

FINAL STATEMENT OF FINANCIAL INTERESTS

(TO BE FILED WITHIN 60 DAYS OF LEAVING PUBLIC OFFICE OR EMPLOYMENT)

RECEIVED  
 2013 MAR 21 PM 4:50  
 SUPERVISOR OF ELECTIONS  
 MARION COUNTY, FL

LAST NAME — FIRST NAME — MIDDLE NAME: 105661325  
Boyd Thad

MAILING ADDRESS:  
1720 SE 16th Avenue # 200  
Ocala FL 34471

CITY: ZIP: COUNTY:  
Ocala FL 34471  
Marion

NAME OF REPORTING PERSON'S AGENCY:  
Baird Community Development District

CHECK ONE OF THE FOLLOWING (see "Who Must File" on page 3):

LOCAL OFFICER     STATE OFFICER  
 SPECIFIED STATE EMPLOYEE

LIST OFFICE OR POSITION HELD: Vice Chairman

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

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS MY FINANCIAL INTERESTS FOR THE PERIOD BETWEEN JANUARY 1, 2013 AND THE LAST DATE I HELD THE PUBLIC OFFICE OR EMPLOYMENT DESCRIBED ABOVE, WHICH DATE WAS August 21, 2013, 2013. (Date must be prior to 12/31/13)

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). PLEASE STATE BELOW WHETHER THIS STATEMENT REFLECTS EITHER (must check one):

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")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY
<u>Boyd Development</u>	<u>1720 SE 16th Ave. #200 Ocala FL 34471</u>	<u>real estate development</u>
<u>Ocala Properties</u>	<u>1720 SE 16th Ave. #200 Ocala FL 34471</u>	<u>real estate sales</u>

PART B -- SECONDARY SOURCES OF INCOME

[Major customers, clients, and other sources of income to businesses owned by reporting person - See instructions]  
 (If you have nothing to report, you must write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE
<u>None</u>			

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 of this packet.

**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			
DO 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:**



**DATE SIGNED:**

8-16-13

**FILING INSTRUCTIONS:**

**WHAT TO FILE:**

After completing all parts of this form on pages 1 and 2, including signing and dating it, send back only pages 1 and 2 for filing (you need not return any of the instruction pages). **Facsimiles will not be accepted.**

**WHEN TO FILE:**

At the end of office or employment each local officer, state officer, and specified state employee is required to file a final disclosure form (Form 1F) within 60 days of leaving office or employment, unless he or she takes another position within the 60-day period that requires filing financial disclosure on Form 1 or Form 6.

**WHERE TO FILE:**

**Local officers:** file with the Supervisor of Elections of the county in which you 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.

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

**NOTE:**

If you are leaving office or employment during the first half of 2013, you may not have filed Form 1 for 2012. In that case, this is not the last form you will file, even though the Form 1F covers the final portion of your term of office or employment. You will be required to file Form 1 for 2012 by July 1, 2013, and risk being fined if you do not file Form 1 by the filing deadline, even if you have already filed the CE Form 1F.

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DEVELOPERS SCHEDULE  
as of 12/31/12

CURRENT NON-INCOME PRODUCING (DEVELOPMENT) 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
Bayl, LLC			21 acres retail site on Hwy 27, 32 acres of multi family and 400 vested residential homesites	\$ 5,500,000	\$ 6,411,232	7.00%	RBC Bank & McGurn Warren	\$ (911,232)	25.00%	\$ (227,808)
Boyd Armstrong Citrus Springs				\$ -	\$ 617,398	-		\$ (617,398)	25.00%	\$ (154,350)
Boyd-Lem Properties, LLC			4 acres on Hwy 200 & 90th Street (retail site)	\$ 500,000	\$ 200,000		Accis Payable	\$ 300,000	30.00%	\$ 90,000
Chiefland Development Project			undeveloped 150 residential lots	\$ 600,000	\$ 903,398	7.50%	RBC Bank	\$ (303,398)	27.00%	\$ (81,917)
JB Ranch Associates			1,000 residential lots	\$ 7,000,000	\$ 25,699,541	LIBOR + 2.35%	Regions Bank	\$ (18,699,541)	16.10%	\$ (3,010,626)
KMB, Inc.			6 acres on Easy Street in Ocala	\$ 2,500,000	\$ 4,538,839		Boyd Trust	\$ (2,038,839)	50.00%	\$ (1,029,420)
Marion City Partners			560 acres on Highway 328	\$ -	\$ 3,000,000	PRIME	Citizen's First Bank	\$ (3,000,000)	25.00%	\$ (750,000)
NW Third Street 1/2 Acre			1/2 acre vacant land	\$ 100,000	\$ -			\$ 100,000	50.00%	\$ 50,000
Spruce Creek			12 acres of commercial property in front of Spruce Creek on 441	\$ 500,000	\$ 300,000	7.67%	Mercantile Bank	\$ 200,000	30.00%	\$ 60,000
SW 80th Avenue Partners			60 acres (10 acres of office, 25 acres of residential and 25 acres of multi-family)	\$ 1,800,000	\$ 1,800,000	LIBOR + 2.5%	M&S Bank	\$ -	20.00%	\$ -
<b>Total Non-Incoming Producing Companies</b>				\$ 18,500,000	\$ 43,490,408			\$ (24,990,408)		\$ (5,054,121)
<b>Total Incoming Producing Companies</b>				21,950,000.00	17,878,847.83			4,071,152.17		96,380.25
<b>Total Not-Incoming Producing Companies</b>				18,500,000.00	43,490,408.15			(24,990,408.15)		(5,054,120.70)
<b>GRAND TOTAL</b>				40,450,000.00	61,369,255.98			(20,919,255.98)		(4,957,740.45)
BAYI, LLC - in foreclosure										
Boyd Armstrong Citrus Springs - foreclosed										
Chiefland Development - in foreclosure										
			JB Ranch Associates - in foreclosure							
			Marion City Partners - forbearance agreement							

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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. Health Works, 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%	McGum Warren	\$ (1,336,219)	100.00%	\$ (1,336,219)
4th Street(Outback, Panera & Outparcel)	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, Mannpower, 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)
<b>Total Incoming Producing Companies</b>				<b>\$ 21,950,000</b>	<b>\$ 17,878,848</b>			<b>\$ 4,071,152</b>		<b>\$ 96,380</b>
Deerwood Professional Center - forbearance 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										