

2008 LIMITED LIABILITY COMPANY ANNUAL REPORT

4/ FILED
Aug 13, 2008 8:00 am
Secretary of State

04-11-2008 90180 015 ***138.75

DOCUMENT # L07000068841	
1. Entity Name POINTE PROPERTY DEVELOPMENT MANAGEMENT COMPANY, LLC	

Principal Place of Business 5651 CORPORATE WAY STE. 2 WEST PALM BEACH, FL 33407	Mailing Address 5651 CORPORATE WAY STE. 2 WEST PALM BEACH, FL 33407
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30010861



2. Principal Place of Business - No P.O. Box #	3. Mailing Address
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Suite, Apt. #, etc.	Suite, Apt. #, etc.
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City & State	City & State
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Zip	Country	Zip	Country
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01282008 Chg-LLC CR2E083 (12/06)

4. FEI Number 26-0784836	Applied For ☐ Not Applicable
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5. Certificate of Status Desired ☐	\$5.00 Additional Fee Required
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6. Name and Address of Current Registered Agent

PAGE GROUP COMMERCIAL REAL ESTATE, INC.
5651 CORPORATE WAY
STE. 2
WEST PALM BEACH, FL 33407

7. Name and Address of New Registered Agent

Name
Street Address (P.O. Box Number is Not Acceptable)
City
FL Zip Code

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE _____ (NOTE: Registered Agent signature required when reinstating) DATE _____

FILE NOW!!! FEE IS \$138.75
After May 1, 2008 Fee will be \$538.75

Make check payable to:
Florida Department of State

9. MANAGING MEMBERS/MANAGERS		10. ADDITIONS/CHANGES	
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGRM PAGE, TIMOTHY J 5651 CORPORATE WAY, STE. 2 WEST PALM BEACH, FL 33407 ☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGRM Page, Diane W 5651 Corporate Way, Ste 2 West Palm Beach, FL 33407 ☐ Change ☒ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Change ☐ Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	☐ Change ☐ Addition

11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver/conservator empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING MANAGING MEMBER, MANAGER, OR AUTHORIZED REPRESENTATIVE

Date

Daytime Phone #

Tim Page
member

4-8-2008 561-471-4280

ATTACHMENT
30010861

Form SS-4 (Rev. December 2001) Department of the Treasury Internal Revenue Service		Application for Employer Identification Number (For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.) ▶ See separate instructions for each line. ▶ Keep a copy for your records.		EIN 26-0784836 OMB No. 1545-0003	
1* Legal name of entity (or individual) for whom the EIN is being requested Pointe Property Development Management Company LLC					
2 Trade name of business (if different from name on line 1) Same			3 Executor, trustee, "care of" name Timothy J Page		
4a* Mailing address (room, apt., suite no. and street, or P.O. box) 5851 Corporate Way Suite 2			5a Street address (if different) (Do not enter a P.O. box)		
4b* City, state, and ZIP code West Palm Beach FL 33407 - 2020			5b City, state, and ZIP code		
6* County and state where principal business is located County Palm Beach State FL					
7a Name of principal officer, general partner, grantor, owner, or trustee Timothy J Page			7b SSN, ITIN, EIN 204-52-7599		
8a* Type of entity (check only one) ☐ Sole Proprietor (SSN) ☐ Partnership ☐ Corporation (enter form number to be filed) ▶ ☐ Personal Service ☐ Church or church-controlled organization ☐ Other nonprofit organization (specify) ▶ ☒ Other (specify) ▶ 1065					
☐ Estate (SSN of decedent) ☐ Plan administrator (SSN) ☐ Trust (SSN of grantor) ☐ National Guard ☐ Farmers' cooperative ☐ REMIC ☐ Group Exemption NO. (GEN) ▶					
☐ State/local government ☐ Federal government/military ☐ Indian tribal government/enterprises					
8b If a corporation, name the state or foreign country (if applicable) where incorporated		State FL		Foreign country	
9* Reason for applying (check only one) ☒ Started new business (specify type) ▶ Management Company ☐ Hired employees (Check the box and see line 12) ☐ Compliance with IRS withholding regulations ☐ Other (specify) ▶					
☐ Banking purpose (specify purpose) ▶ ☐ Changed type of organization (specify new type) ▶ ☐ Purchased going business ☐ Created a trust (specify type) ▶ ☐ Created a pension plan (specify type) ▶					
10* Date business started or acquired (month, day, year) JUN 30 2007			11 Closing month of accounting year DEC		
12 First date wages or annuities were paid or will be paid (month, day, year) <i>Note: If applicant is a withholding agent, enter date income will first be paid to nonresident alien. (month, day, year)</i> ▶					
13 Highest number of employees expected in the next twelve months <i>Note: If the applicant does not expect to have any employees during the period, enter "-0-"</i>				Agriculture 0	
				Household 0	
				Other 0	
14* Check box that best describes the principal activity of your business					
☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Wholesale-agent/broker ☒ Real estate ☐ Manufacturing ☐ Finance & insurance ☐ Accommodation & food service ☐ Wholesale-other ☐ Other (specify)					
15* Indicate principal line of merchandise sold; specific construction work done; products produced; or services provided. Management Services					
16a* Has the applicant ever applied for an employer identification number for this or any other business? ☐ Yes ☒ No <i>Note: If "Yes" please complete lines 16b and 16c</i>					
16b If you checked "Yes" on line 16a, give applicant's legal name and trade name shown on prior application if different from line 1 or 2 above. Legal name ▶ Trade name ▶					
16c Approximate date when, and city and state where, the application was filed. Enter previous employer identification number if known. Approximate date when filed (month, day, year) City and state where filed Previous EIN					
Complete section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form					
Third Party Designee	Designee's name Mark J Burger CPA Address and ZIP code 5851 Corporate Way West Palm Beach FL 33407 - 2020			Designee's telephone number (include area code) (561) 471 - 4290 Designee's fax number (include area code) (561) 471 - 4293	
Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. Name and title (type or print clearly) ▶ Timothy J Page Managing Member Signature ▶ Not Required Date ▶ August 27, 2007 GMT				Applicant's telephone number (include area code) (561) 471 - 4290 Applicant's fax number (include area code) (561) 471 - 4293	

GRAND BANK & TRUST of Florida

P.O. Box 3705
West Palm Beach, FL 33402-3705
(561) 615-5000

ATTACHMENT

30010861

ACCOUNT:
DOCUMENTS:

PAGE: 1
04/30/2008
10

POINTE PROPERTY
DEVELOPMENT LLC
5651 CORPORATE WAY STE 2
WEST PALM BEACH FL 33407

GO GREEN WITH eSTATEMENTS
ENROLL TODAY AT
www.grandbankflorida.com

TOTALLY FREE SM BUS ACCOUNT 10194579

		LAST STATEMENT 03/31/08	232,578.15
MINIMUM BALANCE	156,004.75	CREDITS	.00
AVG AVAILABLE BALANCE	191,992.61	12 DEBITS	76,573.40
AVERAGE BALANCE	191,992.61	THIS STATEMENT 04/30/08	156,004.75

Full paid ✓

CHECKS					
CHECK #	DATE	AMOUNT	CHECK #	DATE	AMOUNT
1035	04/21	138.75	1040	04/15	4,565.00
1036*	04/21	138.75	1041	04/15	50.00
1038	04/10	4,376.25	1042	04/10	10,255.00
1039	04/14	875.27	1043	04/29	3,000.00
			1044	04/29	8,750.00
			1045	04/29	5,415.00

(*) INDICATES A GAP IN CHECK NUMBER SEQUENCE

OTHER DEBITS		
DESCRIPTION	DATE	AMOUNT
PAYMENT TO LAND DEV COMML R/E LOAN 10146272	04/01	22,235.63
MISCELLANEOUS DEBIT	04/24	16,773.75

ITEMIZATION OF NSF PAID AND RETURNED ITEM FEES

	THIS PERIOD	YEAR TO DATE
NSF PAID ITEM FEE:	.00	.00
NSF RETURNED ITEM FEE:	.00	.00
OVERDRAFT FEES:	.00	.00

*** CONTINUED ***

ACCOUNT:

10194

ATTACHMENT.1

PAGE 3 of 3

Free To State Paid

ck
1036

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

022137 1035

3/15/2008

Pay to the order of: Florida Department of State \$ 138.75

One Hundred Thirty-Eight and 75/100

Florida Department of State

MOV

⑈001035⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000013875⑈

#1035 Posted 4/21/08 \$138.75

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

0022136 1036

3/15/2008

Pay to the order of: Florida Department of State \$ 138.75

One Hundred Thirty-Eight and 75/100

Florida Department of State

MOV

⑈001036⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000013875⑈

#1036 Posted 4/21/08 \$138.75

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1038

3/15/2008

Pay to the order of: American Express \$ 4,376.25

Four Thousand Three Hundred Twenty-Six and 25/100

MOV

⑈001038⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000437625⑈

#1038 Posted 4/10/08 \$4,376.25

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1039

3/15/2008

Pay to the order of: Southern Design Group, Inc. \$ 875.27

Eight Hundred Seventy-Five and 27/100

MOV

⑈001039⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000087527⑈

#1039 Posted 4/14/08 \$875.27

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1040

3/15/2008

Pay to the order of: Wallace Surveying Corporation \$ 5,565.00

Five Thousand Five Hundred Fifty and 00/100

MOV

⑈001040⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000455600⑈

#1040 Posted 4/15/08 \$4,565.00

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1041

3/15/2008

Pay to the order of: Wallace Surveying Corporation \$ 50.00

Fifty and 00/100

MOV

⑈001041⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000005000⑈

#1041 Posted 4/15/08 \$50.00

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1042

3/15/2008

Pay to the order of: Ten Thousand Five Hundred Fifty and 00/100 \$ 10,550.00

MOV

⑈001042⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000105500⑈

#1042 Posted 4/10/08 \$10,550.00

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1043

3/15/2008

Pay to the order of: Three Thousand and 00/100 \$ 3,000.00

MOV

⑈001043⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000300000⑈

#1043 Posted 4/29/08 \$3,000.00

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1044

3/15/2008

Pay to the order of: Eight Thousand Seven Hundred Fifty and 00/100 \$ 8,750.00

MOV

⑈001044⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000875000⑈

#1044 Posted 4/29/08 \$8,750.00

POINTE PROPERTY DEVELOPMENT, LLC
1801 CORPORATE WAY, SUITE 2
WEST PALM BEACH, FL 33411
(561) 471-4200 ext. 12, (844) 471-4200 FAX 561-4200

STANDARD BANK AND TRUST OF FLORIDA
PALM BEACH BRANCH, FL 33480
00146878

1045

3/15/2008

Pay to the order of: Five Thousand Four Hundred and 15/100 \$ 5,415.00

MOV

⑈001045⑈ ⑈0067014466⑈ ⑈0194579⑈ ⑈0000541500⑈

#1045 Posted 4/29/08 \$5,415.00

4:56 PM

05/12/08

Pointe Property Development, LLC

Reconciliation Detail

ATTACHMENT

10010 - Checking - Grand Bank 10194579, Period Ending 04/30/2008

30010861

Pay
date

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						232,578.15
Cleared Transactions						
Checks and Payments - 12 Items						
Bill Pmt -Check	3/10/2008	1035	Florida Department ...	X	-138.75	-138.75
Bill Pmt -Check	3/10/2008	1036	Florida Department ...	X	-138.75	-277.50
Bill Pmt -Check	4/1/2008	Auto ...	Grand Bank & Trust	X	-22,235.63	-22,513.13
Bill Pmt -Check	4/7/2008	1042	Akerman, Senterfitt ...	X	-10,255.00	-32,768.13
Bill Pmt -Check	4/7/2008	1040	Stephen S. Mathiso...	X	-4,565.00	-37,333.13
Bill Pmt -Check	4/7/2008	1038	Akerman, Senterfitt ...	X	-4,376.25	-41,709.38
Bill Pmt -Check	4/7/2008	1039	Southern Design Gr...	X	-875.27	-42,584.65
Bill Pmt -Check	4/7/2008	1041	Wallace Surveying ...	X	-50.00	-42,634.65
Bill Pmt -Check	4/21/2008	1044	Oliver Glidden Spin...	X	-8,750.00	-51,384.65
Bill Pmt -Check	4/21/2008	1045	Oliver Glidden Spin...	X	-5,415.00	-56,799.65
Bill Pmt -Check	4/21/2008	1043	Oliver Glidden Spin...	X	-3,000.00	-59,799.65
Bill Pmt -Check	4/24/2008	Auto ...	Grand Bank & Trust	X	-16,773.75	-76,573.40
Total Checks and Payments					-76,573.40	-76,573.40
Total Cleared Transactions					-76,573.40	-76,573.40
Cleared Balance					-76,573.40	156,004.75
Register Balance as of 04/30/2008					-76,573.40	156,004.75
New Transactions						
Checks and Payments - 5 Items						
Bill Pmt -Check	5/2/2008	1046	Akerman, Senterfitt ...		-15,220.23	-15,220.23
Bill Pmt -Check	5/2/2008	1048	Stephen S. Mathiso...		-588.60	-15,808.83
Bill Pmt -Check	5/2/2008	1047	City of Palm Beach ...		-69.76	-15,878.59
Bill Pmt -Check	5/2/2008	1050	City of Palm Beach ...		-51.23	-15,929.82
Bill Pmt -Check	5/2/2008	1049	Wallace Surveying ...		-29.95	-15,959.77
Total Checks and Payments					-15,959.77	-15,959.77
Deposits and Credits - 1 Item						
Deposit	5/5/2008		City of Palm Beach ...		2,910.82	2,910.82
Total Deposits and Credits					2,910.82	2,910.82
Total New Transactions					-13,048.95	-13,048.95
Ending Balance					-89,622.35	142,955.80

MEMORANDUM



ATTACHMENT
30010861

5651 Corporate Way, Suite 2
West Palm Beach, FL 33407-2020

Date: 8/11/08

To: Whom it may concern
Division of Corporations
Phone: 850-245-6050
Fax:

From: Timothy J. Page
Page Group Commercial Real Estate, Inc.
Phone 561-471-4290
Fax 561-471-4293

tpage@page-group.com

Subject: Pointe Property Development Management Company, LLC

My accountant was doing my 2007 taxes and discovered my annual reporting was not complete. After some investigation, she discovered the state did not have my FEI number and was holding the processing of the report. I tried to supply the number on line, but the system wanted another \$138.75, an amount already sent cut on March 10, 2008, mailed to the state on April 10, 2008 and cashed by the state on April 21, 2008. I have enclosed the bank statement and imaged check proving this claim.

I would appreciate you updating my record by recording my FEI number, now sent for the second time, and processing my annual report.

If there is any problem, please email me at tpage@page-group.com or call me at 561-358-3110 to discuss.