2025 Form 1 - Statement of Financial Interests

Filed with COE: 07/30/2026

General Information

Name: John Messmore

PID 319287

AGENCY INFORMATION

Organization	Suborganization	Title
North Redington Beach	Mayor And Town Commission	Commissioner Seat 1

Disclosure Period

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

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
SWEET SAGE CAFE	16725 GULF BLVD	RESTAURANT
SS16725 LLC	16725 GULF BLVD	REAL ESTATE
AJ JJ16741	16725 GULF BLVD	RENTAL INCOME
HENDERSON FRANTZ PROPERTIES	16725 GULF BLVD	RENTAL INCOME
MHPNRBLLC	16725 GULF BLVD	RESTAURANT
M&W FLORIDA PROPERTIES	16725 GULF BLVD	RESTAURANT
JWM INVESTEMENTS	16725 GULF BLVD	RESTAURANT

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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
SEMINOLE BLVD/VACANT LOT
4982 WOODLAND DR/HOUSE
16029 BAY PINES BLVD/VACANT LOT
16811 GULF BLVD/ RESTAURANT
PARK BLVD/VACANT LOT
141ST ST/ VACANT LOT
4685 95TH ST/HOUSE
16741 GULF BLVD/ OFFICE
16725 GULF BLVD/ RESTAURANT

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
N/A	

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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
N/A	

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

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

John Messmore

Digitally signed: **07/30/2026**

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