



FINANCIAL DISCLOSURE REPORT

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

FILER INFORMATION

Name: Shelly Dezevallos
Status: Congressional Candidate
State/District: TX38

FILING INFORMATION

Filing Type: Candidate Report
Filing Year: 2025
Filing Date: 02/01/2026
Period Covered: 01/01/2025– 01/02/2026

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
CZED Investments LTD [OL] LOCATION: Houston, TX, US DESCRIPTION: Management Company that holds real estate properties and actively manages them; Capital Gains in 2025, Interest and Rent both years	SP	\$5,000,001 - \$25,000,000	Capital Gains, Interest, Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
Flight Enterprises Inc., 100% Interest [OL] LOCATION: Houston, TX, US DESCRIPTION: aircraft sales and management business		\$1,000,001 - \$5,000,000	aircraft sales income	\$15,001 - \$50,000	\$15,001 - \$50,000
Glacier Bancorp, 100% Interest [PS] DESCRIPTION: Used to be known As Guaranty Bancshares, now Glacier Bancorp	JT	\$15,001 - \$50,000	Dividends	\$1 - \$200	None
Guaranty Bancshares [PS] DESCRIPTION: Stock	JT	\$15,001 - \$50,000	Dividends	None	\$201 - \$1,000
Guaranty Bank Accounts [BA]	JT	\$50,001 - \$100,000	Interest	\$1 - \$200	\$1 - \$200

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Independent Mortgage Company, Inc., 51% Interest [OL]	SP	\$1,000,001 - \$5,000,000	Management Fees, Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Baytown, TX, US DESCRIPTION: Independent Mortgage Company, Inc. is an operating company actively engaged in the business of Property Management; it also holds commercial real estate in Baytown, Texas and Garage in El Paso, Texas.					
Intuitap [PS]		\$15,001 - \$50,000	None		
DESCRIPTION: Bridge Loan/Convertible Investment in private medical company					
Palmas Properties, 50% Interest [OL]	SP	\$250,001 - \$500,000	Partnership Income	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
LOCATION: Houston, TX, US DESCRIPTION: Management Company Partnership					
Palmera Properties, 10% Interest [OL]	SP	\$100,001 - \$250,000	None		
LOCATION: Houston, TX, US DESCRIPTION: Management Company for Jefferson Triangle Marine LP					
Spring Cypress Commercial Property [RP]	SP	\$500,001 - \$1,000,000	Rent	\$50,001 - \$100,000	\$50,001 - \$100,000
LOCATION: Spring, TX, US					
Veritex Bank Account [BA]	SP	\$500,001 - \$1,000,000	Interest	\$201 - \$1,000	\$201 - \$1,000
ZED Partners LTD, 50% Interest [OL]	SP	\$5,000,001 - \$25,000,000	Partnership Income	\$15,001 - \$50,000	\$15,001 - \$50,000
LOCATION: Houston, TX, US DESCRIPTION: Property Management Company, Houston, Texas					
8S1-51 LLC ⇒ Hangar and Contents-Paulson MT, 50% Interest [RP]		\$500,001 - \$1,000,000	None		
LOCATION: Paulson, MT, US					
CZED Investments Ltd ⇒ Brenham 3.82 acre [OL]	SP	\$1,000,001 - \$5,000,000	Rent	\$50,001 - \$100,000	\$50,001 - \$100,000
LOCATION: Brenham, TX, US DESCRIPTION: Commercial property					
DeedCo Properties Ltd ⇒ Rosenberg Pad Site, 10% Interest [RP]		\$100,001 - \$250,000	None		
LOCATION: Rosenberg, TX, US DESCRIPTION: Unimproved Land					

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Eleven Delta, Inc. ⇒ Seller Financed Note-Hangar Sale, 100% Interest [AB]		\$500,001 - \$1,000,000	Interest, Principle Payment-Note	\$15,001 - \$50,000	\$15,001 - \$50,000
Jefferson Triangle Marine. LP ⇒ Jefferson Triangle Marine Property Sulphur LA, 20% Interest [RP] LOCATION: Sulphur, LA, US	SP	\$5,000,001 - \$25,000,000	Interest, Rent	\$50,001 - \$100,000	\$50,001 - \$100,000
Raymond James Account ⇒ Apple Inc. - Common Stock (AAPL) [ST] DESCRIPTION: Apple Stock purchased Dec 2025	SP	\$250,001 - \$500,000	None		
Raymond James Account ⇒ 529 Plan DC1 ⇒ Capital Income Builder Class 529-A Shares (CIRAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC1 ⇒ Capital World Growth and Income Fund Class 529-A Shares (CWIAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC1 ⇒ The Growth Fund of America Class 529-A Shares (CGFAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC1 ⇒ Washington Mutual Investors Fund Class 529-A Shares (CWMAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC2 ⇒ Capital Income Builder Class 529-A Shares (CIRAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC2 ⇒ Capital World Growth and Income Fund Class 529-A Shares (CWIAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC2 ⇒ The Growth Fund of America Class 529-A Shares (CGFAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		
Raymond James Account ⇒ 529 Plan DC2 ⇒ Washington Mutual Investors Fund Class 529-A Shares (CWMAX) [MF]	SP	\$15,001 - \$50,000	Tax-Deferred		

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Zed Partners ⇒ Commercial Property, Santa Fe, NM [RP] LOCATION: Santa Fe, NM, US	SP	\$1,000,001 - \$5,000,000	None		
Zed Partners ⇒ Sulphur LA Hotel [RP] LOCATION: Sulphur, TX, US	SP	\$1,000,001 - \$5,000,000	Partnership Income, Rent	\$100,001 - \$1,000,000	\$100,001 - \$1,000,000
Zed Partners ⇒ Zed Partners - 108 ⇒ Property in Rosenberg, TX [RP] LOCATION: Rosenberg, TX, US	SP	\$500,001 - \$1,000,000	None		
Zed Partners ⇒ Zed Partners - Shepherd ⇒ North Shepherd Real Estate Collective Partnership ⇒ North Shepherd Property, 22% Interest [RP] LOCATION: Houston, TX, US	SP	\$1,000,001 - \$5,000,000	Rent	\$15,001 - \$50,000	\$15,001 - \$50,000

* 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
West Houston Airport, Inc.	Salary	\$66,000.00	\$66,000.00
Flight Enterprises Inc.	Salary	\$15,000.00	\$10,000.00

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
	Chase Bank	2025	Credit Card	\$10,000 - \$15,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Officer and employee	West Houston Airport, Inc.
Officer	Flight Enterprises Inc.
Officer	Eleven Delta Inc.

Position	Name of Organization
Partner	8S1-51LLC
Officer	Texas Aviation Conservancy
Partner	Independent Mortgage Company
Appointee	Texas Aerospace and Aviation Advisory Committee
Appointee	Small Business Freedom Council
Committeemember	TxDot Aviation Advisory Committee
Director	EAA (Experimental Aviation Association)
Director	NBAA (National Business Aviation Association)
Director	Girl Scout San Jacinto Council Board Member
Advisory Committee	Beta Academy Charter School
Advisory Committee	ERAU Boeing Center for Aviation and Aerospace Safety IAB
Advisory	DHEDF Advisory Council

SCHEDULE F: AGREEMENTS

None disclosed.

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

None disclosed.

SCHEDULE A INVESTMENT VEHICLE DETAILS

- o CZED Investments Ltd (Owner: SP)
LOCATION: Houston, TX, US
- o Zed Partners (Owner: SP)
LOCATION: Houston , TX, US
- o Jefferson Triangle Marine. LP (Owner: SP)
LOCATION: Houston , TX, US
- o Raymond James Account (Owner: SP)
- o DeedCo Properties Ltd
LOCATION: Rosenberg, TX, US
- o 8S1-51 LLC (50% Interest)
LOCATION: Houston, TX, US
- o Eleven Delta, Inc. (100% Interest)
LOCATION: Houston, TX, US
- o Raymond James Account ⇒ 529 Plan DC1 (Owner: SP)
LOCATION: TX

- Raymond James Account ⇒ 529 Plan DC2 (Owner: SP)
LOCATION: TX
- Zed Partners ⇒ Zed Partners - 108 (Owner: SP)
LOCATION: Houston, TX, US
- Zed Partners ⇒ Zed Partners - Shepherd (Owner: SP)
LOCATION: Houston, TX, US
- Zed Partners ⇒ Zed Partners - Shepherd ⇒ North Shepherd Real Estate Collective Partnership (22% Interest) (Owner: SP)
LOCATION: Houston, TX, 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: Shelly Dezevallos , 02/01/2026