

# JOSHUA D. MOSHER

Louisville, KY 40241

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Financial Management/Analyst ▪ Market Analysis ▪ Forecasting ▪ Capital Projects Management ▪ Leadership  
Asset Management ▪ Sales Strategies ▪ Business Operations ▪ Inventories/Budgets ▪ Property Management

## Profile Summary

Highly accomplished Asset Management and Corporate Finance Professional with a history of comprehensive responsibility and multiple innovative roles in diverse overall operations. A decision maker and team contributor focused on providing viable solutions to exceed organizational goals. Open to challenges and opportunities with avenues for continued learning and growth.

## Professional Experience

**LDG Development** – Louisville, KY

October 2024 to present

### Director of Asset Management

Responsible for managing the existing teams and portfolio of LIHTC assets located in KY, GA, LA and TN to achieve the primary objectives of providing residents with the best living experience. Partners with key stakeholders to mitigate operational and financial risks of the investment.

- Serve as Owner's Representative to understand property issues, pinpoint problem areas and pursue solutions affecting residents, partners, lenders and community leaders.
- Interact with parties to deliver value-added assets to underserved markets and to ensure compliance with LIHTC agreements and IRC Section 42 requirements.

**Weyland Ventures** – Louisville, KY

August 2022 to September 2024

### Director of Asset Management

Responsible for overseeing the property management/leasing team to ensure multifamily, commercial and shared workspace properties are operating at optimal financial efficiency through property marketability, capital improvements and managing public and tenant relations.

- Provides financial oversight of the properties; including operating budgets and monitoring and providing monthly financials to assess performance.
- Implements leadership strategies in property management; monitors all property management programs, budgets, contracts, contracted services and staff.
- Provides guidance in risk mitigation, property marketing and management issues.

**University of Louisville** – Louisville, KY

May 2021 to July 2022

### Director of Business Strategic Support

Responsible for advising senior-level department heads about the finances they are responsible for, forecasting current year funds and planning future year budgets. Leads and mentors a group of high-level staff to develop and produce reporting and analyses to advance university objectives.

- Prepared, analyzed and communicated financial reports with an understanding of specific departmental considerations, with an understanding of the larger university context and a deep knowledge of the university's financial and human resources systems and processes.
- Oversaw the planning, development and communication of the departmental budgets including funding requests, human resource transactions and adjustments.
- Identified continuous improvement opportunities in financial and human resources transactional systems and reporting.

**Brookdale Senior Living, Inc. - Brentwood, TN**

2019 to Mar 2021

**Owner Relations/FP&A Manager**

Served as an operations interface with Brookdale's JV partners and owners. Along with the owner relations financial team, created and maintained positive, proactive and strategic relations with outside owners and partners in the operations of their

Managed and NNN communities.

- Collaborated with internal teams to focus resources on priority assets, with the intent to optimize performance, maintain asset value and improve presence in the marketplace.
- Led the Custom Operations Team (COT) Division's finance function in all aspects of operations finance and provided relevant intelligence for all disciplines including Operations, Sales, Clinical and Facilities/Asset Management.
- Coordinated with operating partners on the integration or transfer of communities from the Brookdale portfolio.

**Conduent, Inc. - Lexington, KY**

2017 to 2019

**ITS Finance Manager II**

Managed and supported the reporting and analytical processes, forecasting models and financial trends in partnership with operations management.

- Contributed to the strategic success of the Information Technology Operations function through regular reviews of financial performance, strategic dashboards, capex viability and trend analysis.

**Atria Senior Living - Louisville, KY**

2012 to 2017

**Asset Manager**

2015 to 2017

Assisted with the operational planning and leasing performance of senior living communities that were managed on behalf of five

developer/investor relationships; provided regular communication with executive and regional management on portfolio performance and operations strategies, quality/satisfaction metrics, including analytical dashboards and summaries.

- Coordinated the integration of community operations into company standards, both domestic and internationally. Acted as the point of contact for operations and sales leadership, for the purpose of aligning strategies and utilizing corporate resources.
- Provided regular analysis of financial performance metrics; market conditions including in-depth market/competitive analysis, inventory pricing, RevPOR, sales traffic conversion analysis and implementation of sales strategies through multiple data sources. Used problem solving to propose strategies relative to operations' analytical data.
- Managed relationships between the property owners and community operations. Frequently hosted meetings on-site with investor, developers and operator management for the purpose of discussing challenges and strengths of the operation.
- Responsible for establishing pre-leasing market rates, opening sales targets and operating plans for newly developed properties and regularly analyzing financial performances against budget and forecasted goals through multiple data sources, including Hyperion, PeopleSoft and proprietary CRM tools.

**Capital Projects Manager**

2014 to 2015

Managed responsible for merging the Redevelopment and Capital Projects functions into one department.

- Streamlined the capital project process, from inception/approval through completion.
- Managed a small team of analysts that coordinated with general contractors, builders and specialists to plan, reconcile and complete value-added projects to the 156 managed properties, totaling about \$24M.

**Sr. Asset Management Specialist**

2012 to 2014

Assisted with the preparation and execution of property operating plans for a portfolio consisting of 55 senior living communities

across the central and southeast U.S.

- Worked closely with the third-party property owners to build value in their investment.

**West IP Communications - Louisville, KY**

2007 to 2012

**Finance Manager**

Managed all financial budgeting, reporting and analytical duties including integration and oversight of the financial enterprise

platform – NetSuite – departmental budgets, profitability analysis, inventory management, vendor relations, sales bonus programs

as well as capital and treasury management.

- Regularly provided analytical financial and sales dashboards to senior management, including profitability, cash flow and other financial KPI metrics.
- Managed the logistics and team responsible for client equipment acquisition, including staging and delivery.

**Mercer Human Resources** - Louisville, KY

2006 to

2007

**Financial Analyst**

Responsible for the integration and implementation of the Hyperion-based financial reporting system, including the creation and hoc financial reports.

**UPS, Inc.** - Louisville, KY

1994 to 2006

**Financial Analyst**

2001 to 2006

Provide analytical support for the Industrial Engineering, Human Resources, Corporate Transportation Planning, Finance and Accounting functions of the Air Group.

- Assisted in the implementation towards a new accounting enterprise solution, Khalix.
- Led the development and maintenance of staffing and business plans.

**Senior Accounting Associate**

1999

to 2001

Provided managerial accounting support for the UPS Airline and Air Forwarder.

**Customhouse Brokerage - Tariff Classification Specialist / Holds Specialist**

1996

to 1999

**International Document Auditor**

1994 to 1996

**Education**

Sullivan University - Louisville, KY

Master of Business Administration (Cum. GPA 3.91, Summa Cum Laude)

University of Louisville - Louisville, KY

Bachelor of Science, Finance

**Community Activities**

**City of Brownsboro Farms** – Louisville, KY

2005 to 2014

**Mayor, City Commission**

Acted as executive officer of the city's commission to improve property values through effective management of public property, including roads, parks and community structures.