



Filing ID #10060503

# FINANCIAL DISCLOSURE REPORT

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## FILER INFORMATION

**Name:** Thomas E. Chalifoux Jr.  
**Status:** Congressional Candidate  
**State/District:** FL09

## FILING INFORMATION

**Filing Type:** Candidate Report  
**Filing Year:** 2024  
**Filing Date:** 07/11/2024  
**Period Covered:** 01/01/2023– 06/19/2024

## SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
A+ Safe and Secure Storage, Inc [OL]		\$50,001 - \$100,000	Dividends	\$15,001 - \$50,000	\$15,001 - \$50,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Self Storage Management Company					
A+ Storage Junction, LLC [OL]		\$5,000,001 - \$25,000,000	None		
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Under Development					
Aeronautical Plaza, LLC [OL]		\$1,000,001 - \$5,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Bank Florida Stock [PS]		\$50,001 - \$100,000	None		
DESCRIPTION: Stock in Bank					
BCD Industries, Inc [OL]		\$1,000,001 - \$5,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					

<b>Asset</b>	<b>Owner</b>	<b>Value of Asset</b>	<b>Income Type(s)</b>	<b>Income Current Year to Filing</b>	<b>Income Preceding Year</b>
DESCRIPTION: Rental Property					
Chalifoux Management Group, LLC [OL]		\$500,001 - \$1,000,000	Dividends	\$15,001 - \$50,000	\$15,001 - \$50,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Development Company					
Chalifoux Plaza, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Clay Street Center, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$1,000,001 - \$5,000,000	\$1,000,001 - \$5,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Commerce Center, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Commercial Settlement RE Trust [RE]		\$25,000,001 - \$50,000,000	None		
Curry Ford Center, LLC [OL]		\$1,000,001 - \$5,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Orlando, FL, US					
DESCRIPTION: Rental Property					
Donegan Avenue Investments, LLC [OL]		\$5,000,001 - \$25,000,000	None		
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property Underdevelopment					
Donegan Corners Investments, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Falcon Point Group, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Self Storage Facility					

<b>Asset</b>	<b>Owner</b>	<b>Value of Asset</b>	<b>Income Type(s)</b>	<b>Income Current Year to Filing</b>	<b>Income Preceding Year</b>
Greenskeep Center, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$1,000,001 - \$5,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US DESCRIPTION: Rental Property					
Hoagland Investments, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US DESCRIPTION: Rental Property					
Main Street Center, LLC [OL]		\$1,000,001 - \$5,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US DESCRIPTION: Rental Property					
New York Life [WU]		\$50,001 - \$100,000	None		
North Poinciana Real Estate Trust [OL]		\$1,001 - \$15,000	None		
LOCATION: Kissimmee, FL, US DESCRIPTION: Corporation					
Personal Checking Account Bank FL [BA]		\$250,001 - \$500,000	Interest	\$2,501 - \$5,000	\$2,501 - \$5,000
Personal Checking Account Centennial Bank [BA]		\$50,001 - \$100,000	Interest	\$2,501 - \$5,000	\$2,501 - \$5,000
Personal Checking Account SouthState Bank [BA]		\$500,001 - \$1,000,000	Interest	\$5,001 - \$15,000	\$5,001 - \$15,000
Poinciana Real Estate Hub, LLC [OL]		\$5,000,001 - \$25,000,000	None		
LOCATION: Kissimmee, FL, US DESCRIPTION: Under Development					
R/T Citadel, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Orlando, FL, US DESCRIPTION: Rental Property					
Smith Street Storage, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US DESCRIPTION: Self Storage					

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Sunray Management Group, LLC [OL]		\$500,001 - \$1,000,000	Dividends	\$50,001 - \$100,000	\$50,001 - \$100,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Property Management Company					
T&H Holdings II, LLC [OL]		\$5,000,001 - \$25,000,000	Rent	\$1,000,001 - \$5,000,000	None
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
TEEN Poinciana, LLC [OL]		\$25,000,001 - \$50,000,000	None		
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Commercial Real Estate Under Development					
The Colonel's Investment, LLC [OL]		\$1,000,001 - \$5,000,000	Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Rental Property					
Thomas Contracting, Inc [OL]		\$500,001 - \$1,000,000	Dividends	\$15,001 - \$50,000	\$5,001 - \$15,000
LOCATION: Kissimmee, FL, US					
DESCRIPTION: Construction Company					
TNC Checking Account Bank FL [BA]		\$1,000,001 - \$5,000,000	Interest	\$50,001 - \$100,000	\$15,001 - \$50,000
TNC Checking Account Centennial Bank [BA]		\$500,001 - \$1,000,000	Interest	\$5,001 - \$15,000	\$5,001 - \$15,000

\* For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

## SCHEDULE C: EARNED INCOME

Source	Type	Amount Current Year to Filing	Amount Preceding Year
US Army Dept of Finacial & Accounting	Army Retirment	\$12,455.92	\$21,353.00
Social Security	Social Security	\$19,299.00	\$33,084.00
State of Florida	Retirement	\$6,752.08	\$11,575.00

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**SCHEDULE D: LIABILITIES**

<b>Owner</b>	<b>Creditor</b>	<b>Date Incurred</b>	<b>Type</b>	<b>Amount of Liability</b>
	SouthState Bank	August 2023	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	SouthState Bank	November 2022	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	SouthState Bank	February 2021	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	SouthState Bank	March 2024	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Assurity Life Insurance	March 2016	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Bank Florida	September 2022	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Bank Florida	September 2022	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	February 2020	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	February 2021	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	September 2016	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	November 2017	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	November 2017	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Mid Florida Federal Credit Union	November 2017	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Cypress Bank & Trust	May 2023	Mortgage on Rental Property	\$1,000,001 - \$5,000,000
	Richard Couture	February 2017	Mortgage on Rental Property	\$100,001 - \$250,000

**SCHEDULE E: POSITIONS**

<b>Position</b>	<b>Name of Organization</b>
President	A+ Safe & Secure Storage, Inc
President	BCD Industries, Inc
Partner	Chalifoux Management Group, LLC
Partner	The Colonel's Investment, LLC
Partner	Donegan Corners Investment, LLC
Partner	Hoagland Investments, LLC
Partner	R/T Citadel, LLC
Partner	Sunray Management Group, LLC
President	Thomas Contracting, Inc
Partner	Chalifoux Plaza, LLC
Partner	Clay Street Center, LLC
Partner	Commerce Center, LLC
Partner	T & H Holdings, LLC
Partner	Curry Ford Center, LLC
Partner	Falcon Point Group, LLC
Partner	Aeronautical Plaza, LLC
Partner	Smith Street Storage, LLC
Partner	Poinciana Real Estate Hub, LLC
Partner	TENN Poinciana, LLC
Partner	Commercial Settlement Real Estate Trust
Partner	A+ Storage Junction Storage, LLC
Partner	Herculean Enterprises, LLC
Partner	Ouachita Financial Services, LLC
Partner	Donegan Avenue Investment, LLC
Partner	North Poinciana Real Estate Trust, LLC
Partner	Blu-C-Club, LLC
Partner	TNC Enterprises, LLC

## **SCHEDULE F: AGREEMENTS**

None disclosed.

## **SCHEDULE J: COMPENSATION IN EXCESS OF \$5,000 PAID BY ONE SOURCE**

None disclosed.

## **EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION**

**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  No

**Exemption:** 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?

Yes  No

## **CERTIFICATION AND SIGNATURE**

I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

**Digitally Signed:** Thomas E. Chalifoux Jr., 07/11/2024