

NEBRASKA ACCOUNTABILITY AND DISCLOSURE COMMISSION P.O. Box 95086 Lincoln, NE 68509 (402) 471-2522 https://nadc.nebraska.gov	STATEMENT OF FINANCIAL INTERESTS Calendar Year 2025 NADC FORM C-1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">POSTMARK DATE</td> <td style="width: 50%;"></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 2px;">OFFICE USE ONLY</td> </tr> <tr> <td colspan="2" style="height: 100px;"></td> </tr> </table>	POSTMARK DATE				OFFICE USE ONLY			
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BEFORE COMPLETING READ FILING REQUIREMENTS										

- This statement must cover all financial interests for the entire "calendar year" as noted above and not just as of year-end.
- Candidates for designated offices and holders of designated offices and positions must file this statement with the Commission. See Sections 1A and 1B of the instructions.
- Candidates (including incumbents) subject to this filing requirement must file this statement in order to have their names appear on the ballot. (See Instructions).
- Designated officeholders and holders of designated positions must file this statement with the Commission annually.
- Dollar values need not be report for any item, except Item 11.
- Persons who fail to file as required are subject to a civil penalty of up to \$5,000.

ITEM 1	YOUR NAME, ADDRESS AND PHONE NUMBER																													
<table style="width: 100%;"> <tr> <td style="width: 15%;">Name</td> <td style="width: 35%;"><u>Morgan</u></td> <td style="width: 15%;"><u>Paul</u></td> <td style="width: 15%;"><u>F</u></td> <td style="width: 20%;">Telephone No.</td> <td><u>402-871-7775</u></td> </tr> <tr> <td></td> <td>LAST</td> <td>FIRST</td> <td>MIDDLE</td> <td></td> <td></td> </tr> <tr> <td>E-mail</td> <td colspan="5"><u>pmorgan@pjmorganconsulting.com</u></td> </tr> <tr> <td>Address</td> <td><u>11124 Pierce Plaza</u></td> <td><u>Omaha</u></td> <td><u>NE</u></td> <td colspan="2"><u>68144</u></td> </tr> <tr> <td></td> <td>STREET ADDRESS OR RURAL ROUTE</td> <td>CITY</td> <td>STATE</td> <td colspan="2">ZIP CODE</td> </tr> </table>	Name	<u>Morgan</u>	<u>Paul</u>	<u>F</u>	Telephone No.	<u>402-871-7775</u>		LAST	FIRST	MIDDLE			E-mail	<u>pmorgan@pjmorganconsulting.com</u>					Address	<u>11124 Pierce Plaza</u>	<u>Omaha</u>	<u>NE</u>	<u>68144</u>			STREET ADDRESS OR RURAL ROUTE	CITY	STATE	ZIP CODE	
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ITEM 2	OCCASION FOR FILING (Check Appropriate Box)																													
☒ A candidate for elective office ☐ Newly appointed to office or position ☒ Annual officeholder's or state employee's report ☐ Amendment																														
ITEM 3	OFFICE HELD & TERM OF OFFICE (Incumbent elected/appointed officials and state employees. See 1B of instructions)																													
List the office or position you currently hold which requires this filing. Office or Position: <u>Douglas County Commissioner District 4</u> Term: <u>01/2023</u> <u>01/2027</u> BEGINS ENDS Name of City, County, District, or State Agency: <u>Douglas County</u>																														
ITEM 4	OFFICE SOUGHT (Candidates only. See 1A of instructions)																													
List the office sought which requires this filing. Office: <u>Douglas County Commissioner District 4</u> Name of City, County, District, or State Office: <u>Douglas County</u>																														
ITEM 5	PERIOD COVERED BY THIS STATEMENT																													
This statement must cover all financial interests for the entire "preceding calendar year" and not just as of year-end. This statement covers the preceding calendar year January1 through December 31, <u>2025</u>																														

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.) Douglas County 1819 Farnam St Omaha, NE 68183	1a.) Board Commissioner
2.) City of Omaha 1819 Farnam St Omaha, NE 68183	2a.) City of Omaha former Mayor pension income
3.)	3a.)
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.) PJ Morgan Consulting Services INC 7820 Wakeley Plaza Omaha, NE 68114	1a.) Owner
2.) TCB Real Estate 7820 Wakeley Plaza Omaha, NE 68114	2a.) Owner
3.) Dundee Three LLC 7820 Wakeley Plaza Omaha, NE 68114	3a.) Owner
4.) Leavenworth6 LLC 7820 Wakeley Plaza Omaha, NE 68114	4a.) Owner
5.) AFA1 7820 Wakeley Plaza Omaha, NE 68114	5a.) Owner
6.) AFA2 7820 Wakeley Plaza Omaha, NE 68114	6a.) Owner
7.) One Twenty Ventures 7820 Wakeley Plaza Omaha, NE 68114	7a.) Owner

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		
3031 North 120th Omaha, NE 68164 931 S 86th St Omaha, NE 68114 11372-74 Jackson Omaha, NE 68116 12371-73 Bel Drive Omaha, NE 68106 1518 S 93rd Street Omaha, NE 68124 15505 Jackson Circle Omaha, NE 68154 2334 Ridgewood Ave Omaha, NE 68124 250 North 80th Street Omaha, NE 68114 4851 Harney Street Omaha, NE 68106 5639 Briggs Omaha, NE 68106 5838 Woolworth Ave Omaha, NE 68106 5842 Woolworth Ave Omaha, NE 68106 5844 Briggs Street Omaha, NE 68106 6148 Hamilton Ave Omaha, NE 68106 6336 Pierce Street Omaha, NE 68106 6438 Pierce Street Omaha, NE 68106 6478 Peirce Street Omaha, NE 68106 8031 Chicago Street Omaha, NE 68114 8060 Chicago Street Omaha, NE 68114		Commercial Residential-Rental Residential-Rental Residential-Rental Residential-Rental Residential-Rental Residential-Rental Residential-Rental Residential-Rental Residential-Rental 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		
US Bank First Savings Bank Westgate Bank		8800 W Center Rd Omaha, NE 68124 3540 S 84 th St, Omaha, NE 68124 PO BOX 82603 Lincoln, NE 68501
(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		

American Funds

(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

Manuel life Insurance

307 S 92nd Street Omaha, NE Promissory Note

7117 Jones St, Omaha, NE Promissory Note

534 S 87th Circle Omaha, NE Promissory Note

5038 S 178th Omaha, NE Promissory Note

6113 Havelock Lincoln, NE Promissory Note

13407 Binney St Omaha, NE Promissory Note

673 N 85th St. Omaha, NE Promissory Note

1018 S. 90th Court Omaha, NE Promissory Note

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:

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, ATTESTATION, AND DATE
Check one of the boxes, sign and date below. ☒ I am not an agent of a foreign principal from an adversary nation or a foreign terrorist organization, as such terms are defined in the Foreign Adversary and Terrorist Agent Registration Act. ☒ I am an agent of a foreign principal from an adversary nation or a foreign terrorist organization, as such terms are defined in the Foreign Adversary and Terrorist Agent Registration Act. 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.  02/16/2025 (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.