

Please print or type your name, mailing address, agency name, and position below:

FINANCIAL INTERESTS

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

Boyd, Thad

105661325

MAILING ADDRESS :

1720 SE 16th AVE #200

CITY : ZIP : COUNTY :

Ocala 34471 Marion County

NAME OF AGENCY :

Bayi Community Development District

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

Vice Chairman

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

CHECK ONLY IF [] CANDIDATE OR [] NEW EMPLOYEE OR APPOINTEE

RECEIVED 2013 AUG 21 PM 3:59 SUPERVISOR OF ELECTIONS MARION COUNTY, FLORIDA

**** BOTH PARTS OF THIS SECTION MUST BE COMPLETED ****

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR THE PRECEDING TAX YEAR, WHETHER BASED ON A CALENDAR YEAR OR ON A FISCAL YEAR. PLEASE STATE BELOW WHETHER THIS STATEMENT IS FOR THE PRECEDING TAX YEAR ENDING EITHER (must check one):

[x] DECEMBER 31, 2012 OR [] SPECIFY TAX YEAR IF OTHER THAN THE CALENDAR YEAR: _____

MANNER OF CALCULATING REPORTABLE INTERESTS:

THE LEGISLATURE ALLOWS FILERS THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING:

[] COMPARATIVE (PERCENTAGE) THRESHOLDS OR [] DOLLAR VALUE THRESHOLDS

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]

(If you have nothing to report, you must write "none" or "n/a")

Table with 3 columns: NAME OF SOURCE OF INCOME, SOURCE'S ADDRESS, DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY. Rows include Boyd Development and Ocala Properties.

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]

(If you have nothing to report, write "none" or "n/a")

Table with 4 columns: NAME OF BUSINESS ENTITY, NAME OF MAJOR SOURCES OF BUSINESS' INCOME, ADDRESS OF SOURCE, PRINCIPAL BUSINESS ACTIVITY OF SOURCE. Row contains 'None'.

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]

(If you have nothing to report, you must write "none" or "n/a")

See attached

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

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PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
(If you have nothing to report, you must write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES
None	

PART E — LIABILITIES [Major debts - See instructions]
(If you have nothing to report, you must write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR
See attached	

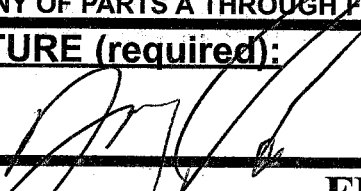
PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
(If you have nothing to report, you must write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY			
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

IF ANY OF PARTS A THROUGH F ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE (required):

DATE SIGNED (required):



8-7-13

FILING INSTRUCTIONS:

WHAT TO FILE:

After completing all parts of this form, **including signing and dating it**, send back only the first sheet (pages 1 and 2) for filing.

If you have nothing to report in a particular section, you must write "none" or "n/a" in that section(s).

NOTE:

MULTIPLE FILING UNNECESSARY:

Generally, a person who has filed Form 1 for a calendar or fiscal year is not required to file a second Form 1 for the same year. However, a candidate who previously filed Form 1 because of another public position must at least file a copy of his or her original Form 1 when qualifying.

WHERE TO FILE:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.)

State officers or specified state employees file with the Commission on Ethics, P.O. Drawer 15709, Tallahassee, FL 32317-5709.

Candidates file this form together with their qualifying papers.

To determine what category your position falls under, see the "Who Must File" Instructions on page 3.

Facsimiles will not be accepted.

WHEN TO FILE:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates for publicly-elected local office must file at the same time they file their qualifying papers.

Thereafter, local officers/employees, state officers, and specified state employees are required to file by July 1st following each calendar year in which they hold their positions.

Finally, at the end of office or employment, each local officer/employee, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment. However, filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if he or she was in their position on December 31, 2012.

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DEVELOPER'S SCHEDULE
as of 12/31/12

CURRENT INCOME PRODUCING COMPANIES										
Project Name	Project Description (Type, Scope, Stage, Status, Pre-sales, Exit Strategy)	Tenants	Collateral (# of acres, improvements)	Estimated Value	Liabilities	Rate (%, Fixed, Floating)	Lender	Equity	Thad's %	Net Equity of Thad's Interest
Cala Hills Professional Center	Office Buildings	U.S. HealthWorks, MedQuest, Primerica, Kelley Services, Pediatric office	(5) 5,100 SF Buildings	\$ 2,500,000	\$ 2,327,003	6.13%	Kansas City Life Insurance Co	\$ 172,997	50.00%	\$ 86,498
Central Development	Office Building	HealthSouth, CVS, working on Wachovia Bank	9,537 SF Building and a CVS Ground Lease on 1.93 Acres, St. Petersburg, FL	\$ 2,400,000	\$ 1,566,591	LIBOR+2.2%	Compass Bank	\$ 833,409	28.83%	\$ 240,272
Deerwood Professional Center	Vacant Office Sites	20,000 SF office bldg - Boyd Dev uses 15,000 SF		\$ 1,100,000	\$ 2,436,219	LIBOR + 2.3%	McGurn Warren	\$ (1,336,219)	100.00%	\$ (1,336,219)
4th Street(Outback, Panera & Outparvel)	Retail Building	Outback, Panera, Alltel, craft store, pilates gym	22,218 SF Building (2 Stories) on 1.54 Acres, St. Petersburg, FL	\$ 3,200,000	\$ 2,836,000	6.18%	Aviva Life Insurance Company	\$ 364,000	25.00%	\$ 91,000
*Kimco of Marion County, LLC	Industrial Buildings	Furniture store, sign maker	3 Building on 4.09 Acres, 50,000 Total SF (20,000, 15,000 & 15,000)	\$ 600,000	\$ 100,000	na	na	\$ 500,000	33.33%	\$ 166,650
Meadowbrook Office One	Office Building	Pulte Homes, ITC Deltacom, Metlife	30,000 SF Building (3 Stories) on 3.5 Acres, Ocala, FL	\$ 4,000,000	\$ 3,591,031	6.25%	Kansas City Life Insurance Co	\$ 408,969	30.00%	\$ 122,691
Ocala Airport Equity Partners	Industrial Building	2 moving companies (Blocker & Hughes), Flair Corporation, Laramie Tire, WA Butler Company, a convenience store wholesaler	137,050 SF Building on 11.02 Acres, Ocala, FL	\$ 3,500,000	\$ 1,354,683	6.25%	EquiTrust	\$ 2,145,317	20.00%	\$ 429,063
Ocala SR 200 Equity Partners	Retail Center	Carrabba's Panera, Manpower, home accessory store, child learning products store	12,000 SF Building and a Carrabba's Ground Lease on 3.83 Acres, Ocala, FL	\$ 2,900,000	\$ 1,574,801	6.30%	Genworth Financial	\$ 1,325,199	28.83%	\$ 382,055
St. Lucie Equity Partners	2 Free Standing Restaurants	Outback, Crispers	5,400 SF Building and a Outback Ground Lease on 2.94 Acres, St. Lucie, FL	\$ 1,750,000	\$ 2,092,520	6.75%/4.83%	M&S Bank	\$ (342,520)	25.00%	\$ (85,630)
Total Incoming Producing Companies				\$ 21,950,000	\$ 17,878,848			\$ 4,071,152		\$ 96,380
Deerwood Professional Center - foreclosure agreement			St. Lucie - currently controlled by M&S Bank under workout agreement							
*Kimco of Marion County, LLC - 3 buildings on 4.09 acres, 50,000 total SF (20,000, 15,000 & 15,000)										
This property is on the State of Florida Environmental Clean Up List										

