



Filing ID #10068399

# FINANCIAL DISCLOSURE REPORT

Clerk of the House of Representatives • Legislative Resource Center • B81 Cannon Building • Washington, DC 20515

## FILER INFORMATION

**Name:** Hon. Troy Downing  
**Status:** Member  
**State/District:** MT02

## FILING INFORMATION

**Filing Type:** New Filer Report  
**Filing Year:** 2024  
**Filing Date:** 07/14/2025

## SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
American Bank Checking Accounts [BA]		\$1,001 - \$15,000	Interest	Not Applicable	\$1 - \$200
Charles Schwab Brokerage Account ⇒ Amazon.com, Inc. - Common Stock (AMZN) [ST]		\$15,001 - \$50,000	None		
Charles Schwab Brokerage Account ⇒ Bankunited CD [BA]		None	Interest	Not Applicable	\$1,001 - \$2,500
Charles Schwab Brokerage Account ⇒ Charles Schwab CD [BA]		\$15,001 - \$50,000	None		
Charles Schwab Brokerage Account ⇒ Citibank CD [BA]		None	Interest	Not Applicable	\$1,001 - \$2,500
Charles Schwab Brokerage Account ⇒ Citizens Bank CD [BA]		None	Interest	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒ Dow Inc. Common Stock (DOW) [ST]		\$1,001 - \$15,000	Dividends	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒		\$50,001 -	Dividends	Not	\$201 -

<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>
Fidelity Nasdaq Composite Index ETF (ONEQ) [EF]		\$100,000		Applicable	\$1,000
Charles Schwab Brokerage Account ⇒ First Bank CD [BA]		\$15,001 - \$50,000	None		
Charles Schwab Brokerage Account ⇒ Intel Corporation - Common Stock (INTC) [ST]		\$1,001 - \$15,000	Dividends	Not Applicable	\$1 - \$200
Charles Schwab Brokerage Account ⇒ iShares Core S&P 500 ETF (IVV) [EF]		\$50,001 - \$100,000	Dividends	Not Applicable	\$1,001 - \$2,500
Charles Schwab Brokerage Account ⇒ iShares Russell 2000 ETF (IWM) [EF]		\$50,001 - \$100,000	Dividends	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒ M1 Bank CD [BA]		None	Interest	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒ Morgan Stanley CD [BA]		\$100,001 - \$250,000	None		
Charles Schwab Brokerage Account ⇒ MVB Bank Inc. CD [BA]		\$15,001 - \$50,000	Interest	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒ Schwab Value Advantage Money Fund (SWVXX) [MF]		None	None		
Charles Schwab Brokerage Account ⇒ SPDR Dow Jones Industrial Average ETF (DIA) [EF]		\$50,001 - \$100,000	Dividends	Not Applicable	\$1,001 - \$2,500
Charles Schwab Brokerage Account ⇒ Sweep Account [BA]		\$1,001 - \$15,000	Interest	None	\$1 - \$200
Charles Schwab Brokerage Account ⇒ Verizon Communications Inc. Common Stock (VZ) [ST]		\$1,001 - \$15,000	Dividends	Not Applicable	\$201 - \$1,000
Charles Schwab Brokerage Account ⇒ Wells Fargo Bank CD [BA]		\$15,001 - \$50,000	Interest	Not Applicable	\$5,001 - \$15,000
Charles Schwab IRA ⇒ EXTRA SPACE STORAGE [RE]		\$1,001 - \$15,000	Tax-Deferred		
Charles Schwab IRA ⇒ Fidelity Nasdaq Composite Index ETF (ONEQ) [EF]		\$50,001 - \$100,000	Tax-Deferred		

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Charles Schwab IRA ⇒ iShares Core S&P 500 ETF (IVV) [EF]		\$50,001 - \$100,000	Tax-Deferred		
Charles Schwab IRA ⇒ iShares Russell 2000 ETF (IWM) [EF]		\$1,001 - \$15,000	Tax-Deferred		
Charles Schwab IRA ⇒ iShares U.S. Technology ETF (IYW) [EF]		\$50,001 - \$100,000	Tax-Deferred		
Charles Schwab IRA ⇒ Southwest Airlines Company Common Stock (LUV) [ST]		\$15,001 - \$50,000	Tax-Deferred		
Charles Schwab IRA ⇒ SPDR Dow Jones Industrial Average ETF (DIA) [EF]		\$50,001 - \$100,000	Tax-Deferred		
Charles Schwab IRA ⇒ SPDR Gold Trust (GLD) [EF]		\$1,001 - \$15,000	Tax-Deferred		
Charles Schwab IRA ⇒ Sweep Account [BA]		\$1,001 - \$15,000	Tax-Deferred		
Charles Schwab IRA ⇒ Wynn Resorts, Limited - Common Stock (WYNN) [ST]		\$1,001 - \$15,000	Tax-Deferred		
EBS INCOME AND GROWTH FUND II, LP ⇒ LOCK AND LATCH HOLDINGS, LLC ⇒ Memphis Storage Property [RP]  LOCATION: Memphis, TN, US		\$1,001 - \$15,000	Partnership Distribution	Not Applicable	\$1 - \$200
H and T Holdings, LLC ⇒ San Diego Property [RP]  LOCATION: San Diego, CA, US		\$1,000,001 - \$5,000,000	Rent	Not Applicable	\$15,001 - \$50,000
H and T Holdings, LLC ⇒ WildRye Distilling LLC ⇒ Wildrye Distilling [OL]  LOCATION: Bozeman, MT, US DESCRIPTION: Distilling company		\$100,001 - \$250,000	Dividends, Interest	Not Applicable	None
Lawn Dart Aero, LLC ⇒ Airplane [RP]  LOCATION: Big Sky, MT, US		\$250,001 - \$500,000	Rent	Not Applicable	\$1,001 - \$2,500

<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>
Living Trust of Troy Downing ⇒ American Bank Checking and CDs [BA]		\$1,001 - \$15,000	Interest	Not Applicable	\$5,001 - \$15,000
Living Trust of Troy Downing ⇒ Yellowstone Bank CD [BA]		\$250,001 - \$500,000	Interest	Not Applicable	\$1,001 - \$2,500
Moose Drool Properties LLC ⇒ American Bank Accounts [BA]		\$100,001 - \$250,000	Interest	Not Applicable	\$201 - \$1,000
Moose Drool Properties LLC ⇒ Big Sky Property [RP] LOCATION: Big Sky, MT, US		\$1,000,001 - \$5,000,000	Rent	Not Applicable	\$50,001 - \$100,000
Pilot Equity Value Added Fund, LP ⇒ AMS I SONOMA INVESTMENTS, LLC ⇒ Rohnert Park Storage Property [RP] LOCATION: Rohnert Park, CA, US		\$1,001 - \$15,000	Rent	Not Applicable	\$201 - \$1,000
Pilot Equity Value Added Fund, LP ⇒ LOCK AND LATCH HOLDINGS, LLC ⇒ Memphis Storage Property [RP] LOCATION: Memphis, TN, US		\$1,001 - \$15,000	Rent	Not Applicable	\$201 - \$1,000
Specialized Storage Management Holdings LLC ⇒ American Bank Checking and CDs [BA]		\$250,001 - \$500,000	Interest	Not Applicable	\$15,001 - \$50,000
Specialized Storage Management Holdings LLC ⇒ Pilot Equity Value Added Fund, LP [OT] DESCRIPTION: Holding company		\$1,001 - \$15,000	Partner Distribution, Rent	Not Applicable	\$1,001 - \$2,500
Specialized Storage Management Holdings LLC ⇒ AMS I MISSOURI CITY INVESTMENTS, LP ⇒ Missouri City Storage Property [RP] LOCATION: Missouri City, TX, US		\$50,001 - \$100,000	Partnership Distribution, Rent	Not Applicable	\$15,001 - \$50,000
Specialized Storage Management Holdings LLC ⇒ AMS I PLANO INVESTMENTS, LP ⇒ Plano Storage Property [RP] LOCATION: Plano, TX, US		\$15,001 - \$50,000	Rent	Not Applicable	\$5,001 - \$15,000
Specialized Storage Management Holdings LLC ⇒ AMS I SONOMA INVESTMENTS, LLC ⇒ Sonoma Storage Property [RP] LOCATION: Sonoma, CA, US		\$50,001 - \$100,000	Partnership Distribution, Rent	Not Applicable	\$5,001 - \$15,000

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Specialized Storage Management Holdings LLC ⇒ AMS II ARLINGTON INVESTMENTS, LP ⇒ Arlington Storage Property [RP] LOCATION: Arlington, TX, US		\$15,001 - \$50,000	Partnership Distribution, Rent	Not Applicable	\$5,001 - \$15,000
Specialized Storage Management Holdings LLC ⇒ AMS II COLORADO SPRINGS INVESTMENTS, LLC ⇒ Colorado Springs Storage Property [RP] LOCATION: Colorado Springs, CO, US		None	Capital Gains	Not Applicable	\$15,001 - \$50,000
State of Montana Public Employee Defined Contribution Plan ⇒ T. Rowe Price Retirement 2025 Fund (TRRHX) [MF]		\$50,001 - \$100,000	Tax-Deferred		
Verizon Retirement Savings Account ⇒ Verizon 2030 Fund [OT] DESCRIPTION: Verizon Savings Plan for Management Employees.		\$100,001 - \$250,000	Tax-Deferred		

\* Investment Vehicle details available at the bottom of this form. 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
State of Montana	Salary	N/A	\$92,439.80
AC Asset Management LLC	Consulting Compensation	N/A	\$40,000.00

### SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
SP	Chase Bank	February 2013	Property Loan	\$50,001 - \$100,000
	Yellowstone Bank	April 2024	Property Loan	\$500,001 - \$1,000,000

### SCHEDULE E: POSITIONS

Position	Name of Organization
Position	Name of Organization
Partner	Specialized Storage Management Holdings
Partner	AMS II COLORADO SPRINGS INVESTMENTS, LLC
Montana State Auditor	State of Montana
Managing Member	H and T Holdings, LLC
Managing Member	Moose Drool Properties, LLC
Partner	AMS I SONOMA INVESTMENTS, LLC
Partner	AMS I MISSOURI CITY INVESTMENTS, LP
Partner	AMS I PLANO INVESTMENTS, LP
Partner	AMS II ARLINGTON INVESTMENTS, LP
Partner	PILOT EQUITY VALUE ADDED FUND, LP
Member	Lawn Dart Aero, LLC
Partner	EBS INCOME AND GROWTH FUND II, LP

SCHEDULE F: AGREEMENTS

Date	Parties To	Terms of Agreement
July 1998	Verizon; Troy Downing	Continued participation in the company's retirement savings plan.
January 2021	State of Montana; Troy Downing	Continued participation in the retirement plan.

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

None disclosed.

SCHEDULE A INVESTMENT VEHICLE DETAILS

<ul style="list-style-type: none"><li>◦ Verizon Retirement Savings Account</li><li>◦ Charles Schwab Brokerage Account LOCATION: US</li><li>◦ Charles Schwab IRA</li><li>◦ Moose Drool Properties LLC LOCATION: US</li><li>◦ H and T Holdings, LLC LOCATION: US</li><li>◦ Specialized Storage Management Holdings LLC</li></ul>
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LOCATION: US

- Living Trust of Troy Downing  
LOCATION: US
- Lawn Dart Aero, LLC  
LOCATION: US
- State of Montana Public Employee Defined Contribution Plan
- Pilot Equity Value Added Fund, LP  
LOCATION: US
- EBS INCOME AND GROWTH FUND II, LP  
LOCATION: US
- EBS INCOME AND GROWTH FUND II, LP ⇒ LOCK AND LATCH HOLDINGS, LLC  
LOCATION: US
- Pilot Equity Value Added Fund, LP ⇒ AMS I SONOMA INVESTMENTS, LLC  
LOCATION: US
- Pilot Equity Value Added Fund, LP ⇒ LOCK AND LATCH HOLDINGS, LLC  
LOCATION: US
- H and T Holdings, LLC ⇒ WildRye Distilling LLC  
LOCATION: US
- Specialized Storage Management Holdings LLC ⇒ AMS II COLORADO SPRINGS INVESTMENTS, LLC  
LOCATION: US
- Specialized Storage Management Holdings LLC ⇒ AMS I SONOMA INVESTMENTS, LLC  
LOCATION: US
- Specialized Storage Management Holdings LLC ⇒ AMS I MISSOURI CITY INVESTMENTS, LP  
LOCATION: US
- Specialized Storage Management Holdings LLC ⇒ AMS I PLANO INVESTMENTS, LP  
LOCATION: US
- Specialized Storage Management Holdings LLC ⇒ AMS II ARLINGTON INVESTMENTS, LP  
LOCATION: US

## 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:** Hon. Troy Downing , 07/14/2025