

# *CCMC Developer Advisory Services*

Transforming Vision into Living Community



*From planning to legacy—let's build something great together.*



# Welcome

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For more than five decades, CCMC has partnered with the nation's leading developers of large-scale, master planned communities. CCMC Developer Advisory Services is a comprehensive suite of consulting and management solutions designed to translate your brand vision into an exceptional lived experience, protect your investment, and ensure a seamless handoff to your residents. Partnership with CCMC delivers planning and expertise that supports home sales and community growth.

## Why CCMC?

**50+**  
Years

**285+**  
Households

**99%**  
Developer  
Satisfaction

**98%**  
Community  
Retention

**100%**  
Successful  
Resident  
Transitions

Our longevity, scale, and client loyalty prove that we don't just manage communities. From grand opening to grandkids—we help create places people love for a lifetime



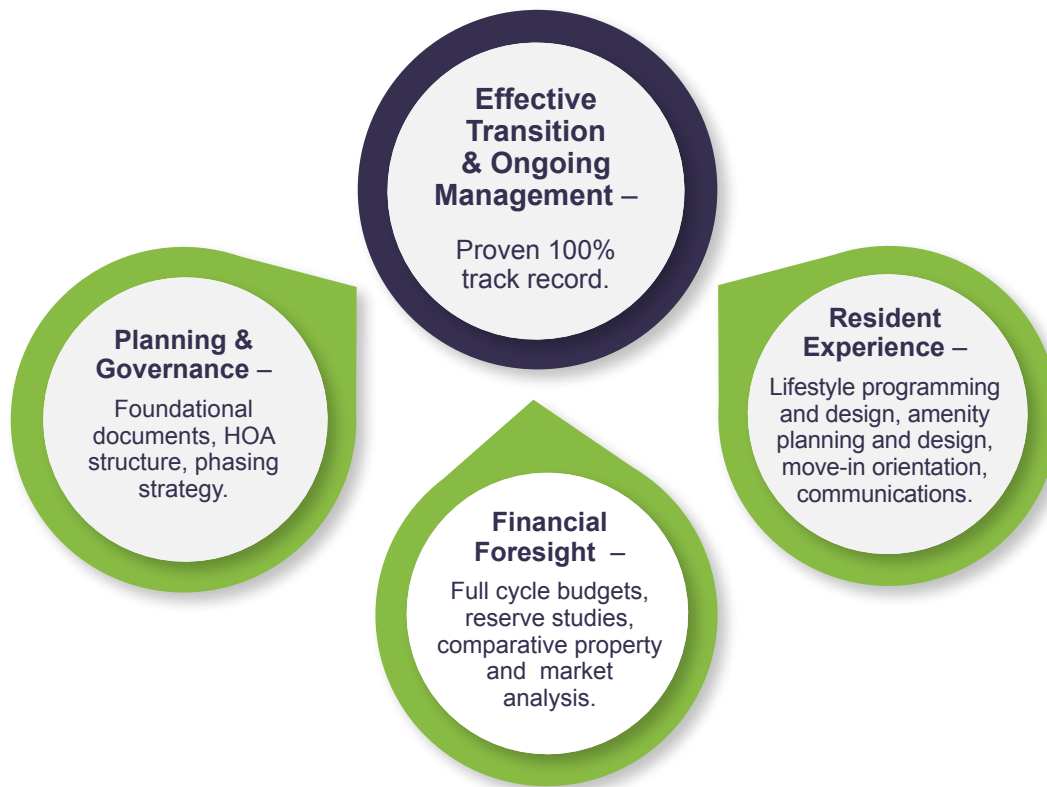
“CCMC is the go to for community management and a trusted resource for taking care of business the right way.”

—Richard Mott, Lennar Homes



# *Our Advisory Framework*

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## ▲ **Pillar 1 – Planning & Governance**

- Align governing documents to brand vision and market positioning.
- Phase based HOA & assessment strategy that scales sustainably.
- Risk mitigation through clear architectural standards and compliance workflows.

## ▲ **Pillar 2 – Resident Experience**

- Amenity planning that balances cost, long term maintenance, and wow factor.
- Custom lifestyle programming calendar crafted in partnership with your team.
- Multichannel resident communications that build community pride from day one.

## ▲ **Pillar 3 – Financial Foresight**

- Preliminary and full reserve analyses to right size assessments.
- Develop annual and full cycle budgets aligned with board goals, track performance through detailed monthly reports, and coordinate annual independent audits for transparency.
- Comprehensive accounting and investment services backed by rigorous internal controls and adherence to GAAP

# *Proven Transition Success*

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With **100% of our developer communities successfully transitioned** to resident control, CCMC eliminates the headaches that often derail turnover. Our step by step playbook covers board training, document delivery, and brand continuity so your reputation remains intact long after the last lot is sold.

## ▲ Results That Speak for Themselves

- **95% developer satisfaction** year after year
- **21 communities** partnered with us **for 20+ years.**
- Average senior leadership tenure: **10+ years.**
- Resident CSAT consistently **90%+.**
- **200+ communities** serving over 285k households

## ▲ Our Process

1. Vision Alignment Workshop
2. Gap & Opportunity Assessment
3. Advisory Roadmap & Budget
4. Implementation & Oversight
5. Resident Transition & Ongoing Management



“CCMC operates under the highest standards in ethics and integrity... I highly recommend them.”

—Mark Berman, Taylor Morrison Homes





# *Let's Build Something Great Together*

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Ready to see how CCMC Developer Advisory Services can accelerate your next master planned community?

Learn more at [ccmcnet.com/advisory](https://ccmcnet.com/advisory) or 480-921-7500.

