

# CANDIDATE OATH STATE AND LOCAL PARTISAN OFFICE WITH PARTY AFFILIATION

OFFICE USE ONLY

## Candidate Oath

(Section 99.021(1)(a), Florida Statutes)

I, John Albion,  
(Print name above as you wish it to appear on the ballot. If your last name consists of two or more names but has no hyphen, check box  (see page 2 - Compound Last Names). No change can be made after the end of qualifying.)

am a candidate for the office of Lee County Commission, 5,  
(Office) (District #) (Circuit #)

; my legal residence is 12300 Jewel Stone Lane, Fort Myers, FL 33913 County, Florida; I am a qualified elector  
(Group or Seat #)

under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

## Statement of Party

(Section 99.021(1)(b), Florida Statutes)

I am a member of the Republican Party; I have been a registered member of this political party, for which I am seeking nomination as a candidate, for 365 days before the beginning of qualifying preceding the general election for which I seek to qualify; and I have paid the assessment levied against me, if any, by the executive committee of the above-stated political party.

Candidate's Florida Voter Registration Number (located on your voter information card): 111516681

Phonetic spelling for audio ballot: Print name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 2 of this form):

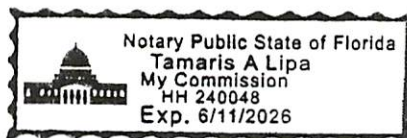
JON ALBUHN

**X** John E. Albion (239) 410-2234 ja/albion267@comcast.net  
Signature of Candidate Telephone Number Email Address  
12300 Jewel Stone Lane Fort Myers Florida 33913  
Address City State ZIP Code

STATE OF FLORIDA  
COUNTY OF LEE

Tamaris A Lipa  
Signature of Notary Public  
Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by means of  
online notarization  OR physical presence   
this 28 day of JUNE, 2022  
Personally Known  OR Produced Identification   
Type of Identification Produced: FL DL



Please print or type your name, mailing address, agency name, and position below:

**OF FINANCIAL INTERESTS**

FOR OFFICE USE ONLY:

LAST NAME — FIRST NAME — MIDDLE NAME:

Albion John Eric

MAILING ADDRESS:

12300 Jewel Stone Lane

CITY : ZIP : COUNTY :  
Fort Myers 33913 Lee

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

Lee County Commissioner, District 5

CHECK IF THIS IS A FILING BY A CANDIDATE

**PART A -- NET WORTH**

Please enter the value of your net worth as of December 31, 2021 or a more current date. [Note: Net worth is not calculated by subtracting your reported liabilities from your reported assets, so please see the instructions on page 3.]

My net worth as of June 1, 20 22 was \$ 1,942,187.96.

**PART B -- ASSETS**

**HOUSEHOLD GOODS AND PERSONAL EFFECTS:**

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 effects (described above) is \$ \$20,000.00

**ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:**

| DESCRIPTION OF ASSET (specific description is required - see instructions p.4)                            | VALUE OF ASSET |
|---|----------------|
| Vehicle 1- Honda Accord   | \$ 8,000       |
| Vehicle 2- Toyota Rav4  | \$15,000       |
| Primary Residence- 12300 Jewel Stone Lane   | \$326,494      |
| Investment Home- 9758 Country Oaks Drive <span style="float: right;">See attached for continuation</span> | \$300,165      |

**PART C -- LIABILITIES**

**LIABILITIES IN EXCESS OF \$1,000 (See instructions on page 4):**

| NAME AND ADDRESS OF CREDITOR | AMOUNT OF LIABILITY |
|------------------------------|---------------------|
| Mortgage                     | \$201,064           |
|                              |                     |
|                              |                     |

**JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:**

| NAME AND ADDRESS OF CREDITOR | AMOUNT OF LIABILITY |
|------------------------------|---------------------|
| <u>N/A</u>                   |                     |
|                              |                     |
|                              |                     |

Form 6 – Full and Public Disclosure of Financial Interests

Part B Continued

| Description of Asset                                    | Value of Asset |
|---|----------------|
| Ameriprise Investment Account                           | \$567,868.44   |
| Raymond James IRA                                       | \$103,593.18   |
| Raymond James Joint Investment Account                  | \$ 49,515.53   |
| JJ Albion LLC 10591-10681 Safety Lane                   | \$113,024.80   |
| Albion World LLC(JEM Realty Trust)-US 41 SanCarlos West | \$294,169.25   |
| Albion SCE LLC-US 41 SanCarlos East                     | \$245,070.00   |
| John and Lauri Cogent Bank Checking                     | \$ 3,105.28    |
| John and Lauri Cogent Money Market                      | \$ 76,012.46   |
| John Albion, LLC Cogent                                 | \$ 7,734.02    |
| John and Lauri Cogent Money Market                      | \$ 13,500.00   |

Part E Continued

|  |  |
|--|--|
| JJ Albion LLC  | John Albion LLC                                |
| 3301 SW 22 <sup>nd</sup> Place<br>Cape Coral, FL 33904 | 12300 Jewel Stone Lane<br>Fort Myers, FL 33913 |
| Real Estate Holdings                                   | Real Estate Brokerage                          |
| Member   | Managing Member                                |
| 25%  | 100%   |
| Member   | Owner/Manager                                  |

**PART D -- 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 2021 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 2021 federal income tax return and all W2's, schedules, and attachments.  
 [If you check this box and attach a copy of your 2020 tax return, you need not complete the remainder of Part D.]

**PRIMARY SOURCES OF INCOME (See instructions on page 5):**

| NAME OF SOURCE OF INCOME EXCEEDING \$1,000       | ADDRESS OF SOURCE OF INCOME                      | AMOUNT      |
|--|--|-------------|
| Cushman & Wakefield   Commercial Properties SWFL | 5220 Summerlin Commons Blvd, Suite 500           | \$85,200.62 |
| JJ Albion LLC                                    | 10591-10681 Safety Lane, Fort Myers, FL 33908    | \$47,740.52 |
| PSA Management LLC                               | 17501 Pine Ridge Rd., Fort Myers Beach, FL 33931 | \$11,584.32 |

**SECONDARY SOURCES OF INCOME [Major customers, clients, etc., of businesses owned by reporting person--see instructions on page 5]:**

| NAME OF BUSINESS ENTITY | NAME OF MAJOR SOURCES OF BUSINESS' INCOME | ADDRESS OF SOURCE | PRINCIPAL BUSINESS ACTIVITY OF SOURCE |
|-------------------------|---|-------------------|---------------------------------------|
|                         |   |                   |                                       |
|                         |   |                   |                                       |

**PART E -- INTERESTS IN SPECIFIED BUSINESSES [Instructions on page 6]**

|   | BUSINESS ENTITY # 1                          | BUSINESS ENTITY # 2                     | BUSINESS ENTITY # 3                     |
|---|--|---|---|
| NAME OF BUSINESS ENTITY                       | Albion & Associates                          | Albion World LLC (JEM Realty trust)     | Albion SCE LLC                          |
| ADDRESS OF BUSINESS ENTITY                    | 12300 Jewel Stone Lane, Fort Myers, FL 33913 | 3301 SW 22nd Place Cape Coral, FL 33904 | 3301 SW 22nd Place Cape Coral, FL 33904 |
| PRINCIPAL BUSINESS ACTIVITY                   | Business Consulting                          | Real Estate Holdings                    | Real Estate Holdings                    |
| POSITION HELD WITH ENTITY                     | Co-owner                                     | Member                                  | Member                                  |
| I OWN MORE THAN A 5% INTEREST IN THE BUSINESS | 49%  | 33.33%                                  | 21%                                     |
| NATURE OF MY OWNERSHIP INTEREST               | Co-Owner                                     | Member                                  | Member                                  |

**PART F - TRAINING**

This section applies only to officers required to complete annual ethics training pursuant to section 112.3142, F.S. [See instructions p. 6]

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

**OATH**

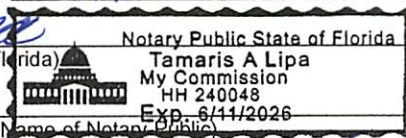
I, the person whose name appears at the beginning of this form, do depose on oath or affirmation and say that the information disclosed on this form and any attachments hereto is true, accurate, and complete.

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 28th day of

JUNE, 2022, by JOHN ALBION

(Signature of Notary Public--State of Florida) 

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known \_\_\_\_\_ OR Produced Identification

Type of Identification Produced FL DL

John E. Albion  
 SIGNATURE OF REPORTING OFFICIAL OR CANDIDATE

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, \_\_\_\_\_, 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.

\_\_\_\_\_  
 Signature Date

**Preparation of this form by a CPA or attorney does not relieve the filer of the responsibility to sign the form under oath.**

**IF ANY OF PARTS A THROUGH E ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE**