

Service

Construction Financial Audit

An independent view of the project's money: how much was contracted, quoted, invoiced, paid and retained, and how much remains to be paid, with the documents that support each amount.

Every construction payment should be contracted, quoted, invoiced and supported.

Renovations, retrofits and construction projects in condominiums and developments move significant amounts over many months, with multiple suppliers, progress billings, change orders, retentions and direct purchases. SGEx follows these flows from a strictly financial perspective: it reconciles contracts, quotations, invoices and payments, assesses the compliance of procurement and compares the financial schedule with the payments actually made.

When clients call on SGEx

A condominium with works approved at a general meeting that must account to its unit owners.

A property manager, building manager or board that needs an independent view of construction payments.

Questions about progress billings, change orders, retentions or balances owed to suppliers.

Contracts and purchases made without clear quotations or at questioned prices.

Payments that do not follow the approved financial schedule and budget.

How SGEx works

Procurement compliance

Review of the quotation process, approvals and authority limits, identifying signs of overbilling.

Financial schedule

Monthly comparison of the financial schedule, the approved budget and the payments made.

Traceability of every payment

Contracts, invoices, receipts and bank statements reconciled, with exceptions reported.

SGEx does not oversee the execution of the works: it audits the project's money, independently and on the basis of documents.

What We Solve

Questions a construction financial audit answers.

How much was contracted and how much has been paid?

Position by contract and supplier: contracted, change orders, invoiced, paid, retained, outstanding and balance.

Were quotations obtained, and do they make sense?

Existence, comparability and consistency of quotations, and match between quoted and contracted amounts.

Are there signs of overbilling?

Comparison of quoted, contracted, invoiced and paid amounts, and increases without a formal change order.

Do payments follow the schedule and budget?

Comparison of the financial schedule, the approved budget and each month's payments.

Is every payment supported?

Invoices, payment slips, receipts and proofs of payment reconciled with bank statements.

Did the process follow the condominium's rules?

Compliance with bylaws, general meetings, works committee approvals and authority limits.

How We Approach It

A monthly cycle that follows the construction schedule.

1

Contracts and budget

Financial reading of contracts, change orders, budget and financial schedule.

2

Quotations and approvals

Review of the quotation process and procurement compliance.

3

Monthly reconciliation

Invoices, payments, retentions and statements compared with the schedule.

4

Monthly report

Financial position of the project, exceptions and control recommendations.

What we examine: contracts and change orders, quotations and bid comparisons, budget and financial schedule, invoices, payment slips, receipts, bank statements, accounts rendered and project management reports.

Deliverables: monthly financial audit report, consolidated financial summary, review of the quotation process, reconciliations and supporting schedules.

Construction financial audit vs. construction oversight

Complementary engagements with different purposes.

	Construction financial audit (SGEx)	Construction oversight
Core question	Was the project's money properly contracted, paid and supported?	Are the works being executed according to design, standards and schedule?
Subject matter	Contracts, quotations, invoices, payments, retentions and balances	Work performed, materials, construction methods and safety
Basis of analysis	Financial documents, bank statements and accounts rendered	Designs, specifications, technical standards and site inspections
Schedule	Financial schedule compared with payments and balances	Physical progress of each stage of the works
Compliance	Quotation process, approvals, authority limits and signs of overbilling	Technical compliance with design and standards
Professionals	Auditors, accountants and financial specialists	Licensed engineers and architects
Outcome	Transparency and traceability over the project's funds	Assurance that the works meet the design and standards

SGEx at a Glance

Figures reported by SGEx, updated periodically.

400+

engagements completed

100+

court cases in progress

300+

clients served

200+

law firms served

500+

reports, expert reports and opinions delivered

BRL 100M+

in fraud and irregularities identified

Why Talk to SGEx

Expert Services, Disputes and Forensics.

Technical independence

SGEx does not provide legal advice or represent interests: it examines, calculates and demonstrates.

Multidisciplinary team

Accounting, economics, law, business administration, finance and engineering on the same engagement.

Forensic experience

Professionals with prior roles at FTI Consulting, PwC, BDO, Deloitte, KPMG and Mazars.

Traceable methodology

Explicit assumptions, calculation workpapers and conclusions that third parties can replicate.

Who Leads the Work

Condominium audits, accounting claims and finance.



Sidney Gomes

Founder and Managing Partner of SGEx Group

Auditor with prior roles at KPMG, Deloitte, BDO and PwC. Works on investigative, preventive and special audits, including condominium audits.



Marco Bole

Managing Partner, Advisory and Finance

Leads the condominium and non-profit practice. Works on audits of condominiums and associations and on accounting claims. Business administrator (CRA-SP).



Fabricio Franco

Operations Coordinator and Senior Expert, Disputes, Investigations and Forensic Services

Involved in accounting claims engagements of substantial value and high complexity. Accounting expert (CNPIC-CFC no. 8116); also works on condominium audits.

Request an Assessment

Describe the project, the contracts involved and its current stage. SGEx will assess the scope of the audit before submitting any proposal.

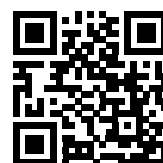
WhatsApp +55 11 96501-2034

contato@sgex.com.br

Phone +55 11 5081-3667

www.sgexpericias.com.br

Rua Vergueiro, 2556, 4th floor, Vila Mariana, São Paulo, SP, Brazil



Chat on WhatsApp