

Christine Severson

Finance/Accounting

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I recently moved from California to Denver. I am an experienced business professional with over 15 years of experience in accounting/finance and 10 years in management/leadership roles. I earned a bachelor's degree focused in Business Administration, Finance, & Accounting from California Polytechnic State University-San Luis Obispo and am a CPA Candidate. I started my career in Public Accounting at Ernst & Young in Southern California. While I've spent a lot of my career in residential/commercial real estate, I've been fortunate to experience a wide variety of industries including financial services, retail, health care, etc. Other areas/ aspects of the corporate business world I've participated in include: REIT's, private equity, acquisitions, partnership accounting, financial statements, corporate and joint-venture financial statements, tax returns, K1's, lending, loan servicing, IT and Human Resources. I'm a leader who believes team work coupled with streamlined processes and procedures is critical to a Company's success. I enjoy learning and encourage Companies to leverage the most effective software, tools, and/or resources available to increase productivity. I'm number's driven, detail oriented, organized and at times a perfectionist. I thrive in a fast-paced, challenging work environment and enjoy preparing/analyzing budgets and forecasting. I've been on and/or worked with Executive Teams to help Companies meet and often surpass budgeted goals and objectives. I have high integrity, a strong work ethic, and interact well with all levels of an Organization. Thank-you for your time in reviewing my resume and I look forward to hearing from you soon.

Authorized to work in the US for any employer

Work Experience

Finance/Accounting Consultant

ITL - Denver, CO

January 2019 to Present

Responsible for all accounting and finance duties of a growing company Insurance Thought Leadership "ITL" looking to expand. Work directly with CEO/founding partner to implement policies and procedures for more efficient financial reporting to investors and lenders. Responsible for cash receipts, vendor payments, preparation of bank reconciliations, financial statements, human resources including payroll, debt analysis, year-end tax return preparation and cash flow analysis.

Finance/Accounting Consultant

PFG ADVISORY GROUP - Lake Forest, CA

November 2018 to Present

Prepare monthly, quarterly and annual statements for clients in a variety of industries. Collect client financial information and data. Reconcile reports, review, summarize and consolidate portfolio detail. Investigate discrepancies, review budget variances and trends. Interpret information to respond to financial inquiries from the client.

Controller/Director of Finance

CARDINAL DEVELOPMENT - Costa Mesa, CA

February 2009 to August 2017

- Member of the Executive Team of a Commercial Real Estate Company, reporting directly to the CEO. Significant role in the Company's increased growth - averaged an annual 67% in EBITDA & 180% in managed assets
- Supervised over 30 employees and directly oversaw all of the Company's accounting and finance functions.
- Merged the Company's multiple software platforms for accounting, finance, and property management into one consolidated program- Yardi for streamlined accounting/finance processes.
- Implemented a platform to service over \$39M in loans. Lead Contact for new lending partnerships & loan servicing.
- Oversaw month-end financial close process, reviewed monthly/quarterly financial statements, budgets, debt and equity financing. Worked with attorneys in the preparation and review partnership agreements. Maintained banking, lending and investor relationships. Worked with tax accountants for year-end tax reporting/preparation.
- Oversaw significant improvements to the Company's infrastructure: Restructured human resources including payroll & PTO, transitioned the Company's IT work to a uniform platform, consolidated property insurance policies, integrated sophisticated banking tools with accounting software at Corporate & off-site locations, and established an internal database/network which integrated a uniform paperless system for the Company.

Director of Accounting

NATIONAL RETIREMENT PARTNERS - San Juan Capistrano, CA

April 2008 to November 2008

- Review due diligence and oversight of all acquired companies - before/after acquisition. Hired to grow the accounting team, assist the Controller with preparation for a public audit and the CFO for an IPO. Created internal controls, policies, and procedures for the corporate accounting team & acquired firms
- Worked closely with the CFO for financial analysis of acquired company's performance and corporate trends. Performed detail review of monthly, quarterly budgets and financials distributed to acquired firms
- Prepared presentations for the Board of Directors and Investors to show analyzed budgeted number, financial and operational results compared with actual trends in the market.

Assistant Controller/Controller

IHP CAPITAL PARTNERS - Irvine, CA

August 2006 to April 2008

Reported directly to the Chief Account Officer and VP of Finance. Oversaw accounting staff and worked closely with the Asset Management team. Prepared Business Plans for Banks & worked on banking compliance and other finance projects for the CFO

- Detail review of monthly/quarterly financial statements, project cash flows, and preferred return schedules of five different Funds with 60 joint-venture projects and \$1.2M in Assets.
- Reviewed annual joint-venture and Fund tax returns & lead contact for audit. Discussed audit adjustments and strategies with top level executives; Correspond with Investors, Asset Managers, Inside/Outside Partners

Senior Accountant

ERNST & YOUNG LLP - Irvine, CA
September 2003 to August 2006

Performed financial statement audits for some of the Firm's most prestigious South Orange County clients including: Sunstone Hotel Investors, Makar Properties, IHP Capital Partners, The Lone Cypress Company "Pebble Beach, " The Irvine Company, PacifiCare, and The Orange County Teachers Federal Credit Union. Specialized in Real Estate but worked in a variety of industries.

- Performed the audits of multi-million-dollar revenue companies. Audits of Companies in preparation for an IPO filing. Developed 404 strategies and executed testing of several hotels significant processes. Researched various internal/external databases for accounting issues.

Performed impairment research, testing, and analysis. Assisted with the documentation of the client's major processes. Created an internal database for the audit team

Education

BS in Business Administration, Accounting And Finance

CALIFORNIA POLYTECHNIC STATE UNIVERSITY - San Luis Obispo, CA
1999 to 2003