

General Information

Name: Donald Dempsey

PID 301407

AGENCY INFORMATION

Organization	Suborganization	Title
Volusia County	Elected Constitutional Officer	County Council, District 1
Volusia County	Spring Hill Community Redevelopment Agency	County Council Member - District 1

CANDIDATE FOR

Position	Agency Name	Position sought or held
County Commission	Volusia County	District 1

Net WorthMy Net Worth as of December 31, 2025 was \$ 5,176,843.55.

Assets

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds \$1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use.

The aggregate value of my household goods and personal effect is \$ 500,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
Residence, Daugharty Rd.	\$ 988,911.00
4440 Grissom Rd, DeLand	\$ 590,629.00
4402 Grissom Rd., DeLand	\$ 584,718.00
4481 Grissom Rd., DeLand	\$ 312,803.00
4255/4235 SR 11, lots, DeLand	\$ 207,137.00
9 Sunshine Blvd, DeLand	\$ 154,877.00
Lot 7, Lucy Street, Uniontown, PA	\$ 28,000.00
Malory Square, LLC bank account @ Surety Bank (1/3 owner)	\$ 25,000.00
Dempsey Properties DeLand Inc. stock	\$ 1,750,000.00
Main Street Bank Account, DeLand, FL	\$ 21,127.00
Wells Fargo Checking Acct, 131 E. New York Ave, DeLand	\$ 8,020.96
FRS Investment Account, P.O. Box 9000, Tallahassee, FL	\$ 52,694.39

Liabilities

LIABILITIES IN EXCESS OF \$1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Donald Dempsey, Sr.	449 E. Graves Ave., Orange City, FL	\$ 57,073.80

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

Name of Creditor	Address of Creditor	Amount of Liability
N/A		

2025 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 06/09/2026

Income

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income. Or attach a complete copy of your 2025 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

☐ I elect to file a copy of my 2025 federal income tax return and all W2s, schedules, and attachments.

PRIMARY SOURCES OF INCOME:

Name of Source of Income Exceeding \$1,000	Address of Source of Income	Amount
Law Office of Donald B. Dempsey, Jr.(Annual approx.)	120 E. Rich Ave., DeLand, FL	\$ 550,000.00
Dempsey Properties DeLand, Inc., (annual approx)	120 E. Rich Ave. DeLand, FL	\$ 170,000.00
Rental Income, tenant John Thorn (monthly)	Rental 1- Grissom Rd., DeLand, FL	\$ 1,300.00
Rental Income, tenant Bryant Watts (monthly)	Rental 2-Grissom Rd., DeLand, FL	\$ 1,550.00
Rental Income, Hayden Nanan (monthly)	9 Sunshine Blvd., DeLand, FL	\$ 1,500.00
Volusia County (Annual)	123 W. Indiana Ave. Ave	\$ 51,292.00
Rental Income, Bobby Wilson(monthly)	Rental 3- Grissom Rd., DeLand, FL	\$ 2,000.00

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
Dempsey Properties DeLand, Inc.	Empire's Emporium LLC (tenant)	119 N. Woodland Blvd, DeLand	retail store
Dempsey Properties DeLand, Inc.	FreezeFlorida LLC dba Whit's Frozen Custard (tenant)	224 N. Woodland Blvd, DeLand	ice cream store

Interests in Specified Businesses**Business Entity # 1**

N/A

Training

This section applies only to a Constitutional or elected municipal officer, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

- ☒ I certify that I have completed the required training under Section 112.3142, F.S.
- ☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

Signature of Reporting Official or Candidate

Under the penalties of perjury, I declare that I have read the foregoing Form 6 and that the facts stated in it are true.

Donald Dempsey

Digitally signed: 06/09/2026

Filed with COE: 06/09/2026