CPA & ADVISORY SERVICES FOR CONSTRUCTION & REAL ESTATE

BUILD A STRONGER FINANCIAL FOUNDATION

The construction and real estate industries operate at the intersection of complex accounting rules, significant capital investment, and ever-changing tax laws. SEK's construction and real estate team partners with you to build a stronger financial foundation for your business.

CONSTRUCTION ACCOUNTING

Percentage of Completion Accounting

Contractors face unique accounting challenges—from percentage of completion revenue recognition and job costing to underbillings, overbillings, and working capital management. Our team understands these complexities and helps you maintain accurate and compliant financial records.

Job Costing & WIP Schedules

Accurate work-in-progress (WIP) schedules are critical for surety bonding and financial reporting. We help contractors develop reliable job costing systems and WIP reports that give lenders, sureties, and management the information they need.

REAL ESTATE TAX PLANNING

Cost Segregation Studies

Real estate investors and developers benefit from proactive tax strategies including cost segregation studies, depreciation optimization, 1031 like-kind exchanges, opportunity zone investments, and qualified business income (QBI) deductions.

Bonding, Surety, & Contractor Compliance

Strong financial statements are the foundation of contractor bonding capacity. We work closely with construction clients to present their financials in a way that maximizes surety credit and supports growth.

REAL ESTATE DEVELOPMENT & INVESTMENT

From the acquisition and development of commercial and residential properties to LIHTC and affordable housing projects, SEK's real estate team provides the accounting, tax, and advisory expertise developers need to succeed.

COMPREHENSIVE SERVICES FOR CONSTRUCTION & REAL

TEAM LEADERS

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ESTATE

We are proud to cater to the specific needs of the construction and real estate sectors. In addition to the services above, we offer:

- **Audit & Assurance Services:** Including compilations, reviews, audits, and personal financial statements for borrowing guarantees.
- **Tax Strategy & Compliance:** Expertise in multi-state tax returns, tax compliance, planning, and projections designed to minimize liabilities and enhance profitability.
- **Strategic Advisory:** From enterprise resource planning (ERP) software selection advice to succession planning and M&A guidance, we're here to steer your strategic direction.
- **Specialized Tax Credits & Incentives:** Leveraging tax credits such as the Research & Experimentation (R&E) credit, Section 179-D, and Work Opportunity Tax Credit (WOTC) to fuel your growth and innovation.
- **Operational Support:** Offering bookkeeping & payroll services, State & Local Tax (SALT) reporting, assistance with Work in Process and Completed Contract schedules, and QuickBooks consulting.

We tailor our services to address the intricacies of the construction and real estate industries, including:

- Construction-Specific Income Deferrals
- 1031 Exchanges & Lease Accounting
- Cost Segregation Studies & Real Estate Professional Qualifications
- Captive Insurance Recommendations & Real-Estate Related Tax Credits

WHY CHOOSE SEK?

Our affiliation with leading organizations such as the Construction Financial Management Association, Associated Builders and Contractors, Inc., and York Builders Association reflects our commitment to staying current on industry trends, regulatory changes, and best practices. Combined with our hands-on experience serving clients in these industries, we provide practical guidance, responsive service, and insights tailored to help construction and real estate companies build, grow, and succeed. Contact us to get started.