JONATHAN JORGENSON

Finance Executive | CFO | Construction & Multi-Entity Finance Leadership

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PROFESSIONAL SUMMARY

Finance executive with 20+ years as CFO, controller, and principal across construction, real estate development, and multi-entity operating groups. Ran finance and operations oversight for a 22-entity group with $50M+ in combined revenue, rebuilt job costing at a $17M contractor, and managed construction finance on $164M of development, from contractor pay applications to WIP reporting. Brings manufacturing cost accounting, ERP, and close discipline to one seat, leads through entity managers and accounting teams, and turns operating data into pricing, profitability, and capital decisions owners can act on.

CAREER SCOPE

Multi-entity leadership	22+ entities · $50M+ combined revenue · consolidated reporting and close
Team leadership	managers across 22 entities · Johnstone accounting department · 30 staff at One of a Kind
Construction finance	$164M high-rise development · 200+ active contracts costed · WIP, AIA billing, bonds
Manufacturing cost accounting	department overhead and labor rates · $413K+ unrecovered overhead found
Capital and growth	$400M+ across 400+ acquisitions and dispositions at 22% IRR · $10M private equity raised

PROFESSIONAL EXPERIENCE

Founder | Northstar Rose, LLC (Fractional CFO) – Henderson, NV

Sep 2026 – Present

Scope: fractional CFO and controller services for small businesses, built on long-standing client relationships

- Provide fractional CFO and controller services, including property management trust account reconciliation under Nevada Real Estate Division rules.
- Building a repeatable service and delivery model, and training others to deliver it.

Controller | Patrick's Signs (General Contractor) – Las Vegas, NV

Sep 2025 – Sep 2026

Scope: finance and cost accounting for a $17M, two-location contractor with five revenue departments

- Rebuilt job costing to capture labor, materials, machine time, subcontract, and departmental overhead at the job level across ~500 annual service jobs and 200+ active construction contracts.
- Replaced a single blended overhead rate with department-specific labor and overhead recovery rates across five revenue departments and a 46-unit fleet and equipment pool; validated against QuickBooks job cost, closing median per-job cost variance to near zero.
- Identified $413K+ in annual material overhead not recovered in pricing; recommended markup corrections to restore accurate job profitability.
- Restructured the chart of accounts using clearing sub-accounts so overhead allocations net to zero on the P&L while source accounts stay clean for rate development.
- Built the year-end percentage-of-completion WIP schedule and CPA memo (deposit rollforward, loss-contract provisioning, IRC §460 analysis); ran AIA progress billing on contracts that required it.
- Automated recurring labor, material, and machine-usage allocations into QuickBooks Enterprise via IIF imports, removing manual entry from the monthly close.
- Built recurring management reporting — department utilization and time-entry compliance, job overrun tracking, weekly cash and sales analysis, and proforma P&L.

Chief Financial Officer | Equis Group (Real Estate) – Las Vegas, NV

Nov 2021 – Apr 2025

Managing Director-level scope: P&L, operations, capital, and contractor oversight across the portfolio

- Ran finance and operations oversight for 22 entities with $50M+ in combined revenue, accountable for consolidated results, capital plans, acquisitions, renovations, and risk.
- Supervised the five to six managers overseeing the 22 entities, aligning them to one reporting and close process.
- Increased liquidity 25% through cash flow optimization and working capital restructuring.
- Built investment models for development projects that delivered 15% average annual returns.
- Directed consolidated balance sheets, income statements, and cash flow statements on a fixed monthly calendar.
- Oversaw construction on remodels, rehabs, and capital improvements, hiring and managing contractors and underwriting each project and acquisition against ROI and IRR thresholds.
- Standardized reporting and close across the entity group through those managers, cutting errors 40% and close time 30%.

Chief Financial Officer | Nevada Holistic Medicine (Concurrent) – Las Vegas

Nov 2021 – Apr 2025

Managing Director-level scope: finance, compliance, build-out, and operations across cultivation and retail

- Partnered with the CEO to secure $10M in private equity funding, supporting 3-year growth targets.
- Implemented ERP systems for a $20M dispensary, reducing reporting errors 40%.

- Oversaw finance for both wholesale cultivation and retail dispensary operations, including inventory valuation, COGS, and regulatory reporting.
- Involved in all aspects of the $10M cultivation facility build-out, concurrent with about half of the tenure.
- Advised the CEO on long-term strategy, margin structure, and profitability initiatives.

Corporate Controller | Johnstone Supply (HVAC) – Las Vegas, NV Jul 2021 – Nov 2021

Scope: corporate accounting department, close, and GAAP compliance for a $15M HVAC distributor

- Directed the month-end close, improving reconciliation accuracy 25%.
- Rebuilt GAAP compliance procedures to reduce audit risk ahead of acquisition.
- Supervised monthly reconciliations, close, and financial statement preparation.
- Optimized working capital through tighter A/R and A/P monitoring and disciplined cash management.

Chief Financial Officer | Velocity Acquisitions Capital – Henderson, NV Apr 2016 – Mar 2021

Scope: finance, fund accounting, and renovation oversight for a real estate acquisitions platform

- Managed 400+ acquisitions and dispositions totaling $400M+, using quantitative analysis to achieve 22% IRR.
- Reduced construction costs 18% through zero-based budgeting and vendor renegotiations.
- Ran due diligence, risk management, forecasting, and private equity fundraising across the transaction pipeline.
- Directed renovation design, preconstruction, estimating, and finish selection; hired and supervised contractors and project managers portfolio-wide.
- Owned fund accounting and capital budgeting for the organization alongside daily finance operations.

Chief Financial Officer | Rothwell Gornt Companies – Las Vegas, NV May 2010 – May 2016

Scope: finance for a real estate brokerage, residential and commercial development, and a distressed-asset fund

- Executed $75M in distressed asset sales, improving portfolio ROI 35%.
- Automated commission tracking for 20+ realtors, reducing payment delays 50%.
- Directed budgeting, purchasing controls, and capital improvements, hiring and overseeing renovation and rehab contractors; ran monthly variance analysis.

Chief Financial Officer / Principal | Cherry Development – Las Vegas, NV Jan 2004 – Mar 2008

Managing Director-level scope: finance and business development on two Las Vegas high-rises ($164M)

- Brought Soho Lofts ($74M) and Newport Lofts ($90M) to market: the first residential high-rise condominiums built in downtown Las Vegas in decades.
- Delivered Soho Lofts: 16 stories, 120 residential units, 8,700 SF of retail; and Newport Lofts: 22 stories, 168 residential units, 6,500 SF of retail.
- Directed all budgeting, capital planning, and financial oversight, including contractor pay-application review and monthly construction draws, paying contractors and vendors from each draw.

EARLIER EXPERIENCE

- **VP of Finance, One of a Kind Produce (Las Vegas, NV | 2008–2010)** — Led business development through the buyout and merger, negotiating the transaction with a national wholesale competitor. Directed finance, purchasing, inventory controls, and operations for 30 employees across warehouse, sales, delivery, and office.
- **CFO / Principal, Legend Realty (Henderson, NV | 2000–2008)** — Set strategy, business development, and operations; built the financial, accounting, and control systems, including a near-paperless transaction portal.
- **Financial Analyst / Controller, Adobe Plaza (Henderson, NV | 1999–2006)** — Managed 85,000 SF of commercial real estate and ten tenants; oversaw fixed-asset and fund accounting for seven entities and built the financial models and reporting systems behind them.
- **Construction Manager / QA Director, Iovino Masonry (Las Vegas, NV | 2003–2004)** — Built and ran an OSHA-compliant QA/QC program in under 30 days against a projected 3–6 months; established safety protocols and bidding, estimating, and coordination systems for 25+ crews.

CORE SKILLS

- **Finance Leadership:** M&A, Budgeting & Forecasting, Financial Modeling, Cash Flow Management, GAAP, Internal Controls & Audit Readiness, Risk Management, Multi-Entity Consolidation, Private Equity Fundraising
- **Systems & Analytics:** NetSuite, Yardi, Sage, QuickBooks Enterprise, SQL, Advanced Excel (Pivot Tables, Modeling), ERP Implementation, Management Reporting
- **Operational:** Job Costing, Overhead & Labor Rate Development, Percentage-of-Completion / WIP, Zero-Based Budgeting, Variance Analysis, Process Improvement, Cross-Functional Leadership, Due Diligence
- **Industries:** Real Estate Development & Brokerage, General Contracting & Construction, Cannabis Cultivation & Retail, Wholesale Distribution, Property Management

EDUCATION & CREDENTIALS

- BS in Managerial Finance – University of Nevada, Las Vegas | 2002
- Board Service: Vice President, Silver Springs HOA (2017 – Present)