



Filing ID #10013307

# FINANCIAL DISCLOSURE REPORT

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## FILER INFORMATION

**Name:** Kai Degner  
**Status:** Congressional Candidate  
**State/District:** VA06

## FILING INFORMATION

**Filing Type:** Candidate Report  
**Filing Year:** 2016  
**Filing Date:** 07/31/2016

## SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
Rental Property in Harrisonburg (E Wolfe St)		\$100,001 - \$250,000	Rent	\$5,001 - \$15,000	\$5,001 - \$15,000
LOCATION: Harrisonburg, VA, US					
Roth IRA ⇒ LPL Financial Holdings Inc. (LPLA)		\$1,001 - \$15,000	Capital Gains	\$1 - \$200	\$201 - \$1,000

\* Asset class details available at the bottom of this form.

## SCHEDULE C: EARNED INCOME

Source	Type	Amount Current Year to Filing	Amount Preceding Year
RE/MAX Performance Realty	Real Estate Commissions	\$ .00	\$118,821.65
City of Harrisonburg	Salary	\$12,000.00	\$20,000.00
Rocktown Realty	Real Estate Commissions	\$51,100.00	\$51,100.00
Rocktown Realty	Salary	\$12,000.00	\$12,000.00

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
	Wells Fargo	2014	Car loan	\$10,000 - \$15,000
	Ditech	2005	Home	\$50,001 - \$100,000
	Navient	2005	Student Loan	\$15,001 - \$50,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Board Member	Harrisonburg Downtown Renaissance
Owner	LiveHB Media LLC
Owner	Kai Degner Homes Team LLC dba LiveHB Homes Team
Co-Owner	Harrisonburg Real Estate Group LLC
Part-time Employee	Rocktown Realty
Real Estate Agent	RE/MAX Performance Realty
Real Estate Agent	Rocktown Realty

SCHEDULE F: AGREEMENTS

Date	Parties To	Terms of Agreement
October 2015	JustPAX Fund	Grant deliverables.

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

Source (Name and Address)	Brief Description of Duties
NEXUS Services (Harrisonburg, VA, US)	Advertising on Hello Harrisonburg Podcast

SCHEDULE A ASSET CLASS DETAILS

◦ Roth IRA
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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:** Kai Degner , 07/31/2016