

UNITED STATES HOUSE OF REPRESENTATIVES CALENDAR YEAR 2012 FINANCIAL DISCLOSURE STATEMENT

FORM A
For use by Members, officers, and employees

Page 1 of 11

LEGISLATIVE RESOURCE CENTER

Carolyn B. Maloney

(Full Name)

(Daytime Telephone)

OFFICE USE ONLY
U.S. HOUSE OF REPRESENTATIVES

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Filer Status	<input checked="" type="checkbox"/> Member of the U.S. House of Representatives	State: NY District: 14	<input type="checkbox"/> Officer Or Employee	Employing Office:
Report Type	<input checked="" type="checkbox"/> Annual (May 15)	<input type="checkbox"/> Amendment	<input type="checkbox"/> Termination	Termination Date:

PRELIMINARY INFORMATION -- ANSWER EACH OF THESE QUESTIONS

I. Did you or your spouse have "earned" income (e.g., salaries or fees) of \$200 or more from any source in the reporting period?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	VI. Did you, your spouse, or a dependent child receive any reportable gift in the reporting period (i.e., aggregating more than \$20 and not otherwise exempt)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, complete and attach Schedule I.		If yes, complete and attach Schedule VI.	
II. Did any individual or organization make a donation to charity in lieu of paying you for a speech, appearance, or article in the reporting period?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	VII. Did you, your spouse, or a dependent child receive any reportable travel or reimbursements for travel in the reporting period (worth more than \$50 from one source)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, complete and attach Schedule II.		If yes, complete and attach Schedule VII.	
III. Did you, your spouse, or a dependent child receive "unearned" income of more than \$200 in the reporting period or hold any reportable asset worth more than \$1,000 at the end of the period?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	VIII. Did you hold any reportable positions on or before the date of filing in the current calendar year?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, complete and attach Schedule III.		If yes, complete and attach Schedule VIII.	
IV. Did you, your spouse, or dependent child purchase, sell, or exchange any reportable asset in a transaction exceeding \$1,000 during the reporting period?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	IX. Did you have any reportable agreement or arrangement with an outside entity?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, complete and attach Schedule IV.		If yes, complete and attach Schedule IX.	
V. Did you, your spouse, or a dependent child have any reportable liability (more than \$10,000) during the reporting period?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Each question in this part must be answered and the appropriate schedule attached for each "Yes" response.	
If yes, complete and attach Schedule V.			

IPO and EXCLUSION OF SPOUSE, DEPENDENT, OR TRUST INFORMATION -- ANSWER EACH OF THESE QUESTIONS

IPO-- Did you purchase any shares that were allocated as a part of an Initial Public Offering?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Trusts-- Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Exemptions-- Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption? Do not answer "yes" unless you have first consulted with the Committee on Ethics.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SCHEDULE I - EARNED INCOME

Name Carolyn B. Maloney

Page 2 of 11

List the source, type, and amount of earned income from any source (other than the filer's current employment by the U.S. Government) totaling \$200 or more during the preceding calendar year. For a spouse, list the source and amount of any honoraria; list only the source for other spouse earned income exceeding \$1,000.

Source	Type	Amount
SEA BAY DEVELOPMENT CORP VIRGINIA BEACH, VIRGINIA A FAMILY OWNED REAL ESTATE BUSINESS	MANAGEMENT FEES	\$26,955

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

Page 3 of 11

BLOCK A Asset and/or Income Source Identify (a) each asset held for investment or production of income with a fair market value exceeding \$1,000 at the end of the reporting period, and (b) any other reportable asset or source of income which generated more than \$200 in "unearned" income during the year. Provide complete names of stocks and mutual funds (do not use ticker symbols.) For all IRAs and other retirement plans (such as 401(k) plans) provide the value for each asset held in the account that exceeds the reporting thresholds. For rental or other real property held for investment, provide a complete address or a description, e.g., "rental property," and a city and state. For an ownership interest in a privately-held business that is not publicly traded, state the name of the business, the nature of its activities, and its geographic location in Block A. Exclude: Your personal residence, including second homes and vacation homes (unless there was rental income during the reporting period); any deposits totaling \$5,000 or less in a personal checking or saving accounts; and any financial interest in, or income derived from, a federal retirement program, including the Thrift Savings Plan. If you so choose, you may indicate that an asset or income source is that of your spouse (SP) or dependent child (DC), or is jointly held with your spouse (JT), in the optional column on the far left. For a detailed discussion of Schedule III requirements, please refer to the instruction booklet.	BLOCK B Year-End Value of Asset Indicate value of asset at close of reporting year. If you use a valuation method other than fair market value, please specify the method used. If an asset was sold during the reporting year and is included only because it generated income, the value should be "None."	BLOCK C Type of Income Check all columns that apply. For retirement accounts that do not allow you to choose specific investments or that generate tax-deferred income (such as 401(k) plans or IRAs), you may check the "None" column. Dividends, interest, and capital gains, even if reinvested, must be disclosed as income. Check "None" if the asset generated no income during the reporting period.	BLOCK D Amount of Income For assets for which you checked "Tax-Deferred" in Block C, you may check the "None" column. For all other assets, indicate the category of income by checking the appropriate box below. Dividends, interest, and capital gains, even if reinvested, must be disclosed as income. Check "None" if no income was earned or generated. * This column is for income generated by assets held solely by your spouse or dependent child.	BLOCK E Transaction Indicate if asset had purchases (P), sales (S), or exchanges (E) exceeding \$1,000 in reporting year.
STOCK - BEECHTREE PARK, INC. LAND INVESTMENTS VIRGINIA BEACH AND CHESAPEAKE, VA SEE ATTACHED SCHEDULE 1	\$500,001 - \$1,000,000	RENT/INTEREST /CAPITAL GAINS, S-CORP INCOME/DIVIDENDS	\$15,001 - \$50,000	
GREENSEA FARMS, LLC - 1/4 INTEREST, REAL ESTATE, CHESAPEAKE, VA	\$250,001 - \$500,000	RENT/CAPITAL GAINS/PARTNE RSHIP INCOME	\$2,501 - \$5,000	
BOSHER FAMILY LLC, PARTNER IN HPB ENTERPRISES T/A ALBEMARLE PLANTATION, HERTFORD, N.C., SEE SCHEDULE 5	\$1,000,001 - \$5,000,000	RENT/INTEREST /CAPITAL GAINS/PARTNE RSHIP INCOME	NONE	

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

Page 4 of 11

ALBEMARLE PLANTATION
LLC, HOLDS 25% INTEREST
IN HPB ENTERPRISES T/A
ALBEMARLE PLANTATION,
REAL ESTATE AND
COMMERCIAL VENTURES IN
HERTFORD, N.C. SEE
SCHEDULE 4

JEFFERSON INVESTORS,
LLC, REAL ESTATE,
RESIDENTIAL AND
COMMERCIAL RENTALS,
VIRGINIA BEACH, VA.
SEE SCHEDULE 6

UNDIVIDED INTEREST IN 96
ACRES - ROUTE 64,
SOUTHAMPTON COUNTY VA

HOUSE - 206 D STREET, SE
WASHINGTON, D.C.

CONDO UNIT 210, THE
MONROE CONDOMINIUMS,
ARLINGTON, VA

CHASE J.P. MORGAN,
CHECKING ACCOUNT

STOCK - SEA BAY
DEVELOPMENT CORP.,
RESIDENTIAL AND
COMMERCIAL REAL
ESTATE, VIRGINIA BEACH,
VA, SEE ATTACHED
SCHEDULE 3

\$1,000,001 -
\$5,000,000

RENT/INTEREST
/CAPITAL GAINS

NONE

\$1,000,001 -
\$5,000,000

RENT

NONE

\$15,001 -
\$50,000

CAPITAL GAINS

NONE

\$1,000,001 -
\$5,000,000

RENT

\$50,001 - \$100,000

RENT, CAPITAL
GAINS

\$100,001 -
\$1,000,000

S

\$50,001 -
\$100,000

INTEREST

\$1 - \$200

\$250,001 -
\$500,000

RENT/INTEREST
/SUB-S INCOME

\$5,001 - \$15,000

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

Page 5 of 11

STOCK - JTP, INC. LAND AND RENTAL INVESTMENTS, JONESTOWN ROAD, CHESAPEAKE, VA	\$15,001 - \$50,000	RENT	\$5,001 - \$15,000	
TD AMERITRADE CHECKING WASHINGTON D.C. RENTAL ACCOUNT	\$1,001 - \$15,000	None	NONE	
STOCK - HOLIDAY VILLAGE, INC. REAL ESTATE INVESTMENTS AND COMMERCIAL RENTALS, VIRGINIA BEACH, VA	\$250,001 - \$500,000	RENT/DIVIDEND S	\$5,001 - \$15,000	
R. G BOSHER IRREVOCABLE LIFE INSURANCE TRUSTS, INVESTMENTS	\$500,001 - \$1,000,000	CAPITAL GAINS/DIVIDEN DS/INTEREST	\$15,001 - \$50,000	
BOSHER FAMILY PARTNERSHIP L.P., REAL ESTATE INVESTMENTS IN NORTH CAROLINA SEE ATTACHED SCHEDULE 2	\$15,001 - \$50,000	INTEREST/DIVID ENDS PARTNERSHIP INCOME/CAPITA L GAINS	\$5,001 - \$15,000	
1/4 INTEREST IN THE COLUMNS LLC, - REAL ESTATE - ROSE HILL, JAMAICA	\$500,001 - \$1,000,000	RENT/INTEREST	\$2,501 - \$5,000	
STOCK - BIRDNECK COUNTRY CLUB APARTMENTS, INC. LAND INVESTMENT VIRGINIA BEACH, VA.	\$500,001 - \$1,000,000	RENT	\$5,001 - \$15,000	
CONGRESSIONAL FEDERAL CREDIT UNION, WASHINGTON, D.C.	\$1,001 - \$15,000	INTEREST	\$1 - \$200	

SCHEDULE III - ASSETS AND "UNEARNED" INCOME

Name Carolyn B. Maloney

Page 6 of 11

CHECKING ACCCOUNT, ALMA BANK NEW YORK, NEW YORK	\$1 - \$1,000	None	NONE	
CHECKING ACCCOUNT FOR NEW YORK RENTAL PROPERTY, CITI BANK	\$15,001 - \$50,000	None	NONE	
RENTAL PROPERTY & RESIDENCE - EAST 92ND ST. NEW YORK, NEW YORK, HELD IN NAME OF ATHENA ASTORIA REALTY LLC	\$5,000,001 - \$25,000,000	RENT	\$100,001 - \$1,000,000	

SCHEDULE IV - TRANSACTIONS

Name Carolyn B. Maloney

Page 7 of 11

Report any purchase, sale, or exchange transactions by you, your spouse, or dependent child during the reporting period of any security or real property held for investment that exceeded \$1,000. Include transactions that resulted in a capital loss. Provide a brief description of any exchange transaction. Exclude transactions between you, your spouse or dependent children, or the purchase or sale of your personal residence, unless it generates rental income. If only a portion of an asset is sold, please so indicate (i.e., "partial sale"). See example below.

Capital Gains — If a sales transaction resulted in a capital gain in excess of \$200, check the "capital gains" box and disclose this income on Schedule III.

* This column is for assets solely held by your spouse or dependent child.

SP, DC, JT	Asset	Type of Transaction	Capital Gain in Excess of \$200?	Date	Amount of Transaction
	CONDO UNIT 210, THE MONROE DONDOMINIUMS, ARLINGTON, VIRGINIA	S	Yes	08-01-12	\$500,001 - \$1,000,000

SCHEDULE V - LIABILITIES

Name Carolyn B. Maloney

Page 8 of 11

Report liabilities of over \$10,000 owed to any one creditor at any time during the reporting period by you, your spouse, or dependent child. Mark the highest amount owed during the year. Members: Members are required to report all liabilities secured by real property including mortgages on their personal residence. Exclude: Any mortgage on your personal residence (unless it is rented out or you are a Member); loans secured by automobiles, household furniture, or appliances; liabilities of a business in which you own an interest (unless you are personally liable); and liabilities owed to a spouse, or the child, parent, or sibling of you or your spouse. Report revolving charge accounts (i.e., credit cards) only if the balance at the close of the preceding calendar year exceeded \$10,000. *This column is for liabilities held solely by your spouse or dependent child.

SP, DC, JT	Creditor	Date Liability Incurred	Type of Liability	Amount of Liability
	ALMA BANK	MAY 2011	MORTGAGE ON EAST 92ND St. NEW YORK, NEW YORK	\$500,001 - \$1,000,000
	CREDIT UNION MORTGAGE ASSOCIATION, FAIRFAX, VIRGINIA	OCT, 2012	MORTGAGE LOAN, 206 D. STREET, WASHINGTON D.C.	\$500,001 - \$1,000,000
	RGB, INC R G BOSHER IRREVOCABLE LIFE INSURANCE TRUSTS	VARIOUS DATES	REAL ESTATE AND PARTNERSHIP ACQUISITION LOANS	\$500,001 - \$1,000,000
	ESTATE OF RALPH G. BOSHER	APRI, 2005	REAL ESTATE ACQUISITION LOAN	\$500,001 - \$1,000,000

SCHEDULE VII - TRAVEL PAYMENTS AND REIMBURSEMENTS

Name Carolyn B. Maloney

Page 9 of 11

Identify the source and list travel itinerary, dates, and nature of expenses provided for travel and travel-related expenses totaling more than \$350 received by you, your spouse, or a dependent child during the reporting period. Indicate whether a family member accompanied the traveler at the sponsor's expense, and the amount of time, if any, that was not at the sponsor's expense. Disclosure is required regardless of whether the expenses were reimbursed or paid directly by the sponsor. Exclude: Travel-related expenses provided by federal, state, and local governments, or by a foreign government required to be separately reported under the Foreign Gifts and Decorations Act (5 U.S.C § 7342); political travel that is required to be reported under the Federal Election Campaign Act; travel provided to a spouse or dependent child that is totally independent of his or her relationship to you.

Source	Date(s)	Point of Departure-- Destination--Point of Return	Lodging? (Y/N)	Food? (Y/N)	Was a Family Member Included? (Y/N)	Days not at sponsor's expense
UNITED NATIONS FOUNDATION	MAY 22-26	WASHINGTON D.C. TO ISTANBUL, TURKEY	Y	Y	N	5 DAYS

SCHEDULE VIII - POSITIONS

Name Carolyn B. Maloney

Page 10 of 11

Report all positions, compensated or uncompensated, held during the current calendar year as an officer, director, trustee of an organization, partner, proprietor, representative, employee, or consultant of any corporation, firm, partnership, or any business enterprise, any nonprofit organization, any labor organization, or any educational or other institution other than the United States. Exclude: Positions held in any religious, social, fraternal, or political entities; positions solely of an honorary nature; and positions listed on Schedule I.

Position	Name of Organization
PARTNER	BOSHER FAMILY PARTNERSHIP L.P. VIRGINIA BEACH, VIRGINIA
MEMBER	GREENSEA FARMS, LLC VIRGINIA BEACH, VIRGINIA
MEMBER	BOSHER FAMILY LLC VIRGINIA BEACH, VIRGINIA
MEMBER	ALBEMARLE PLANTATION LLC VIRGINIA BEACH, VIRGINIA
MEMBER	JEFFERSON INVESTORS, LLC VIRGINIA BEACH, VIRGINIA
MANAGER	SEA BAY DEVELOPMENT CORP VIRGINIA BEACH, VIRGINIA
SINGLE MEMBER/MANAGER	ATHENA ASTORIA REALTY LLC NEW YORK, NEW YORK REAL ESTATE HOLDINGS EAST 92ND ST. NEW YORK, N.Y.

FOOTNOTES

Name Carolyn B. Maloney

Page 11 of 11

Number	Section / Schedule	Footnote	This note refers to the following item
1	Schedule VIII	ON JUNE 13, 2008, A CHARITABLE ORGANIZATION WAS FORMED UNDER THE NAME EQUALITY 2020, INC., UNDER SECTION 402 OF THE NOT FOR PROFIT CORPORATION LAW OF THE STATE OF NEW YORK. WHILE REPRESENTATIVE MALONEY IS INDIRECTLY CONNECTED WITH THIS ORGANIZATION, SHE HAS NO POSITION WITH THE ORGANIZATION AND RECEIVES NO BENEFITS FROM THE OPERATIONS OF THE ENTITY	

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D. C. 20515

Schedule 1

ATTACHMENT TO SCHEDULE III, PAGE 3 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

BEECHTREE PARK, INC.

Beechtree Park, Inc. as noted on Schedule III, page 3 of the 2012 financial disclosure represents a family owned closely held C-corporation located in Virginia Beach, Virginia. The corporation invests in real estate to be developed into commercial and residential sites. All of the properties are located in Virginia Beach and Chesapeake, Virginia.

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D. C. 20515

Schedule 2

ATTACHMENT TO SCHEDULE III, PAGES 5 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

The following is a listing of the real estate holdings of the Boshier Family Partnership as of December 31, 2012:

1. Two residential lots in Edenton, North Carolina.
2. 76.00 acres of land in Chowan County, North Carolina.
3. 107.00 acres of land in Elizabeth City, North Carolina.
4. 26 acres of land in Elizabeth City, North Carolina.

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D.C. 20515

Schedule 3

ATTACHMENT TO SCHEDULE III, PAGES 4 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

SEA BAY DEVELOPMENT CORP.

Sea Bay Development Corp as noted on Schedule III, page 4 of the 2012 financial disclosure represents a family closely held S-corporation located in Virginia Beach, Virginia. The corporation invests in rental real estate both commercial and residential and land for future development. All of the properties are located in Virginia Beach and Norfolk, Virginia.

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D. C. 20515

Schedule 4

ATTACHMENT TO SCHEDULE III, PAGE 4 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

ALBEMARLE PLANTATION LLC

Albemarle Plantation LLC was formed to hold the family's 25% partnership interest in HPB Enterprises T/A Albemarle Plantation, a real estate development company located in Hertford, North Carolina.

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D. C. 20515

Schedule 5

ATTACHMENT TO SCHEDULE III, PAGE 3 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

BOSHER FAMILY LLC

Bosher Family LLC was formed to hold the family's 75% partnership interest in HPB Enterprises T/A Albemarle Plantation, a real estate development company located in Hertford, North Carolina.

Carolyn B. Maloney
2332 Rayburn House Office Building
Washington, D. C. 20515

Schedule 6

ATTACHMENT TO SCHEDULE III, PAGE 4 OF 11
FINANCIAL DISCLOSURE STATEMENT
FOR THE YEAR DECEMBER 31, 2012

JEFFERSON INVESTORS, LLC

Jefferson Investors, LLC was formed to hold various rental properties located in Virginia Beach, Virginia. The properties were acquired from Sea Bay Development Corp. The entity invests in land and commercial rentals in Virginia Beach, Virginia as follows:

	2012 <u>Tax Assessed Value</u>
West Neck Acreage --	
Parcel A	\$216,700
Parcel B	138,500
Parcel D	356,400
House and lot Baltic Avenue	232,800
Commercial Lot 18 th St.	271,400
Multi Family Buildings 33 rd St.	1,500,000
56 St. Duplexes and lot	1,642,800
Norfolk Ave. Houses	477,100
Parking lot & 7-11 parcel	<u>5,652,900</u>
Total	\$10,488,600
Ownership percentage	22.50%
Total Ownership Value	<u>\$ 2,359,935</u>