2025 Form 1 - Statement of Financial Interests

Filed with COE: 05/27/2026

General Information

Name: Virginia Snyder Morgan

CONFIDENTIAL

PID 305351

AGENCY INFORMATION

Organization	Suborganization	Title
Northeast Florida Regional Council	Board of Directors	City Commissioner
St. Augustine Beach	Mayor And City Commission	Commissioner

CANDIDATE FOR

Position	Agency Name	Position sought or held
City, Town or Village (Commission or Council), Governing Board - Form 1 (Effective 6/10/2024)	City of St. Augustine Beach	Commissioner

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

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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
Coquina Law Group PA	43 Cincinnati Ave, St. Augustine, FL 32084	law practice
Virginia S Morgan Atty LLC	43 Cincinnati Ave, St. Augustine, FL 32084	law practice
Snyder Property Holdings	15 Isle of Hope, Mount Pleasant, SC 29464	rental property investments
Lowcountry Bristol LLC	PO Box 1785, Mount Pleasant, SC 29465	rental property investments
Lowcountry Camellia LLC	PO Box 1785, Mount Pleasant, SC 29465	rental property investments

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
N/A

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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
business interest	Virginia S Morgan Atty LLC
business interest	Snyder Property Holdings LLC
business interest	Lowcountry Bristol LLC
business interest	Lowcountry Camellia LLC
bank accounts	Wells Fargo
retirement plan	FRS Retirement Date Fund 2045

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
Margaret Snyder	15 Isle of Hope, Mount Pleasant, SC 29464
Navient	PO Box 9500, Wilkes-Barre, PA 18773
Onity Mortgage	P.O. Box 24738, West Palm Beach, FL 33416

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
N/A

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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.

Signature of Filer

Virginia Snyder Morgan

Digitally signed: **05/27/2026**

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