2023 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 01/24/2024

General Information

Name: Mr Eric Thomas Zwayer

PID 234895

AGENCY INFORMATION

Organization	Suborganization	Title
Highlands County	Elected Constitutional Officer	Tax Collector

CANDIDATE FOR

Position	Agency Name	Position sought or held
Tax Collector	Highlands County Tax Collector	Tax Collector

Net Worth

My Net Worth as of December 31, 2023 was $ 1,709,074.30.

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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 $ 50,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER $1,000:

Description of Asset	Value of Asset
8330 Tubbs Ranch Rd (Rental Property)	$ 308,167.00
205 Kite Ave (Rental Property)	$ 122,209.00
435 Rose Ave (Rental Property)	$ 235,419.00
3824 Citroen Dr (Rental Property)	$ 125,157.00
8400 Tubbs Ranch Rd (Rental Property)	$ 154,192.00
(Homestead)(Confidential Address)	$ 400,000.00
FRS Investment Acct	$ 364,504.62
Nationwide 457 Acct	$ 112,829.62
FTJ Roth IRA	$ 92,967.00
Checking Acct	$ 3,584.40
Savings Acct	$ 3,849.50
Cash- ZIG Acct	$ 2,830.47
Cash- Blessing Acct	$ 12,634.45
8326 Tubbs Ranch Rd (vacant 5 acres)	$ 31,654.00

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Liabilities

LIABILITIES IN EXCESS OF $1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Home Point Financial	PO Box 105178, Atlanta GA, 30348-5178	$ 228,999.17
HELOC, Center State Bank	2600 US HWY 27 N, Sebring	$ 96,530.22

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. Or attach a complete copy of your 2023 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 2023 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
HC Tax Collector	540 S. Commerce Ave, Sebring FL 33870	$ 119,849.19
Rental Property	8330 Tubbs Ranch Rd	$ 18,000.00
Rental Property	8400 Tubbs Ranch Rd	$ 12,000.00
Rental Property	435 Rose Ave	$ 12,000.00

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
Zwayer Investment Group	Rental Property	3824 Citroen Dr	Rentals
Zwayer Investment Group	Rental Property	205 Kite Ave	Rentals

Interests in Specified Businesses

Business Entity # 1
N/A

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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.

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.

Eric Thomas Zwayer

Digitally signed: **01/24/2024**

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