

NEBRASKA ACCOUNTABILITY AND DISCLOSURE COMMISSION 1225 L St., Suite 400 P.O. Box 95086 Lincoln, NE 68509 (402) 471-2522 https://nadc.nebraska.gov	STATEMENT OF FINANCIAL INTERESTS Calendar Year 2023 NADC FORM C-1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 2px;">POSTMARK DATE</td> <td style="width: 80%; text-align: center; padding: 2px;">41D</td> </tr> <tr> <td colspan="2" style="height: 40px; vertical-align: middle; text-align: center;"> OFFICE USE ONLY JAN 11 2023 NEBRASKA ACCOUNTABILITY and DISCLOSURE COMMISSION </td></tr></table>	POSTMARK DATE	41D	OFFICE USE ONLY JAN 11 2023 NEBRASKA ACCOUNTABILITY and DISCLOSURE COMMISSION	
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OFFICE USE ONLY JAN 11 2023 NEBRASKA ACCOUNTABILITY and DISCLOSURE COMMISSION						

ITEM 6 SOURCES OF INCOME OF OVER \$1,000	
Income includes money or any other form of recompense constituting income under the Internal Revenue Code. (See definitions)	
Name and address of any source* (including an individual, business, body of government, political subdivision or body corporate) from which income of over \$1,000 was received.	List the nature of the source's business and the nature of the services you rendered or the circumstances under which income was received. NOTE: Do not list the amount of the income.
Also include your Government position if you were paid more than \$1,000.	
1.) Hightower Reff Law, LLC, 10110 Nicholas Street, Suite 102 Omaha, Nebraska 68114	1a.) primary employer, legal services, services billed to clients, income paid by clients
2.) Jacob Lynn Enterprises, LLC, 10110 Nicholas Street, Suite 102, Omaha, Nebraska 68114	2a.) commercial rental property/monthly rent paid by tenants
3.) AIR BNB (headquarters: 888 Brannan Street, San Francisco, CA)	3a.) short term rental income
4.)	4a.)
*NOTE: IF INCOME RESULTED FROM EMPLOYMENT BY, OPERATION OF OR PARTICIPATION IN A PROPRIETORSHIP, PARTNERSHIP, CORPORATION OR OTHER PERSON, LIST THE SAME AS THE SOURCE OF INCOME, BUT NOT THE PATRONS, CUSTOMERS, PATIENTS, OR CLIENTS THEREOF.	
ITEM 7 BUSINESSES WITH WHICH YOU ARE ASSOCIATED Including Non Profits (See definitions)	
Name and address of all businesses, organizations, or associations (profit and non-profit) with which you held a position of officer, director, limited liability company member, partner, or stockholder and any entity in which you held a position of trustee. Such reporting is required based on the position held, not on whether income was received. You need not report business associations which are otherwise listed under Item 6.	
Name and Address of Business or Organization.	Nature of Association
If you have nothing to report, write NONE	
1.) Blue Merle Enterprises, LLC 10110 Nicholas Street, Suite 102 Omaha, NE 68114	1a.) LLC Member
2.) Emerald Wolf Lodgings, LLC 10110 Nicholas Street, Suite 102 Omaha, NE 68114	2a.) LLC Member
3.) Planned Parenthood Advocates of Nebraska 3105 N. 93 rd Street Omaha, NE 68134	3a.) Board Member
4.) Sanitary and Improvement District No. 586 of Douglas County, Nebraska (McGregor Brae) 156 th and Highway 36, Bennington, NE 68007	4a.) Board of Trustees (ended October 2023)
5.)	5a.)
6.)	6a.)
7.)	7a.)

ITEM 8	REAL PROPERTY OF THE FILER IN NEBRASKA (Real property valued at less than \$1,000 and your personal residence need <i>not</i> be reported.)	
List all real property in Nebraska in your name or in which you have a direct ownership interest. The description required must be sufficient to identify the location of the property. Exceptions: You need not report real property owned by a business listed in Item 6 or 7, your personal residence or real property valued at less than \$1,000. Personal residence refers to your principal dwelling-house and adjacent land used for house-hold purposes, such as lawns and gardens.		
Location of Property (Description or Address)		Nature of Property (such as: agricultural, commercial, industrial, residential-rental)
If you have nothing to report, write NONE		
13118 Patrick Circle, Omaha, Nebraska 4690 Vinton Street, Omaha, Nebraska 68106 4634 Hascall Street, Omaha, Nebraska 68106 11311 Camden Avenue, Omaha, Nebraska 68164 3007 South 39 th Street, Omaha, Nebraska 68105 6932 Hamilton, Omaha, Nebraska 68132 14473 Larimore Avenue, Omaha, Nebraska 68116 5035 North 93 rd Avenue, Omaha, Nebraska 68134 4010 Vinton Street, Omaha, Nebraska 68105		residential-rental residential-rental residential-rental residential-rental residential-rental residential-rental residential-rental residential-rental residential-rental residential-rental
ITEM 9	OTHER FINANCIAL INTERESTS AND PROPERTY HELD DURING THE PERIOD OF THIS STATEMENT WHICH EXCEEDED A FAIR MARKET VALUE OF \$1,000 AT ANY TIME DURING THE REPORTING PERIOD	
(a) List the names and addresses of the institutions in which you had checking and savings accounts and certificates of deposit.		
Financial Institution		Address
If you have nothing to report, write NONE		
First National Bank Omaha Pathway Bank i3 Bank Bruning Bank		11404 West Dodge Road, Omaha, NE 68154 3333 West State Street, Grand Island, NE 68803 12212 North 156 th Street, Bennington, NE 68007 1110 17 th Avenue, Kearney, NE 68845
(b) List the names of the issuers of all stocks, bonds, and government securities, not otherwise listed under Items 6 or 7.		
If you have nothing to report, write NONE		
NONE		
(c) Describe other property owned or held for the production of income not otherwise disclosed in Items 6, 7, 8 or 9(a)(b). Include leaseholds and other interests in real estate, promissory notes and other obligations owed to you, beneficial interests in trusts and estates, cash value life insurance, IRAs, deferred income and retirement plans. Exception: Do not include accounts receivable, inventory, fixtures and equipment owned or used by a business listed in Items 6 & 7 or household goods, personal automobiles and other tangible personal property unless such property was held primarily for sale or exchange.		
If you have nothing to report, write NONE		

2 MassMutual Whole Life Insurance (cash value) policies; 401k held through Empower; MML Investor Services investment account

ITEM 10 CREDITORS TO WHOM \$1,000 OR MORE WAS OWED OR GUARANTEED BY YOU OR A MEMBER OF YOUR IMMEDIATE FAMILY.

Exception: Loans from a relative and land contracts which have been recorded with the County Clerk or Register of Deeds need **not** be reported. Accounts payable, debts arising out of retail installment transactions or loans made by a financial institution in the ordinary course of business need **not** be reported.

Name	Address
If you have nothing to report, write NONE	
NONE	

ITEM 11 SOURCES OF GIFTS OF A VALUE OF MORE THAN \$100 RECEIVED EXCEPT GIFTS FROM RELATIVES. (See definitions) If you have nothing to report, write NONE

Name and address of Donor	Occupation or nature of business of Donor	Value of Gift (See Key Below)	Description of Gift and Circumstances or Occasion for Gift
If you have nothing to report, write NONE			
NONE		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	
		Choose Value:	

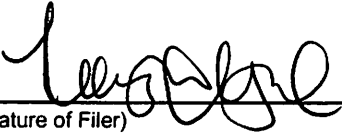
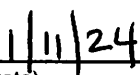
The monetary value of each gift shall be categorized based on the good faith estimate of the filer. For each reported gift insert in the Value column the letter which corresponds to the value category of the gift. The value categories are:

A) \$100.01 to \$200; B) \$200.01 to \$500; C) \$500.01 to \$1,000; D) \$1,000.01 or more.

ITEM 12 SUPPLEMENTAL INFORMATION (please attach any supplemental info and note below to see attached)

ITEM 13 SIGNATURE OF FILER AND DATE

I hereby state that I have used all reasonable diligence in the preparation of this Statement and that to the best of my knowledge it is true and complete.

	
(Signature of Filer)	(Date)

Criminal Penalties: Any person who files a statement knowing that information is false shall be guilty of a Class IV Felony, See §49-14,134, Nebraska Revised Statutes.