

2023 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 06/10/2024

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

CANDIDATE FOR

Position	Agency Name	Position sought or held
County Commission	Bay County, Florida (District 5)	County Commission, District 5

Net Worth

My Net Worth as of December 31, 2023 was \$ 15,803,621.00.

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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 \$ 150,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
9 Blue Crab Lane, Panama City Beach, FL	\$ 875,000.00
8027 North Lagoon Drive, Panama City Beach, FL	\$ 2,000,000.00
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	\$ 192,016.00
Dancing Waters, LLC, 100% ownership	\$ 371,100.00
Emerald View Association Management, LLC, 99% ownership	\$ 588,000.00
Hidden Lagoon Partners, LLC, 100% ownership	\$ 1,061,903.00
LTW Commercial 1, LLC, 100% ownership	\$ 5,532,976.00
LTW Commercial 2, LLC, 100% ownership	\$ 3,617,281.00
LTW Lobby, LLC, 100% ownership	\$ 428,239.00
Maligator, LLC, 100% ownership	\$ 1,467,464.00
Pease & Associates, Inc., 100% ownership	\$ 409,940.00
Bank Accounts (Cadence Bank)	\$ 47,079.00
Cadence Bank (Certificate of Deposit)	\$ 130,000.00
Jet Skis	\$ 10,000.00
2018 Winnibago	\$ 90,000.00
Southeast Architects and Engineers, Inc., 35% ownership	\$ 1,900.00
See Attached	

Liabilities

LIABILITIES IN EXCESS OF \$1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Cadence Bank	600 Grand Panama Blvd, Panama City, FL 32407	\$ 740,000.00

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 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
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	\$ 83,245.00
Emerald View Association Management, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 63,460.00
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 86,094.00
LTW Commercial 2, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 2,694,948.00
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 1,250,093.00
Emerald View Realty, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 11,135.00
Maligator, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	\$ 17,532.00

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See Attached		
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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	Property Sale
LTW Commercial 1, LLC	Coastal Living Realty & Associates, LLC	PO Box 27207, Panama City, FL 32411	Property Sale
LTW Commercial 2, LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300, St. Petersburg, FL 33702	Property Sale
Pease & Associates, Inc.	Sekou Clarke Law Group	600 Grand Panama Blvd, Ste 105, Panama City Beach, FL 32407	Rental Income
Southeast Architects and Engineers, Inc.	Grand Caribbean East Owners' Association, Inc.	970 Gulf Short Drive, Destin, FL 32541	Services
Southeast Architects and Engineers, Inc.	The Commodore Owners Association, Inc.	4715 Thomas Drive, Panama City Beach, FL 32408	Services
Southeast Architects and Engineers, Inc.	Summerhouse of Panama City	6505 Thomas Drive, Panama City Beach, FL 32408	Services
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 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: 06/10/2024

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: 06/10/2024

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Clara Pease

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

ASSET DESCRIPTION	VALUE OF ASSET
Bank Accounts (Cadence)	\$ 47,079
2018 Winnibago	90,000
Certificate of Deposit (Cadence)	130,000
Jet Skis	10,000
9 Blue Crab Lane, Panama City Beach (Fair Market Value)	875,000
8027 North Lagoon Drive (Fair Market Value)	2,000,000
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)	192,016
Dancing Waters, LLC, 100% ownership (Fair Market Value)	371,100
Emerald View Association Management, LLC, 99% ownership (Multiple of Earnings)	588,000
Emerald View Realty, LLC, 100% ownership (Fair Market Value)	-
Hidden Lagoon Partners, LLC, 100% ownership (Fair Market Value)	1,061,903
LTW Commercial 1, LLC, 100% ownership (Fair Market Value)	5,532,976
LTW Commercial 2, LLC, 100% ownership (Fair Market Value)	3,617,281
LTW Lobby, LLC, 100% ownership (Fair Market Value)	428,239
Maligator, LLC, 100% ownership (Fair Market Value)	1,467,464
Southeast Architects and Engineers, Inc., 35% ownership (Fair Market Value)	1,900
Pease & Associates, Inc., 100% ownership (Fair Market Value)	409,940
Total Assets valued over \$1,000	\$ 16,843,621

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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	83,245
A Reel Commocean Charter, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	(12,046)
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	63,460
Emerald View Realty, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	11,135
Hidden Lagoon Partners, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	86,094
Maligator, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	17,532
Pease & Associates, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	(117,140)
LTW Commercial 1, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	1,250,093
LTW Commercial 2, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	2,694,948
LTW Lobby, LLC	9902 S Thomas Drive, Panama City Beach, FL 32408	(25,603)
Southeast Architects and Engineers, Inc.	9902 S Thomas Drive, Panama City Beach, FL 32408	202
Total		\$ 4,151,920

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Part E, 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
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 Commercial 1, LLC	Brisk LLC	1016 Thomas Drive #297 Panama City Beach, FL 32408	Property Sale
Pease & Associates, Inc.	Sekou Clarke Law Group	600 Grand Panama Blvd, Ste 105 Panama City Beach, FL 32407	Rental income
Southeast Architects and Engineers, Inc.	GRAND CARIBBEAN EAST OWNERS' ASSOCIATION, INC.	970 Gulf Shore Drive Destin, FL 32541	Services
Southeast Architects and Engineers, Inc.	THE COMMODORE OWNERS ASSOCIATION, INC.	4715 THOMAS DRIVE PANAMA CITY BEACH, FL 32408	Services
Southeast Architects and Engineers, Inc.	Summerhouse of Panama City	6505 Thomas Drive PANAMA CITY BEACH, FL 32408	Services
LTW Commercial 1, LLC	Coastal Living Realty & Associates, LLC	PO Box 27207 Panama City, FL 32411	Property Sale
LTW Commercial 2, LLC	Sail Away Vacation Rentals, Inc.	7901 4th Street North, Ste 300 St. Petersburg, FL 33702	Property Sale