:** Received \$15,000 (Approved 09/17/2025).

C. Conflicts of Interest and Misuse of Position 4. **Oversight of the Program:** Mayor Espinosa was the "primary champion" of the Business Boost 2.0 program. Public records from the September 3, 2025, Commission meeting show the Mayor discussing private conversations with staff regarding the administration of the program. 5. **Change in Process:** Unlike the previous "Business Boost 1.0," where grants were awarded by an outside group, awards for "Business Boost 2.0" were decided by Kissimmee City Staff. 6. **Disregard of Legal Counsel:** On December 5, 2025, City Attorney Olga Sanchez de Fuentes sent an email to Mayor Espinosa explicitly warning that receiving this funding "can create a prohibited, conflicting

contractual relationship" [See Exhibit B, PDF pg. 2]. The Attorney cited multiple Commission on Ethics Opinions (CEO 12-14, CEO 90-76, CEO 77-65) advising against such conduct.

D. Hardship Application Data 7. To qualify for the grant, The Real Estate Gallery LLC submitted a "hardship letter" claiming financial distress due to COVID-19 [See Exhibit D, PDF pg. 23]. 8. The income data provided in that letter lists the company's income as \$97,923 in 2020 and \$81,487 in 2021, compared to \$69,556 in 2019.

III. VIOLATIONS OF FLORIDA STATUTES Based on the facts above, the Respondent appears to have violated the following sections of the Code of Ethics for Public Officers and Employees (Chapter 112, Part III, Florida Statutes):

1. Doing Business with One's Own Agency (Fla. Stat. § 112.313(3)) Violation: By applying for and accepting grant contracts from the City of Kissimmee for her private companies (Adanse LLC, Kissimmee Diner, Real Estate Gallery), Mayor Espinosa entered into a contractual relationship with the very agency of which she is an officer. The City Attorney cited specific Ethics Opinions (e.g., CEO 12-14) confirming that receipt of grant funding creates a prohibited contractual relationship.

2. Misuse of Public Position (Fla. Stat. § 112.313(6)) Violation: Mayor Espinosa used her influence as the "primary champion" of the Business Boost 2.0 program to structure it in a way that allowed City Staff to award funds directly. She then secured \$50,000 in benefits for her own companies.

3. Conflicting Employment or Contractual Relationship (Fla. Stat. § 112.313(7)) Violation: As the owner of three companies that became vendors/grant recipients of the City, Mayor Espinosa created a prohibited conflict between her private interests and her public duties.

Subject: CEO grant is a prohibited contractual relationship

Date: Friday, December 5, 2025 at 12:38:45 PM Eastern Standard Time
From: Olga Sanchez de Fuentes
To: Mike Steigerwald, Jackie Espinosa
CC: Marisela Roura

Hello-

Here are a few ethics opinions regarding receipt of grant funding from one's own agency, which can create a prohibited, conflicting contractual relationship between the officer or employee.

Opinions::Commission on Ethics Opinions::2012::CEO 12-14

https://sb.ileg.gov.nx/gateway.dll/Opinions/ceo/2012/ceo%2012_014.htm?r=templates&fn=document_frame-set.htm&q=%5Bblank%3A%5Bsum%3A%5Bstem%3AGrants%5D%5D%5D&x=server&vld=html%3Acoe

Opinions::Commission on Ethics Opinions::1990::CEO 90-76

https://sb.ileg.gov.nx/gateway.dll/Opinions/ceo/1990/ceo%2090_076.htm?r=templates&fn=document_frame-set.htm&q=%5Bblank%3A%5Bsum%3A%5Bstem%3AGrants%5D%5D%5D&x=server&vld=html%3Acoe

Opinions::Commission on Ethics Opinions::1977::CEO 77-65

https://sb.ileg.gov.nx/gateway.dll/Opinions/ceo/1977/ceo%2077_065.htm?r=templates&fn=document_frame-set.htm&q=%5Bblank%3A%5Bsum%3A%5Bstem%3A77%5D%5D%5D&x=server&vld=html%3Acoe

Please let me know if you would like to set up a meeting to discuss.

Thank you,

Olga

6

Kissimmee Mayor Eva "Jackie" Espinoza improperly received \$50,000 from a Kissimmee City Grant program called Business Boost 2.0. Florida Statute prohibits elected officials from receiving funds from programs they oversee.

Per financial disclosures and documentation from Sunbiz, Mayor Espinosa is connected to the following Business Boost 2.0 recipients (see attached, highlighted in pink)-

Adanse LLC - \$20,000

Kissimmee Diner -\$15,000

The Real Estate Gallery LLC - \$15,000

Mayor Espinosa was the primary champion and was intimately involved with the Business Boost 2.0 program. Please view the September 3, 2025 Kissimmee Commission meeting at the 30 minute mark <https://kissimmeeoffportal.civicclerk.com/event/2218/media> as you can see Mayor Espinosa discusses private conversations she had with staff about how she wanted the program run. She also encourages the Commission to put more money into direct funding of businesses. In addition, in Business Boost 1.0 the grants were awarded by an outside group, for Business Boost 2.0 the Kissimmee Staff which are beholden to Mayor Espinosa made the awards.

The Kissimmee City Attorney Olga Sanchez de Fuentes advised Mayor Espinosa that her companies receiving these grants was inappropriate. See attached an email the City Attorney sent to Mayor Espinosa and the City Manager . In retaliation, the Mayor has threatened to fire the City Attorney.

Also attached is the justification for hardship submitted for Mayor Espinosa's company *The Real Estate Gallery*. The real estate market in Florida was very robust during Covid the hardship request is fraudulent. In the document submitted the company shows it had higher income in 2020 and 2021 during covid than it did in 2019 before Covid. An application for a real estate company should have been rejected and would have if it wasn't the Mayor's company.

Mayor Espinosa has a net worth of over \$7 million dollars (see attached, highlighted in pink), she should not be receiving \$50,000 of City taxpayer money.

The individuals who uncovered this corruption would be happy to speak on the record with Law Enforcement, State Officials, Reporters and other Media-
Lillian Evans 321-746-2043

31059	Adanse, llc	Approved	09/17/2025	\$	20,000.00	6628	PAID
31162	AJ's Refurbishing, LL	Approved	10/14/2025	\$	10,000.00	1500	PAID
31028	Alcoholadito Eco LLC	Approved	09/17/2025	\$	5,000.00	200	PAID
31033	Alpha Legal LLC	Approved	09/17/2025	\$	5,000.00	225	PAID
31098	ANGEL'S TOUCH DENTAL OFFICE, P.A.	Approved	09/21/2025	\$	15,000.00	4300	PAID
31048	BEAUTY PLUS SALON, LLC	Approved	09/17/2025	\$	15,000.00	5380	PAID
31039	Blooming Nails Studio And More Llc	Approved	09/17/2025	\$	10,000.00	1200	PAID
31027	Boga cafe & Bread	Approved	09/17/2025	\$	10,000.00	2500	PAID
31049	Buchito Restaurant Llc	Approved	09/17/2025	\$	10,000.00	980	PAID
31185	Cicis Pizza - 1400 East Vine	Approved	10/19/2025	\$	15,000.00	4000	PAID
31095	Claudia's Alteration and Tailoring Inc	Approved	09/19/2025	\$	10,000.00	1110	PAID
31206	Cunningham's, Inc.	Approved	10/30/2025	\$	20,000.00	5125	PAID
31075	D&E PRECAST AND CONSTRUCTION SERV	Approved	09/17/2025	\$	10,000.00	1282	PAID
31106	DataPsy Inc	Approved	09/23/2025	\$	10,000.00	2000	PAID
31044	El Amigo Wireless Inc	Approved	09/17/2025	\$	10,000.00	1250	PAID
31050	EL REY DE LOS POLLOS INC	Approved	09/17/2025	\$	15,000.00	4380	PAID
31168	EMPIRE BUSINESS & TAX ADVISORS LLC	Approved	10/15/2025	\$	10,000.00	700	PAID
31074	IPC SERVICES LLC	Approved	09/17/2025	\$	10,000.00	1889	PAID
31186	Ivonne Accounting Services & More LLC	Approved	10/20/2025	\$	10,000.00	1183	PAID
31202	j23 barbers by cobe	Approved	10/27/2025	\$	10,000.00	1,200	PAID
31026	Jecalex Supercell	Approved	09/17/2025	\$	10,000.00	1000	PAID
31213	John A Fields DBA Jack Fields Agency	Approved	11/07/2025	\$	10,000.00	2,350	PAID
31041	Kapp and Kappy B&B LLC	Approved	09/17/2025	\$	15,000.00	3033	PAID
31054	Kissimmee Diner dba Matador Taco & Ta	Approved	09/17/2025	\$	15,000.00	3909	PAID
31122	Legal and Business Office for Dominican I	Approved	09/24/2025	\$	10,000.00	400 sq ft	PAID
31068	Lewis Music Store	Approved	09/17/2025	\$	15,000.00	3855	PAID
31133	Magdalene Insurance Group, Inc Dba Atl	Approved	09/26/2025	\$	10,000.00	2000	PAID
31109	Mai Solutions LLC	Approved	09/23/2025	\$	10,000.00	500	PAID
31025	Maxflight Helicopter Services inc	Approved	09/17/2025	\$	20,000.00	11,500	PAID
31043	MCO EXCLUSIVE BARBERS LLC	Approved	09/17/2025	\$	10,000.00	1875	PAID
31024	Miguelos Ultra Lounge	Approved	09/17/2025	\$	20,000.00	7620	PAID
31121	Mikey's Pizza-ria	Approved	09/24/2025	\$	10,000.00	896	PAID
31029	NEW STYLES BEAUTY SALON CORPORAT	Approved	09/17/2025	\$	10,000.00	1000	PAID
31064	Osceola Star Newspaper Inc	Approved	09/17/2025	\$	10,000.00	1700	PAID
31030	Osceola Therapeutic Wellness Center	Approved	09/17/2025	\$	10,000.00	1501	PAID
31057	Pleasant Hill Family Chiropractic LLC	Approved	09/17/2025	\$	10,000.00	2183	PAID
31155	Qwalifize LLC	Approved	10/08/2025	\$	10,000.00	500	PAID
31120	Salon 405	Approved	09/24/2025	\$	10,000.00	2400	PAID
31052	Simp'y Title, LLC	Approved	09/17/2025	\$	10,000.00	1400	PAID
31219	Smartx Tecnology I: c	Approved	11/14/2025	\$	10,000.00	10.5	PAID
31142	THE HVAC-R TRAINING SCHOOL INC DBA	Approved	10/02/2025	\$	15,000.00	5500	PAID
31081	The Real Estate Gallery LLC	Approved	09/17/2025	\$	15,000.00	2750	PAID
31173	Utopia Health Career Center, LLC	Approved	10/15/2025	\$	10,000.00	1,500	PAID
31082	WR THE EMBROIDERY AND PRINTSHOP C	Approved	09/17/2025	\$	10,000.00	575	PAID
31100	Abracadabra Ice Cream Factory LLC	Approved	09/21/2025	\$	10,000.00	1200	PAID
31023	AeroStar Training Services	Approved	09/17/2025	\$	20,000.00	9000	Pending

31171	All Family Resource Ctr., LLC	Approved	10/15/2025	\$	10,000.00	1200	Pending
31066	AMERICAN JANITORIAL MAINTENANCE &	Approved	09/17/2025	\$	10,000.00	1100	Pending
31158	Art In Motion LLC	Approved	10/12/2025	\$	15,000.00	2650	Pending
31175	General Upholstery LLC	Approved	10/16/2025	\$	10,000.00	1200	Pending
31038	LITOPLAN4U ENTERPRISES INC	Approved	09/17/2025	\$	20,000.00	5975	Pending
31035	LR Business Consulting & Investment Inc	Approved	09/17/2025	\$	10,000.00	1800	Pending
31101	Sacred Alchemy	Approved	09/22/2025	\$	10,000.00	1600 SF	Pending
31179	Saqui Academy	Approved	10/16/2025	\$	10,000.00	904	Pending
31040	Spectrum Aero LLC	Approved	09/17/2025	\$	20,000.00	9000	Pending
31192	YES! BUSINESS DEVELOPMENT & MULTIMEDIA	Approved	10/23/2025	\$	10,000.00	700	Pending
31139	Gift Me Flowers, LLC	Approved	09/29/2025	\$	10,000.00	683	Pending
31221	Tire shack co	Approved	11/17/2025	\$	10,000.00	1500	Pending
31204	Insurance Ladies and Multiservice Inc	Approved	10/27/2025	\$	10,000.00	740	Pending
31096	Rd Accounting Services and More LLC	Approved	09/19/2025	\$	10,000.00	1874	Pending
31223	5 star family services inc	Approved	11/19/2025	\$	10,000.00	566	Pending
31152	ALBERT GRAPHICS & BIKE SHOP LLC	Approved	10/07/2025	\$	10,000.00	1500	Pending

Eleven 11 Communications Marketing Ag	Approved	9/22/2025	125,000
---------------------------------------	----------	-----------	---------

Neighborly Software	Approved	9/22/2025	\$13,000
---------------------	----------	-----------	----------

\$ 918,000.00

FORM 6		FULL AND PUBLIC DISCLOSURE		2021
Please print or type your name, mailing address, agency name, and position below:			OF FINANCIAL INTERESTS	
LAST NAME --- FIRST NAME --- MIDDLE NAME: ESPINOSA, JACKIE			FOR OFFICE USE ONLY:	
MAILING ADDRESS: 2800 SWOOP CIRCLE				
CITY: KISSIMMEE ZIP: 34741 COUNTY: OSCEOLA				
NAME OF AGENCY: OSCEOLA BOARD OF COUNTY COMMISSIONERS				
NAME OF OFFICE OR POSITION HELD OR SOUGHT: COUNTY COMMISSIONER DISTRICT 4				
CHECK IF THIS IS A FILING BY A CANDIDATE ☒				
PART A -- NET WORTH				
Please enter the value of your net worth as of December 31, 2021 or a more current date. [Note: Net worth is not calculated by subtracting your reported liabilities from your reported assets, so please see the instructions on page 3.]				
My net worth as of <u>JUNE 15</u> , 20 <u>22</u> was \$ <u>7,536,000</u> .				
PART B -- ASSETS				
HOUSEHOLD GOODS AND PERSONAL EFFECTS: 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 effects (described above) is \$ _____				
ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:				
DESCRIPTION OF ASSET (specific description is required - see instructions p.4)				VALUE OF ASSET
SEE ATTACHED FINANCIAL STATEMENT				
PART C -- LIABILITIES				
LIABILITIES IN EXCESS OF \$1,000 (See instructions on page 4):				
NAME AND ADDRESS OF CREDITOR				AMOUNT OF LIABILITY
SEE ATTACHED FINANCIAL STATEMENT				
JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:				
NAME AND ADDRESS OF CREDITOR				AMOUNT OF LIABILITY
SEE ATTACHED FINANCIAL STATEMENT				

10

PART D – 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 2021 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 2021 federal income tax return and all W2's, schedules, and attachments.
 (If you check this box and attach a copy of your 2021 tax return, you need not complete the remainder of Part D.)

PRIMARY SOURCES OF INCOME (See instructions on page 5):

NAME OF SOURCE OF INCOME EXCEEDING \$1,000	ADDRESS OF SOURCE OF INCOME	AMOUNT
See Attached Financial Statement		

SECONDARY SOURCES OF INCOME [Major customers, clients, etc., of businesses owned by reporting person—see instructions on page 5]:

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
See Attached Financial Statement			

PART E – INTERESTS IN SPECIFIED BUSINESSES (Instructions on page 6)

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	See Attached Financial Statement		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

PART F - TRAINING

This section applies only to officers required to complete annual ethics training pursuant to section 112.3142, F.S. [See instructions p. 6]

☒ I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

OATH

I, the person whose name appears at the beginning of this form, do depose on oath or affirmation and say that the information disclosed on this form and any attachments hereto is true, accurate, and complete.

SIGNATURE OF REPORTING OFFICIAL OR CANDIDATE

STATE OF FLORIDA

COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by means of
☒ physical presence or ☐ online notarization, this 15th day of

June, 2022 by Jackie Espinosa

(Signature of Notary Public, State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced driver license

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, _____, prepared the CE Form 6 in accordance with Art. II, Sec. 8, Florida Constitution, Section 112.3144, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

Signature

Date

Preparation of this form by a CPA or attorney does not relieve the filer of the responsibility to sign the form under oath.

IF ANY OF PARTS A THROUGH E ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☒

Personal Financial Statement

Name Eva Jacquelyn Espinosa			
Residence Address 2800 Swoop Circle Kissimmee, FL 34741			
Email Address: info@jackieespinoza.com or info@floridamortprofs.com			
Position or Occupation Mortgage Broker/Business Owner			
Business Name: Florida Mortgage Professionals, LLC.		Suite 201 120 Broadway Kissimmee, FL 34741	
Years with Business 29 years			
Res. Phone (407.963.7710)			

Section 3 - Balance Sheet (attach additional schedules as needed)

Assets	Dollars	Liabilities	Dollars	
Cash, checking, savings	10,000			
Checking/savings	143,000	Primary Residence	210,000	50%
Cash Surrender Value-Life Insurance (Sch D)	100,000	Investment properties/Commercial properties	1,057,000	
General, corporate/Ltd Partnership Interests (Sch F)	2,250,000			
Retirement Accounts	75,000			
Real Estate - Personal Residences (Sch F)	750,000			
Real Estate Investments (Sch G)	5,325,000			
Household goods	150,000			
TOTAL ASSETS	8,803,000.00	TOTAL LIABILITIES	1,267,000.00	
		NET WORTH (total assets minus total liabilities)	7,536,000.00	

Section 4 - Income Statement

Annual Income	Applicant	Annual Expenses		
Salary	5,000 monthly	Home Mortgage (Principal & Interest)	2,908	
Real Estate Passive income	20,715.00	Loan Payments (including other R/E)	2,066	
		Income Tax (State & Federal)		
		Planned or Required Investments/ Partnership Contributions		
		General Living Expenses		
		Other Expenses (list):		
		120 Broadway Mtg commercial	3255	
All these numbers are monthly	25,715	All these numbers are monthly	8,229	
GROSS INCOME	25,715	TOTAL EXPENSES	8,229	17,486

Section 5 – Contingent Liabilities (include brief description)

Are you an endorser or guarantor on other notes/leases contracts (If Y) S. Include on Schedule G) N/A

On letters of credit N/A

Current or pending suits or other litigation: N/A

Schedule A: Cash & Short-term Investments (certificates of deposit, commercial paper, money market funds, etc.)

Name of Institution	Savings Accts. (\$ amount)	Checking Accts. (\$ amount)				
SouthState Bank	\$38,0000	105,000				
Cash on Hand			\$10,000			

Schedule B: Listed Stocks & Bonds (include U.S. Government and Marketable Securities traded on stock exchange)

Number of Shares or Face Value (Bonds)	Description					
\$75,000	Edward Jones					

Schedule D: Life Insurance Carried (include individual and group insurance)

Name of Insurance Company	Owner of Policy	Beneficiary	Face Value			
WFG – Prime	Jackie Espinosa	Jorge Espinosa	100,000.00			

Schedule E: General, Corporate and/or Limited Partnership Interests

Name of Corporation	Type of Investment	Sub S	Value owned	Fair Market Value of Interest	Value owned	Pledged ⁹ (Y/N)	% owned
Florida Mortgage Pros LLC 120 Broadway Suite 201 Kissimmee, Fl. 34741	LLC Mortgage School Finance Co.	Yes	100%	200,000.00	200,000.00	N	100
Adanse LLC dba Chandelier Ballroom and Event Center 17-19 Broadway Kissimmee, Fl. 34741	LLC Production Company	Yes	100%	550,000.00	550,000.00	N	100
Kissimmee Diner dba Matadors Taco and Tapas Bar 120 Broadway, Suite 101-103 Kissimmee, Fl. 34741	LLC Restaurant	Yes	50%	1,500,000.00	750,000.00	N	50%
TOTAL				\$2,250,000.00	1,500,000.	N	

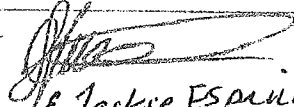
Schedule F: Real Estate (personal residences)

Description/Address of Property	Mortgage Holder	Maturity Date	Title in Name of	Purchase Date	Cost	Present Loan Balance	Monthly Paymt.	Market Value
2800 Swoop Circle, Kissimmee 34741	Homebridge	2046	Jorge and Eva J Espinosa 50/50	03/2016	533,000	390,000	2,908.00	750,000

Schedule G: Real Estate Investments Personally Owned

Description/Address of Property	Mortgage Holder	Maturity Date	% Owned	Title in Name of	Purchase Date	Cost	Present Loan Balance	Market Value	Total Annual Rental Income	Monthly Loan Payment	
Oakhurst Circle	n/a	n/a	50/50	Jorge and Eva J. Espinosa	August 2018	100,000	0	195,000	0	0	
120 Broadway Kissimmee Fl 34741	South State	2035	50/50	Jorge and Eva J. Espinosa	April 2004	975,000	485,000	2,850,000	177,600	3,255	50 %

17-19 Broadway Kissimmee, Fl. 34741	n/a	n/a	50 50	Jorge and Iva J Espinosa Family Trust	June, 2017	425,000	0	1,600,000	36,000	0	
715 Portage Street Kissimmee, Fl. 34741	HomeBridge	2051	50 50	Jorge and Iva J. Espinosa	Nov. 2021	240,000	188,000	275,000	20,400	1.098	
136 Juarez Drive Kissimmee, Fl. 34741	HomeBridge	2051	50 50	Jorge and Iva J Espinosa	May, 2021	198,000	146,000	285,000	18,000	968	
1009 Spring Meadows Kissimmee, Fl. 34741	n/a	n/a	33 33 33	Jorge and Iva J. Espinosa and Jailene Espinosa	June 2022	80,000	0	120,000	14,400	0	
Totals: INVESTMENT ONLY						2,018,000	1,057,000 0	5,325,000	248,580 / 12 months \$20,715	7.783	

6/15/22 
E. Jackie Espinosa

[Previous On List](#) [Next On List](#) [Return to List](#)

Kissimmee diner

No Events No Name History

Florida Profit Corporation
KISSIMMEE DINER INC.

Filing Information

Document Number	P17000074426
FEI/EIN Number	<u>82-2705582</u>
Date Filed	09/07/2017
Effective Date	09/06/2017
State	FL
Status	ACTIVE

Principal Address

120 BROADWAY
103
KISSIMMEE, FL 34741

Mailing Address

120 BROADWAY
201
KISSIMMEE, FL 34741

Changed: 01/25/2021

Registered Agent Name & Address

ESPINOSA, EVA J
120 BROADWAY
201
KISSIMMEE, FL 34741

Officer/Director Detail**Name & Address**

Title P

ESPINOSA, JORGE E
120 BROADWAY #201
KISSIMMEE, FL 34741

Title VP

ESPINOSA, EVA J
120 BROADWAY #201
KISSIMMEE, FL 34741

Annual Reports

Report Year	Filed Date
2023	03/06/2023

[Previous On List](#) [Next On List](#) [Return to List](#)

Adanse

No Events **No Name History**

Florida Limited Liability Company
ADANSE LLC

Filing Information

Document Number	L20000074454
FBI/EIN Number	81-6427336
Date Filed	03/06/2020
Effective Date	03/06/2020
State	FL
Status	ACTIVE

Principal Address

17-19 BROADWAY
KISSIMMEE, FL 34741

Changed: 01/25/2021

Mailing Address

120 BROADWAY
201
KISSIMMEE, FL 34741

Changed: 01/31/2023

Registered Agent Name & Address

The Legal Connection Center
120 BROADWAY
SUITE 201
KISSIMMEE, FL 34741

Name Changed: 02/26/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ESPINOSA, EVA J
17-19 BROADWAY
KISSIMMEE, FL 34741

Title MGR

ESPINOSA, JORGE E
120 BROADWAY
201
KISSIMMEE, FL 34741

1071

FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000074454

Entity Name: ADANSE LLC

Current Principal Place of Business:

17-19 BROADWAY
KISSIMMEE, FL 34741

Current Mailing Address:

120 BROADWAY
201
KISSIMMEE, FL 34741 US

FEI Number: 81-5422336

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

THE LEGAL CONNECTION CENTER
120 BROADWAY
SUITE 201
KISSIMMEE, FL 34741 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: EDISON DENIZARD

04/30/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name ESPINOSA, EVA J
Address 17-19 BROADWAY
City-State-Zip: KISSIMMEE FL 34741

Title MGR
Name ESPINOSA, JORGE E
Address 120 BROADWAY
201
City-State-Zip: KISSIMMEE FL 34741

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes and that my name appears above or on an attachment with all other like empowered.

SIGNATURE: EVA J ESPINOSA

MANAGER

04/30/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P17000074426

Entity Name: KISSIMMEE DINER INC.

Current Principal Place of Business:

120 BROADWAY
103

KISSIMMEE, FL 34741

Current Mailing Address:

120 BROADWAY

201

KISSIMMEE, FL 34741 US

FEI Number: 82-2705582

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ESPINOSA, EVA J

120 BROADWAY

201

KISSIMMEE, FL 34741 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name ESPINOSA, JORGE E
Address 120 BROADWAY #201
City-State-Zip: KISSIMMEE FL 34741

Title VP
Name ESPINOSA, EVA J
Address 120 BROADWAY #201
City-State-Zip: KISSIMMEE FL 34741

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JORGE E ESPINOSA

OWNER

04/30/2025

Electronic Signature of Signing Officer/Director Detail

Date

FORM 1

STATEMENT OF
FINANCIAL INTERESTS

2019

Please print or type your name, mailing
address, agency name, and position below

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME

MAILING ADDRESS

2800 Swoop Circle

Kissimmee, FL 34741 Osceola

CITY

ZIP

COUNTY

NAME OF AGENCY

City Commission Seat #5

NAME OF OFFICE OR POSITION HELD OR SOUGHT

CHECK ONLY IF ☒ CANDIDATE OR ☐ NEW EMPLOYEE OR APPOINTEE

**** THIS SECTION MUST BE COMPLETED ****

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2019.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (must check one):

☐ COMPARATIVE (PERCENTAGE) THRESHOLDS OR ☐ DOLLAR VALUE THRESHOLDSPART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(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
Florida Mortgage Prods	120 Broadway, Kissimmee, FL 34741	Mtg. Broker

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(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
n/a			

PART C -- REAL PROPERTY (Land, buildings owned by the reporting person - See instructions)
(If you have nothing to report, write "none" or "n/a")

Oakhurst Circle - vacant land, Kissimmee, FL.

120 Broadway, Kissimmee, FL. 34741

17-19 Broadway, Kissimmee, FL. 34741

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

(Continued on reverse side)

2023 Form 1 - Statement of Financial Interests

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
Espinosa Rentals	Kissimmee Diner DBA Matadors Tacos and Tapas	120 Broadway, Ste. 101, Kissimmee, Fl. 34741	Property Management

Real Property

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

Location/Description
2019 Lightsey Circle, Saint Augustine, Fl.
225 Oakhurst Circle, Kissimmee, Fl. 34744
17 Broadway, Kissimmee, Fl. 34741
19 Broadway, Kissimmee, Fl. 34741
120 Broadway, Kissimmee, Fl. 34741
715 Portage Ave, Kissimmee, Fl. 34741
136 Juarez Street, Kissimmee, Fl. 34741
1009 Spring Meadows, Kissimmee, Fl. 34741
2800 Swoop Circle, Kissimmee, Fl. 34741

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
Stocks, Mutual Funds	Edward Jones

2023 Form 1 - Statement of Financial Interests

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	349 W. Oak Street, Kissimmee, Fl. 34741
Penny Mac	PO Box 514387, Los Angeles, CA 90051
Service Mac, LLC	9726 Old Bailes Rd, Suite 200 Fort Mill, SC 29707
Service Mac, LLC	9726 Old Bailes Rd, Suite 200 Fort Mill, SC 29707

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	
Name of Business Entity	Florida Mortgage Professionals LLC
Address of Business Entity	120 Broadway
Principal Business Activity	Mortgage Lending
Position Held with Entity	Owner
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	100% ownership

21

Signature of Filer

Eva Jacquelyn Espinosa

Digitally signed: 06/11/2024

2023 Form 1 - Statement of Financial Interest

General Information

Name: Mrs Eva Jacquelyn Espinosa
 Address: 2800 SWOOP CIR, KISSIMMEE, FL 34741
 County:

Organization	Suborganization	Title
N/A		

CANDIDATE FOR

Position	Agency Name	Position sought or held
Mayor for a City, Town or Village - Form 1 (Effective 6/10/2024)	Kissimmee City Commission Seat 5, Osceola County	Kissimmee Mayor Seat 5

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

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
Kissimmee Diner dba Matador Tacos and Tapas Restaurant	120 Broadway, Suite 101-103, Kissimmee, Fl. 34741	Restaurant owner
Florida Mortgage Pros.	120 Broadway, Suite 201-202, Kissimmee, Fl. 34741	Owner of Mortgage Company
Adanse, LLC dba Chandeliers Ballroom	19 Broadway, Kissimmee, Fl. 34741	Owner of Event and Production Company

PART D — INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. - See instructions) (If you have nothing to report, write "none" or "n/a")		
TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES	
PART E — LIABILITIES (Major debts - See instructions) (If you have nothing to report, write "none" or "n/a")		
NAME OF CREDITOR	ADDRESS OF CREDITOR	
CenterState Bank	204 Street, Kissimmee, FL 34741	
PART F — INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses - See instructions) (If you have nothing to report, write "none" or "n/a")		
	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY	Florida MTC PROF	Chandeliers Ballroom
ADDRESS OF BUSINESS ENTITY	120 Broadway	17-19 Broadway
PRINCIPAL BUSINESS ACTIVITY	mortgage broker	Event Center
POSITION HELD WITH ENTITY	Broker-owner	owner - events
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	Yes	Yes
NATURE OF MY OWNERSHIP INTEREST	owner	owner
PART G — TRAINING For elected municipal officers required to complete annual ethics training pursuant to section 112.3142, F.S.		
☐ I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.		
IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐		
SIGNATURE OF FILER: Signature:  Date Signed: 06/09/2020		CPA or 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, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct. CPA/Attorney Signature: _____ Date Signed: _____
FILING INSTRUCTIONS:		
If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions. Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. <u>Do not email your form to the Commission on Ethics, it will be returned.</u> State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. <u>Do not file by both mail and email. Choose only one filing method.</u> Form 6s will not be accepted via email. Candidates file this form together with their filing papers. MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections. WHEN TO FILE: <i>Initially</i>, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment. Candidates must file at the same time they file their qualifying papers. Thereafter, file by July 1 following each calendar year in which they hold their positions. Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2019.		

24

Other businesses:

3)

Kissimmee Diner

DBA Matador Tacos and Tapas

120 Broadway

Suite 101-102-103

Kissimmee, Fl. 34741

Owner

Yes

Owner

4)

Adanse Dance and Productions

19 Broadway

Kissimmee, Fl. 34741

Owner

Yes

Owner

5)

Mortgage Academy

120 Broadway Suite 201

Kissimmee, Fl. 34741

Owner

Yes

Owner

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L13000145620
FILED 8:00 AM
October 16, 2013
Sec. Of State
thampton**

Article I

The name of the Limited Liability Company is:
THE REAL ESTATE GALLERY, LLC.

Article II

The street address of the principal office of the Limited Liability Company is:
2100 BRENTLEY PLACE
ORLANDO, FL. 32835

The mailing address of the Limited Liability Company is:
2100 BRENTLEY PLACE
ORLANDO, FL. 32835

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS RESULTING FROM FULL REAL ESTATE
BROKERAGE FIRM.

Article IV

The name and Florida street address of the registered agent is:
CARMEN G SANTIAGO
14443 YELLOW BUTTERFLY ROAD
WINDERMERE, FL. 34786

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CARMEN G. SANTIAGO

Article V

The name and address of managing members/managers are:

Title: MGR
EVA J ESPINOSA
2100 BRENTLEY PLACE
ORLANDO, FL. 32835

L13000145620
FILED 8:00 AM
October 16, 2013
Sec. Of State
thampton

Article VI

The effective date for this Limited Liability Company shall be:

01/01/2014

Signature of member or an authorized representative of a member

Electronic Signature: EVA J. ESPINOSA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Hardship letter:

Real Estate Gallery

Please note the following income trend:

2019 = \$69,556

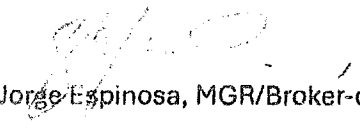
2020 = \$97,923 We started with an upward trend, we were set to make close to 150K in sales for the company but then AGAIN COVID.

2021 = \$81,487 decrease in sales

2022 = \$34,354 THE AFTER MATH of COVID was felt as the agents lost many sales due to their inability to perform their tasks and the instability in the economy.

2023 = \$72,441 Starting to recover but we need help in the marketing techniques via multi-media.

2024 = not yet filed for this year as we are missing several documents and we had to apply for a loan to supplement the revenue on this specific company



Jorge Espinosa, MGR/Broker-owner.