



Now this feels like home.

Developer Advisory Services

Community. Intentionally Designed.

*From Vision to Value—
From Launch to Legacy
CCMC is the Right Partner*





*Now this **feels** like home.*

Developments are more than sticks and bricks

But developers do more. Developers **shape communities, inspire lifestyles, and create places** where people belong. That's why a master planned community needs more than architecture and amenities to succeed.

It succeeds when:

- Homes sell with confidence
- Budgets hold up under real-world pressure
- Governance structures don't unravel at turnover
- Amenities operate the way they were designed while transcending market trends
- And residents experience the brand you envisioned from day one





*Now this **feels** like home.*

That's where CCMC comes in

For more than **50 years**, the **nation's most respected developers** have **trusted CCMC** as their advisory partner, not just to manage their communities, but to help prepare them for long-term success.

Financial architecture. Operational readiness. Governance discipline. Performance oversight. Intentional experience.





Structure & Execution

Financial Architecture

Long-term stability begins with disciplined structure.

- Life-of-project budgeting
- Logic-based assessment modeling
- Growth and absorption forecasting
- Reserve projection strategy
- Subsidy oversight
- Market-based benchmarking

Financial decisions made early determine long-term resilience.

Operational Readiness

Execution visible at first closing.

- Move-in readiness systems
- Budget-aligned staffing strategy
- Portfolio-specific SOPs
- Vendor oversight and performance standards
- Security, access control, and AV planning
- Technology and data governance framework

Communities open with the right structure in place from the beginning and operate as planned.



Protection & Performance

Governance & Risk Discipline

Structured oversight that protects position.

- Financial risk monitoring
- Legislative compliance guidance and oversight
- Common area inspection and risk management protocols
- Fair Housing awareness
- Board education aligned to limit liability

Proactive governance protects long-term value and reputation.

Performance & Transition Strategy

Measured evolution through structured oversight.

- Defined transition roadmap – Consulting – Development - Transition
- Advisory-to-management continuity
- Jointly developed KPI creation and tracking
- Strategic planning and ongoing gap analysis

Opportunities and issues are anticipated. Transition is strategic and controlled — not improvised. 100% of Developer Advisory engagements convert to ongoing management upon Association formation.

Differentiation

Lifestyle & Resident Experience Strategy

Intentional engagement aligned with brand and demographic.

- Amenity activation strategy
- Custom designed lifestyle event programming
- Demographic-aligned programming
- Lifestyle Directors, building community culture
- Engagement metrics and satisfaction tracking
- Experiences designed to reinforce the developer brand
- Thoughtfully developed communication, keeping residents informed and engaged

Resident experience is strategic. *It strengthens identity, reinforces credibility, and supports long-term value stability.*





Now this feels like home.

Why Developers Partner with CCMC

- **50+ years of large-scale expertise**
- **98% client retention & 95% developer satisfaction rating**
- **10+ year average leadership tenure**
- **Proven advisory-to-management continuity**

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

—Richard Mott, Lennar Homes





The CCMC Standard

Financial clarity

Operational precision

Governance discipline

Structured transition

Intentional community experience

Let's build something great, together.

contact@ccmcnet.com

480-483-5851

ccmcnet.com/developer

