

2024 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 07/01/2025

General Information

Name: Clara Pease

PID 233292

AGENCY INFORMATION

Organization	Suborganization	Title
Bay County	Elected Constitutional Officer	County Commissioner, District 5

Net Worth

My Net Worth as of December 31, 2024 was \$ 15,635,674.00.

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 \$ 150,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
8027 North Lagoon Drive, Panama City Beach, FL	\$ 2,208,000.00
Lot, Lakeview Drive, Panama City Beach, FL	\$ 2,723.00
Spanish Ante, Lot 3, Panama City Beach, FL	\$ 8,000.00
Spanish Ante, Lot 7, Panama City Beach, FL	\$ 10,000.00
A Reel Commocean Charter, Inc., 100% ownership	\$ 223,487.00
Dancing Waters, LLC, 100% ownership	\$ 425,000.00
Emerald View Association Management, LLC, 99% ownership	\$ 743,802.00
Hidden Lagoon Partners, LLC, 100% ownership	\$ 921,029.00
LTW Commercial 1, LLC, 100% ownership	\$ 6,299,885.00
LTW Commercial 2, LLC, 100% ownership	\$ 2,692,946.00
LTW Lobby, LLC, 100% ownership	\$ 412,946.00
Maligator, LLC, 100% ownership	\$ 1,374,889.00
Pease & Associates, Inc., 100% ownership	\$ 438,824.00
Bank Accounts (Cadence Bank)	\$ 14,458.00
Cadence Bank (Certificate of Deposit)	\$ 134,482.00
Jet Skis	\$ 10,000.00
2024 Newmar RV	\$ 185,000.00
Southeast Architects and Engineers, Inc., 35% ownership	\$ 4,604.00
See Attached	

Liabilities

LIABILITIES IN EXCESS OF \$1,000:

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

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

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

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 2024 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 2024 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
Emerald View Association Management, LLC (W2 Wages)	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 100,000.00
Bay County, Florida (W2 Wages)	PO Box 2269, Panama City, FL 32402	\$ 84,775.00
Emerald View Association Management, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 42,196.00
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 88,167.00
LTW Commercial 2, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 122,927.00
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 311,135.00
Emerald View Realty, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 8,480.00
Southeast Architects and Engineers, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 2,589.00
LTW Lobby, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 60,851.00

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Name of Source of Income Exceeding \$1,000	Address of Source of Income	Amount
A Reel Commocean Charter, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 40,222.00
See Attached		

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
LTW Commercial 1, LLC	Brisk LLC	1016 Thomas Drive #297, Panama City Beach, FL 32408	Interest Income
LTW Commercial 1, LLC	Coastal Living Realty & Associates, LLC	PO Box 27207, Panama City, FL 32411	Interest Income
LTW Commercial 2, LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300, St. Petersburg, FL 33702	Interest Income
Pease & Associates, Inc.	Gulf Life Real Estate	10250 Miracle Strip Loop, Unit A/B, Panama City Beach, FL 32417	Rental Income
Southeast Architects and Engineers, Inc.	Summerhouse of Panama City	6505 Thomas Drive, Panama City Beach, FL 32408	Services
LTW Lobby LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300, St. Petersburg, FL 33702	Rental Income
LTW Lobby LLC	Tip C. Turtle, Inc.	369 W Shore Drive, Inlet Beach, FL 32461	Rental Income
See Attached			

Interests in Specified Businesses

Business Entity # 1	
Name of Business Entity	Emerald View Association Management, LLC
Address of Business Entity	9902 S Thomas Drive, Panama City Beach, FL 32408
Principal Business Activity	Rental Management
Postion Held with Entity	President
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	Equity
See Attached.	

Training

This section applies only to a Constitutional or elected municipal officer, 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.

CPA/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, **Benjamin J Kincaid** 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.

Benjamin J Kincaid

Digitally signed: 07/01/2025

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.

Clara Pease

Digitally signed: 07/01/2025

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Part D, Secondary Sources of Income

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
LTW 1 Commercial, LLC	Brisk LLC	1016 Thomas Drive #297 Panama City Beach, FL 32408	Interest income
Southeast Architects and Engineers, Inc.	Summerhouse of Panama City	6505 Thomas Drive PANAMA CITY BEACH, FL 32408	Services
LTW 1 Commercial, LLC	Coastal Living Realty & Associates, LLC	PO Box 27207 Panama City, FL 32411	Interest income
LTW Commercial 2, LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300 St. Petersburg, FL 33702	Interest income
LTW Lobby LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300 St. Petersburg, FL 33702	Rental income
LTW Lobby LLC	Tip C. Turtle, Inc.	369 W. Shore Drive Inlet Beach, FL 32461	Rental income
Pease & Associates, Inc.	Gulf Life Real Estate	10250 Miracle Strip Loop, Unit A/B Panama City Beach, FL 32417	Rental income

	Business Entity #1
NAME OF BUSINESS ENTITY	Emerald View Association Management, LLC
ADDRESS OF BUSINESS ENTITY	9902 S Thomas Drive, Panama City Beach, FL 32408
PRINCIPAL BUISNESS ACTIVITY	Association Management
POSITION HELD WITH ENTITY	President
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS	Yes
NATURE OF MY OWNERSHIP INTEREST	Equity

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Part D, Primary Sources of Income

NAME AND SOURCE OF INCOME EXCEEDING \$1,000	ADDRESS OF SOURCE OF INCOME	AMOUNT
Emerald View Association Management, LLC (W2 Wages)	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 100,000
Bay County, Florida (W2 Wages)	PO Box 2269, Panama City, FL 32402	84,775
A Reel Commocean Charter, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	40,222
Dancing Waters, LLC	9860 S Thomas Drive, Panama City Beach, FL 32408	-
Emerald View Association Management, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	42,196
Emerald View Realty, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	8,480
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	88,167
Maligator, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	(66,745)
Pease & Associates, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	(145,120)
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	311,135
LTW Commercial 2, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	122,927
LTW Lobby, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	60,851
Southeast Architects and Engineers, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	2,589
Total		\$ 649,477

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Part B, Assets Individually Valued at Over \$1,000

ASSET DESCRIPTION	VALUE OF ASSET
Bank Accounts (BancorpSouth)	\$ 14,458
2024 Newmar RV	185,000
Cadence Bank (Certificate of Deposit)	134,482
Jet Skis	10,000
8027 North Lagoon Drive (Fair Market Value)	2,208,000
Lot, Lakeview Drive, Panama City Beach (Fair Market Value)	2,723
Spanish Ante Lot 3 (Fair Market Value)	8,000
Spanish Ante Lot 7 (Fair Market Value)	10,000
A Reel Commocean Charter, Inc., 100% ownership (Fair Market Value)	223,487
Dancing Waters, LLC, 100% ownership (Fair Market Value)	425,000
Emerald View Association Management, LLC, 99% ownership (Asset + Multiple of Earn.)	743,802
Emerald View Realty, LLC, 100% ownership (Fair Market Value)	599
Hidden Lagoon Partners, LLC, 100% ownership (Fair Market Value)	921,029
LTW Commercial 1, LLC, 100% ownership (Fair Market Value)	6,299,885
LTW Commercial 2, LLC, 100% ownership (Fair Market Value)	2,692,946
LTW Lobby, LLC, 100% ownership (Fair Market Value)	412,946
Maligator, LLC, 100% ownership (Fair Market Value)	1,374,889
Southeast Architects and Engineers, Inc., 35% ownership (Fair Market Value)	4,604
Pease & Associates, Inc., 100% ownership (Fair Market Value)	438,824
Total Assets valued over \$1,000	\$ 16,110,674