2024 Form 1 - Statement of Financial Interests

Filed with COE: 06/30/2025

General Information

Name: Com Ryan Shrouder Esq

PID 289661

AGENCY INFORMATION

Organization	Suborganization	Title
Cooper City	City Commission	Commissioner

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
Shrouder, Karns & Mager, P.A.	9700 Griffin Road, Cooper City, FL 33328	Law Firm
Cooperative Title Agency of Florida, Inc.	9700 Griffin Road, Cooper City, FL 33328	Real Estate Closings / Title Insurance
Allan & Jennifer Snapp	2502 Camelot Court, Cooper City, FL 33026	Rental Income
Seminole Properties, LLC	9700 Griffin Road, Cooper City, FL 33328	Real Estate Investments

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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
N/A			

Real Property

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

Location/Description
2502 Camelot Court, Cooper City, FL 33026
4030 Fern Forest Road, Cooper City, FL 33026
334-336 SW 16th Street, Dania Beach, FL 33004
32 Uthorne Place, Palm Coast, FL 32164

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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
Stocks	Shrouder, Karns & Mager, P.A.
Stocks	Cooperative Title Agency of Florida, Inc.
Bank Accounts	Valley National Bank
Money Market	Valley National Bank
Money Markey	Vios Bank
Investment Account	TD Ameritrade
Investment Account	Fidelity Investments
Investment Account	Schwab
401k	ADP Retirement
Loan Receivable	Seminole Properties, LLC
401a Retirement Account	Mission Square Retirement

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
Earnest	535 Mission St., Suite 1663 San Francisco, CA 94105
Valley National Bank	579 Fifth Avenue 3rd Floor New York, NY 10017
Wells Fargo Auto Loan	3440 Flair Dr. El Monte, CA 91731

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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	
Name of Business Entity	Cooperative Title Agency of Florida, Inc.
Address of Business Entity	9700 Griffin Road, Cooper City, FL 33328
Principal Business Activity	Title Insurance
Postion Held with Entity	President
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	owned and operated business

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.

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Signature of Filer

Ryan Shrouder Esq

Digitally signed: **06/30/2025**

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