

Below Space for Office Use Only

Colorado Secretary of State
Elections Division
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PERSONAL FINANCIAL DISCLOSURE STATEMENT

For annual filing requirements. File in accordance with the appropriate statutes

1-45-110(2)(a), 24-6-202, 24-21-630(2)(h), 24-51-207(4), 44-30-301(1)(g), 44-32-301(1)(g), 44-40-108(6), C.R.S.

Personal financial disclosure statements filed for ballot access purposes must be filed within 10 days of filing a candidate affidavit. Judges running for retention, judges appointed to a court of record, and candidates running for Regional Transportation District are only required to file their PFD on or before the January 10 following such retention, appointment, or election. A fine of \$50 per day will be assessed for late filings related to ballot access. Attach extra pages as necessary.

[Art. XXVIII, Sec. 10 (2)(a), Colorado Constitution and 1-45-110, C.R.S.]

Name:	CADY KENNEDY
Mailing Address (include city, state, and zip):	677 PEONY DR, GRAND JUNCTION, CO 81507
Office Held / <u>Sought</u> :	GRAND JUNCTION CITY COUNCIL - DISTRICT A
Business Phone:	970-986-1054
Residence Phone:	

Check (✓) the appropriate response(s)

I am filing this disclosure because:

☐ I am filling a vacancy. ☒ I am seeking election to office. ☐ This is my annual filing

I am filing as:

<input type="checkbox"/>	Office Holder/Incumbent	<div style="border: 1px solid black; width: 450px; height: 20px;"></div>	(OFFICE/DISTRICT NUMBER)
<input checked="" type="checkbox"/>	Candidate	GRAND JUNCTION CITY COUNCIL - DISTRICT A	(OFFICE/DISTRICT NUMBER)
<input type="checkbox"/>	State Board/Agency/Commission Member	<div style="border: 1px solid black; width: 300px; height: 20px;"></div>	(OFFICE)
<input type="checkbox"/>	Judge	<div style="border: 1px solid black; width: 550px; height: 20px;"></div>	(SUPREME COURT/COURT OF APPEALS/ or COUNTY or JUDICIAL DISTRICT)
<input type="checkbox"/>	Other	<div style="border: 1px solid black; width: 550px; height: 20px;"></div>	(OFFICE)

Name:	CODY KENNEDY
Office Held / Sought:	GRAND JUNCTION - CITY COUNCIL - A

INCOME:

List the names of any source(s) of income, including capital gains for yourself, your spouse, or minor children residing with you.

Source of Income (Name of Employer)	Recipient of Income (Individual receiving income – Self, Spouse, Minor Children)
SELF - RIVERVIEW REAL ESTATE	SELF & SPOUSE
SCHOOL DISTRICT 51	SPOUSE

ASSETS:

List the name of each business, insurance policy, or trust where there is a financial interest in excess of \$5000 for you, your spouse, or your minor children residing with you.

Name of Business, Insurance Company or Trust	Who is the person with this financial interest?
RIVERVIEW REAL ESTATE	SELF & SPOUSE

List the **LEGAL** description (as shown on the books of the county assessor) of all real property in Colorado (including an option to buy) in which you have a direct or indirect interest with a fair market value in excess of \$5000. Property that must be listed includes residential, investment property, condominium, rental property and any mineral, water, coal, and rights to sand and gravel. STREET ADDRESSES DO NOT SATISFY STATUTORY REQUIREMENTS.

Legal Description of Property	Owner of Record
SEE ATTACHED	SELF/SPOUSE/RIVERVIEW REAL ESTATE)

Name:

CODY KENNEDY

Office Held / Sought:

GRAND JUNCTION CITY COUNCIL

LIABILITIES:

List the name of each creditor for you, your spouse, or minor children living with you to whom is owed an amount in excess of \$1000 including the interest rate.

Name of Creditor	Interest Rate (%)	Person Liable for Debt
SEE ATTACHED		

List all offices, directorships and fiduciary relationships held by you, your spouse, or minor children residing with you.

Name of Organization or Trust	Position Held	Person Holding the Position
MONUMENT PRESBYTERIAN CHURCH - ENDOWMENT BOARD		SELF
MONUMENT PRESBYTERIAN CHURCH - LAND SALE COMMITTEE		SELF

List the name of any person, firm, or organization that retains a person to lobby on its behalf if you share directly or indirectly in the compensation received for lobbying activity.

Name of Person, Firm, Corporation, or Organization Retaining Lobbyist
N/A

List any business with which you or your spouse is associated, and which does business with, or is regulated by, the State of Colorado (e.g., attorney, real estate, medical profession, etc.)

Name of Business:

RIVERVIEW REAL ESTATE, LLC

Nature of Business:

RESIDENTIAL RENTALS

Person Involved:

SELF/SPOUSE

Name:	CODY KENNEDY
Office Held / Sought:	GRAND JUNCTION CITY COUNCIL A

Candidate / Incumbent Signature: 	Date: 01-03-23
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INCUMBENTS
(FOR ANNUAL UPDATE PURPOSES ONLY)

As an alternative to using this form, you may file a copy of your federal income tax return, plus a certified statement of any investments not reflected in your income tax return. Please note that any information required on this form and not included in a federal income tax return must still be provided.

Print form

Legal Description of Assets – Attached reference page 2, Personal Financial Disclosure Statement – Cody Kennedy

1	Property	Legal Description
2	2106 Yosemite - Single family	LOT 8 BLK 5 PANORAMA SUB-FILING 3 SEC 14 11S 101W
3	631 Highline Dr - Duplex	LOTS 5A + 5B BLK 3 A REPLAT OF LOTS 4-5 + 6 BLK 2 + LOTS 5-6 + 7 BLK 3 HIGHLINE VIEWS FIL NO 1 A REPLAT OF LOT 2 + A PT OF LOT 1 SNYDER SUB SEC 2 1S 1E
4	2107 Yosemite - Single family	LOT 11 BLK 4 PANORAMA SUB-FILING 3 SEC 14 11S 101W
5	372 Ridge View Dr - Duplex	LOT 21A BLK 14 THE RIDGES FIL NO 2 SEC 20 1S 1W & BEG NE COR SD LOT 21A S 33DEG W 80FT S 57DEG E 20FT N 33DEG E 80FT N 57DEG W 20FT TO BEG
6	678 Peony Drive - 2 ac river view lot	LOT 3 HUTTO SUBDIVISION FIL NO 2 SEC 15 11S 101W - 1.97AC
7	677 Peony Drive - Single family	LOT 102 HUTTO SUB F3 SEC 15 11S 101W 6TH PM RECD R-2761155 MESA CO RECDS - 2.68AC
8	203 S. Mesa - Duplex	BEG 40FT S + 40FT W OF NE COR NW4SW4 SEC 17 1N 2W W 124FT S 55FT E 124FT N TO BEG
9	569 W Pabor Way - Duplex	LOT 1 BLK 1 DOLAN SUB-AMENDED-SEC 18 1N 2W
10	2348 Hall - Single family	W 55FT OF LOT 6 + E 10FT OF LOT 7 BLK 1 REGENT SUB
11	1354 Mesa Ave - Single family	W 35.5FT OF LOT 7 + E 25.5FT OF LOT 8 BLK 3 EASTHOLME-IN-GRANDVIEW SUB
12	1410 Hall Ave - Single family	LOT 16 BLK 1 EASTHOLME-IN-GRANDVIEW SUB
13	2535 Hall Ave - Single family	LOT 5 BLK 2 MELROSE SUB SEC 12 1S 1W
14	2414 Hall Ave - single family	LOT 4 EXC E 4FT BLK 1 REGENT SUB
15	1015 Grand Ave - duplex	E 15FT OF LOT 3 ALL OF LOT 4 & W 4FT OF LOT 5 BLK 87 CITY OF GRAND JUNCTION RESURVEY OF SECOND DIVISION SEC 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332 MESA CO RECDS - 0.15AC
16	1625 Walnut Ave - single family	LOT 11 BLK 2 WEAVER SUB

1	Name of Creditor	Interest Rate	Person Liable for Debt
2	Wells Fargo	2.99%	Self/Spouse
3	Wells Fargo	3.00%	Self/Spouse/Riverview Real Estate, LLC
4	Wells Fargo	3.00%	Self/Spouse/Riverview Real Estate, LLC
5	Wells Fargo	3.50%	Self/Spouse/Riverview Real Estate, LLC
6	Bank of Colorado - Penny Mac	3.50%	Self/Spouse/Riverview Real Estate, LLC
7	Bank of Colorado - Penny Mac	3.50%	Self/Spouse/Riverview Real Estate, LLC
8	Conventus - Fay Servicing	3.50%	Self/Spouse/Riverview Real Estate, LLC
9	Conventus - Fay Servicing	3.50%	Self/Spouse/Riverview Real Estate, LLC
10	Bank of Colorado - Gateway Mortgage	3.50%	Self/Spouse/Riverview Real Estate, LLC
11	Nancy Leane	3.25%	Self/Spouse/Riverview Real Estate, LLC
12	Nancy Leane	3.50%	Self/Spouse/Riverview Real Estate, LLC
13	RCN Capital - Fay Servicing	6.99%	Self/Spouse/Riverview Real Estate, LLC