

2022 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 06/30/2023

General Information

Name: Clara Pease
Address: PO Box 9418, Panama City Beach, FL 32417 **PID 233292**
County: Bay

AGENCY INFORMATION

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

Net Worth

My Net Worth as of December 31, 2022 was \$ 7,642,266.00.

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
9 Blue Crab Lane, Panama City Beach, FL	\$ 900,000.00
10513 Front Beach Road, Unit 103, Panama City Beach, FL	\$ 574,000.00
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	\$ 210,432.00
Dancing Waters, LLC, 100% ownership	\$ 319,000.00
Emerald View Association Management, LLC, 99% ownership	\$ 566,100.00
Hidden Lagoon Partners, LLC, 100% ownership	\$ 599,132.00
LTW Commercial 1, LLC, 100% ownership	\$ 1,707,160.00
LTW Commercial 2, LLC, 100% ownership	\$ 696,984.00
LTW Lobby, LLC, 100% ownership	\$ 30,981.00
Maligator, LLC, 100% ownership	\$ 1,938,665.00
Pease & Associates, Inc., 100% ownership	\$ 316,632.00
Bank Accounts	\$ 1,846.00
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		

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Income

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income.

☐ I elect to file a copy of my 2022 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
A Reel Commocean Charter, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 25,418.00
Emerald View Association Management, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 443,921.00
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 64,119.00
Maligator, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 56,026.00
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 1,280,108.00
See Attached		

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Business Entity	Major Sources of Business Income	Address	Principal Business Activity of Source
LTW 1 Commercial, LLC	Darlington Street LLC	200 Meeting Street, Ste 206, Charleston, SC 29401	Management Income
Pease & Associates, Inc.	Sekou Clarke Law Group	600 Grand Panama Blvd, Ste 105, Panama City Beach, FL 32407	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	Association Management
Postion Held with Entity	President
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	Equity

Training

- ☒ 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

I, **Benjamin J Kincaid CPA** 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 CPA

Digitally signed: **06/30/2023**

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: **06/30/2023**

Filed with COE: **06/30/2023**

Clara Pease

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

ASSET DESCRIPTION	VALUE OF ASSET
Bank Accounts (BancorpSouth)	\$ 1,846
9 Blue Crab Lane (Fair Market Value)	900,000
10513 Front Beach Road, Unit 103 (Fair Market Value)	574,000
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)	210,432
Dancing Waters, LLC, 100% ownership (Fair Market Value)	319,000
Emerald View Association Management, LLC, 99% ownership (Multiple of Earnings)	566,100
Emerald View Realty, LLC, 100% ownership (Fair Market Value)	-
Hidden Lagoon Partners, LLC, 100% ownership (Fair Market Value)	599,132
LTW Commercial 1, LLC, 100% ownership (Fair Market Value)	1,707,160
LTW Commercial 2, LLC, 100% ownership (Fair Market Value)	696,984
LTW Lobby, LLC, 100% ownership (Fair Market Value)	30,981
Maligator, LLC, 100% ownership (Fair Market Value)	1,938,665
Southeast Architects and Engineers, Inc., 35% ownership (Fair Market Value)	611
Pease & Associates, Inc., 100% ownership (Fair Market Value)	316,632
Total Assets valued over \$1,000	\$ 7,882,266

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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
A Reel Commocean Charter, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	25,418
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	443,921
Emerald View Realty, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	(9,400)
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	64,119
Maligator, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	56,026
Pease & Associates, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	(114,648)
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	1,280,108
LTW Commercial 2, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	(303,855)
LTW Lobby, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	(86,968)
Southeast Architects and Engineers, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	(5,143)
Total		\$ 1,449,578

	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, 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	Darlington Street LLC	200 Meeting Street, Ste 206 Charleston, SC 29401	Management income
Pease & Associates, Inc.	Sekou Clarke Law Group	600 Grand Panama Blvd, Ste 105 Panama City Beach, FL 32407	Rental income