

DPFG Management & Consulting LLC

www.dpfg.com

15310 Amberly Drive

Suite 175

Tampa, Fl. 33647

813-374-9105

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday,
May 2, 2017***

10:00 a.m.

Office of:

***Metro Development Group
2502 North Rocky Point Drive
Suite 1050
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

MAY 2, 2017 at 10:00 a.m.

At the Metro Development Offices located at
2502 N. Rocky Point Drive Suite 1050
Tampa, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Tuesday May 2, 2017**
Time: 10:00 a.m.
Location: Metro Development
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida 33607

Conference Call No.: (563) 999-2090
Code: 686859#

I. Roll Call

II. Audience Comments

III. Consent Matters

- A. Approval of Minutes from April 4, 2016 Regular Meeting Exhibit 1
- B. Acceptance of the March 2017 Financial Statement Exhibit 2

Business Matters

- A. Supervisor of Elections 2016 Voter Count (0) Exhibit 3
- B. Additional Business Matters

IV. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

V. Supervisors Requests

VI. Audience Questions and Comments on Other Items

VII. Adjournment

EXHIBIT 1.

1 **MINUTES OF MEETING**
2 **HIDDEN CREEK**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
5 District was held on Tuesday, April 4, 2017 at 10:00 a.m. at the Offices of Metro Development Group,
6 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

7 **FIRST ORDER OF BUSINESS - Roll Call**

8 Mr. Cusmano called the meeting to order.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 Also present were:

14	Paul Cusmano	District Manager
15	Vivek Babbar	District Counsel (<i>via phone</i>)
16	Tonja Stewart	District Engineer (<i>via phone</i>)

17 **SECOND ORDER OF BUSINESS – Audience Comments**

18 There being none, next item followed.

19 **THIRD ORDER OF BUSINESS – Consent Matters**

20 **A. Approval of Minutes of March 7, 2017 Meeting**

21 **B. Acceptance of the February 2017 Summary Financial Statements**

22 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
23 approved **Items A & B** for the Hidden Creek Community Development District.

24
25 **FOURTH ORDER OF BUSINESS – Business Matters**

26 **A. Review of the 2015-2016 Final Audit**

27 Mr. Cusmano presented Review of the 2015-2016 Final Audit and asked for comments or
28 questions.

29 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
30 the 2015-2016 Final Audit for the Hidden Creek Community Development District.

31
32 **B. Additional Business Matters**

33 There being none, next item followed.

34 **FIFTH ORDER OF BUSINESS – Staff Reports**

35 **A. District Manager**

36 There being none, next item followed.

37 **B. Attorney**

38 There being none, the next item followed.

39 **C. Engineer**

40 There being none, the next item followed.

41 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

42 There being none, next item followed

43 **SEVENTH ORDER OF BUSINESS – Public Comments**

44 There being none, next item followed.

45 **EIGHTH ORDER OF BUSINESS – Adjournment**

46 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
47 adjourned the meeting for the Hidden Creek Community Development District.

48

49

50 **Each person who decides to appeal any decision made by the Board with respect to any matter*
51 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
52 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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56 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
57 **meeting held on _____.**

58

59

60

61 _____
62 **Signature**

61 _____
62 **Signature**

63

63 _____
64 **Printed Name**

63 _____
64 **Printed Name**

65 **Title:** Secretary Assistant Secretary

65 **Title:** Chairman Vice Chairman

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EXHIBIT 2.

Hidden Creek CDD Community Development District

Financial Statements
Unaudited

Period ending
March 31, 2017

HIDDEN CREEK CDD
BALANCE SHEET
March 31, 2017

	HC GEN FUND	2016A-1	2016A-2 (AA1)	2016A-2 (AA2)	CAP PROJ	CONSOLIDATED TOTAL
<u>ASSETS:</u>						
CASH	\$ 1,107	\$ -	\$ -	\$ -	\$ -	\$ 1,107
CAP. IMPROVEMENT REVENUE	-	73	-	-	-	73
CAPITALIZED INT. 2016A-1	-	277,410	-	-	-	277,410
DS RESERVE 2016A-1	-	272,781	-	-	-	272,781
COST OF ISSUANCE 2016A-1	-	4,490	-	-	-	4,490
ACQ. & CONSTR. 2016A-1 (AA1)	-	7,023,331	-	-	-	7,023,331
CAPITALIZED INT. (AA1)	-	-	217,373	-	-	217,373
DS RESERVE (AA1)	-	-	189,844	-	-	189,844
COST OF ISSUANCE (AA1)	-	-	4,475	-	-	4,475
CAPITALIZED INT (AA2)	-	-	-	391,839	-	391,839
DS RESERVE (AA2)	-	-	-	456,250	-	456,250
COST OF ISSUANCE (AA2)	-	-	-	8,066	-	8,066
ACQ. & CONSTR. (AA2)	-	-	-	6,001,470	-	6,001,470
RESTR. ACQ. & CONSTR. (AA2)	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	573	-	-	-	44,143	44,715
TOTAL ASSETS	\$ 1,680	\$ 7,578,086	\$ 411,692	\$ 6,857,625	\$ 44,143	\$ 14,893,224
<u>LIABILITIES:</u>						
ACCOUNTS PAYABLE	\$ 573	\$ 1,079,018	\$ 178,660	\$ -	\$ 44,143	\$ 1,302,393
<u>FUND BALANCE:</u>						
RESTRICTED FOR:						
CAPITAL PROJECTS	-	-	-	-	-	-
ASSIGNED:	-	-	-	-	-	-
UNASSIGNED:	1,107	6,499,068	233,032	6,857,625	-	13,590,831
TOTAL LIAB. & FUND BAL.	\$ 1,680	\$ 7,578,086	\$ 411,692	\$ 6,857,625	\$ 44,143	\$ 14,893,224

**HIDDEN CREEK CDD
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2016 ENDING MARCH 31, 2017**

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
DEVELOPER FUNDING	199,533	99,767	47,965	(51,802)
MISCELLANEOUS REVENUE	-		-	-
TOTAL REVENUE	199,533	99,767	47,965	(51,802)
II. EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - BOS SALARIES	12,000	6,000	600	5,400
PAYROLL TAXES- BOS	918	459	46	413
PAYROLL SERVICES FEE	600	300	10	290
TRAVEL PER DIEM - BOS	200	100	-	100
MANAGEMENT CONSULTING SERVICES	21,000	10,500	10,500	-
GENERAL ADMINISTRATIVE EXPENSES	7,500	3,750	3,750	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	-	4,500
PLANNING & COORDINATING SERVICES	36,000	18,000	18,000	-
BANKING SERVICES	120	60	15	45
AUDITING	4,000	2,000	2,400	(400)
MISCELLANEOUS	500	250	-	250
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,000	1,054	(54)
ENGINEERING SERVICES	4,000	2,000	4,110	(2,110)
LEGAL SERVICES	7,500	3,750	4,467	(717)
WEBSITE DEVELOPMENT & HOSTING	720	360	377	(17)
TOTAL ADMINISTRATIVE	106,233	53,204	45,504	7,700
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	2,250	2,250	2,410	(160)
PERFORMANCE & WARRANTY BOND	5,000		-	-
TOTAL INSURANCE	7,250	2,250	2,410	(160)
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE	650		-	-
DISSEMINATION AGENT	5,000		-	-
TRUSTEE FEES	5,400		-	-
TOTAL DEBT SERVICE ADMINISTRATION	11,050	-	-	-
FIELD OPERATIONS:				
FIELD MANAGEMENT	-		-	-
LANDSCAPE/FIELD CONTINGENCY	75,000		-	-
TOTAL FIELD OPERATIONS	75,000	-	-	-
TOTAL EXPENDITURES	199,533	55,454	47,914	7,540
EXCESS REVENUE OVER (UNDER) EXPEND.	-	44,313	51	(44,261)
FUND BALANCE - BEGINNING	-	-	1,056	1,056
FUND BALANCE - ENDING	\$ -	\$44,313	1,107	(43,206)

HIDDEN CREEK CDD

2016A-1

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2016 ENDING MARCH 31, 2017

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
BONDS PROCEEDS	8,208,034
INTEREST	2,155
TOTAL REVENUE	<u>8,210,189</u>
EXPENDITURES	
TRUSTEE FEES	17,489
BOND COUNSEL	40,000
UNDERWITERS COUNSEL	45,000
ASSESSMENT CONSULTING	45,250
DISTRICT COUNSEL	32,985
CONSTRUCTION IN PROGRESS	1,653,517
TOTAL EXPENDITURES	<u>1,834,241</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	6,375,947
OTHER FINANCING SOURCES (USES)	
INTERFUND TRANSFER IN	123,121
INTERFUND TRANSFER OUT	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>6,499,068</u></u>

HIDDEN CREEK CDD

2016A-2 (AA1)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2016 ENDING MARCH 31, 2017

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
BONDS PROCEEDS	455,516
INTEREST	109
TOTAL REVENUE	<u>455,625</u>
EXPENDITURES	
CONSTRUCTION IN PROGRESS	178,660
TOTAL EXPENDITURES	<u>178,660</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	276,965
OTHER FINANCING SOURCES (USES)	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(43,933)
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>233,032</u></u>

HIDDEN CREEK CDD

2016A-2 (AA2)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2016 ENDING MARCH 31, 2017

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
BONDS PROCEEDS	6,935,000
INTEREST	1,812
TOTAL REVENUE	<u>6,936,812</u>
EXPENDITURES	
TRUSTEE FEES	-
BOND COUNSEL	-
UNDERWITERS COUNSEL	-
ASSESSMENT CONSULTING	-
DISTRICT COUNSEL	-
TOTAL EXPENDITURES	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	6,936,812
OTHER FINANCING SOURCES (USES)	
INTERFUND TRANSFER IN	-
INTERFUND TRANSFER OUT	(79,188)
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>6,857,625</u></u>

HIDDEN CREEK CDD

CAPITAL PROJECTS FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE FOR PERIOD STARTING OCTOBER 1, 2016 ENDING MARCH 31, 2017

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
DEVELOPER FUNDING	86,443
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	<u>86,443</u>
EXPENDITURES	
CONSTRUCTION EXPENSES	43,460
CONSTRUCTION IN PROGRESS	42,983
TOTAL EXPENDITURES	<u>86,443</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>-</u></u>

HIDDEN CREEK CDD
Cash Reconciliation - General Fund
March 31, 2017

Balance Per Bank Statement	\$ 3,929.20
Less: Outstanding Checks	(2,822.20)
<i>Adjusted Bank Balance</i>	<u>1,107.00</u>
Beginning Cash Balance Per Books	\$ 1,122.00
Cash Receipts	14,133.70
Cash Disbursements	(14,148.70)
<i>Balance Per Books</i>	<u>1,107.00</u>

HIDDEN CREEK CDD CHECK REGISTER FY 2017

Date	Num	Name	Memo	Debit	Credit	Balance
09/30/2016 EOM Balance						1,055.65
10/14/2016		Developer	GF 2016-15, 2017-01	2,920.78		3,976.43
10/31/2016	2076	Venturesin.com, Inc	Web Site Hosting - Oct		60.00	3,916.43
10/31/2016 EOM Balance						3,916.43
11/03/2016		Developer Funding	GF 2016-15, 2017-01	5,348.71		9,265.14
11/04/2016	2077	DPFG	CDD/Field Mgmt - October		5,375.00	3,890.14
11/04/2016	2078	Egis Insurance Advisors, LLC	Insurance FY 2017		2,410.00	1,480.14
11/04/2016	2079	TAMPA BAY TIMES	Legal Ad		467.50	1,012.64
11/04/2016	2080	Venturesin.com, Inc	Domain Name		16.99	995.65
11/10/2016		Developer Funding	GF 2017-02	1,974.03		2,969.68
11/10/2016	ACH11101	Paychex	P/R Fees - Qtrly		10.00	2,959.68
11/22/2016		Developer Funding	GF 2017-02	3,614.97		6,574.65
11/23/2016	2082	Stantec Consulting Services, Inc	Engineering Svcs - Bond		3,700.00	2,874.65
11/23/2016	2083	Straley Robin Vericker	Legal Svcs thru 10/15/16		835.00	2,039.65
11/23/2016	2084	TAMPA BAY TIMES	Legal Ad		1,054.00	985.65
11/23/2016	2085	FLORIDA DEPT OF ECONOMIC	Annual Filing Fee		175.00	810.65
11/30/2016 EOM Balance						810.65
12/19/2016		Developer Funding	GF 2017-03	7,220.75		8,031.40
12/21/2016	2086	DPFG	CDD/Field Mgmt - November		5,375.00	2,656.40
12/21/2016	2087	Straley Robin Vericker	Legal Svcs thru 11/15/16		1,610.75	1,045.65
12/21/2016	2088	Venturesin.com, Inc	Web Site Hosting - November		60.00	985.65
12/31/2016 EOM Balance						985.65
01/10/2017		Developer Funding	GF 2017-04	6,217.25		7,202.90
01/12/2017	2090	DPFG	CDD/Field Mgmt - December		5,375.00	1,827.90
01/12/2017	2091	Venturesin.com, Inc	Web Site Hosting - December		60.00	1,767.90
01/31/2017 EOM Balance						1,767.90
02/06/2017		Developer Funding	GF 2017-05, 06	2,270.82		4,038.72
02/09/2017		Developer Funding	GF 2017-05, 06	4,158.46		8,197.18
02/10/2017	2094	DPFG	CDD/Field Mgmt - January		5,375.00	2,822.18
02/10/2017	2095	Straley Robin Vericker	Legal Services		584.28	2,237.90
02/10/2017	2096	Venturesin.com, Inc	Web Site Hosting - January		60.00	2,177.90
02/10/2017	2097	Stantec Consulting Services, Inc	Engineering Svcs thru 1/13/17		410.00	1,767.90
02/10/2017	ACH02102	Paychex	Paychex EIB Invoice		123.50	1,644.40
02/14/2017	20017	Ira D Draper	BOS Mtg - 11/1/16		184.70	1,459.70
02/14/2017	20019DD	Lori Price	BOS Mtg - 11/1/16		183.87	1,275.83
02/14/2017	20018	Michael S Lawson	BOS Mtg - 11/1/16		184.70	1,091.13
02/14/2017	ACH02142	Paychex	BOS Mtg - 11/1/16		92.63	998.50
02/23/2017		Paychex	Refund	123.50		1,122.00
02/28/2017 EOM Balance						1,122.00
03/16/2017		Developer Funding	GF 2017-07, 08	11,311.50		12,433.50
03/17/2017	2098	DPFG MANAGEMENT & CONSU	CDD Mgmt		10,750.00	1,683.50
03/17/2017	2099	Straley Robin Vericker	Legal Svcs thru 2/15/17		441.50	1,242.00
03/17/2017	2100	Venturesin.com, Inc	Web Site Hosting		120.00	1,122.00
03/29/2017		Developer Funding	GF 2017-09	2,822.20		3,944.20
03/29/2017	ACH03292	Bank United	Wire Fee		15.00	3,929.20
03/30/2017	2103	DiBartolomeo, McBee, Hartley & B	Audit FY 2016		2,400.00	1,529.20
03/30/2017	2104	Straley Robin Vericker	Legal Svcs thru 9/15/16		422.20	1,107.00
03/31/2017 EOM Balance						1,107.00

EXHIBIT 3.



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2017

Carolyn Stewart
DPFG
15310 Amberly Drive, Suite 175
Tampa 33647

Dear Carolyn Stewart,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2017, listed below.

Community Development District	Number of Registered Electors
Hidden Creek	0

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2017**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ccampbell@hcsoe.org.

Respectfully,

Chelsea Campbell
Candidate Services Liaison



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
Other Public Financing
Compliance
Entitlement Analysis
Cash Flow Feasibility Analysis

Disclosure Services
Engineering Services
Project Management Services
Capital Markets Group
Property Tax Appeals
CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508