

Manager, Real Estate Finance (Development Accounting)

About Nicola Wealth:

We have a lot to be proud of at Nicola Wealth. Our sophisticated financial planning, our diversified private investment funds, and their exceptional performance, our 99% client retention rate and our award-winning culture, combine to position us as a national leader in wealth management. Recognized as a Best Managed Company and one of Canada's Top Employers, we are dedicated to upholding our firm's values through this phase of significant growth.

By bringing together smart, dedicated, and supportive colleagues from diverse backgrounds, we deliver extraordinary client service in a value-driven work environment. The collaboration, creativity, and entrepreneurial spirit we were founded on provides the opportunity for you to make a real impact and build a rewarding career. We are passionate about our business, our culture and invest deeply in your growth and development to build for the future. If you have this same drive, then let's talk!

About the team:

This is an exciting opportunity to be part of an important and growing team within the firm, responsible for financial oversight of development projects, including the development accounting and development proforma review for both in-house and partner-led projects.

Purpose of the Role:

You will play a key role in optimizing and strengthening the framework surrounding development accounting, oversee the day-to-day development accounting functions, and oversee the financial information received from third parties on projects where development management has been outsourced. Another key aspect of this role is to lead key projects and initiatives that will support the growth of our funds and allow the team to scale.

This role reports to the Director, Real Estate Finance and is located in Vancouver.

Core Responsibilities:

- Ownership of both internal and partner-prepared development proformas.
- Oversight of monthly cash flow projections for development entities, ensuring accurate information is incorporated into fund-level cash flow projections.
- Review and validate the information and project status updates that Finance receives from internal parties (Investments, Development, Debt).
- Responsible for the development accounting function in Yardi for internal development projects including the oversight and review of the following:
 - Complete full-cycle accounting and monthly financial reports.
 - Job cost reporting.
 - Delivery of accurate multi-year draw requests to support cash management objectives.
 - Submission of construction loan draws and required supporting documentation.
 - Setup and management of holdback accounts in accordance with the provincial lien holdback legislation.
 - Development fee reconciliations.
- Be a mentor for more junior members of the team supporting their learning and development including assisting in training and working with junior team members to ensure processes are followed and understood.
- Build and maintain excellent working relationships with key senior team members including the Development Management Team, Debt Team and Investments Team.
- Build and maintain excellent working relationships with external service providers, including our development partners, external development managers, quantity surveyors, and lenders.

Required Skills & Qualifications:

- Completion of accounting designation (CA, CGA, CMA or CPA).
- 8 years of accounting experience, with audit and development accounting experience strongly preferred.
- Proven ability to achieve results in high-performing, fast-paced, and entrepreneurial environments.
- Strong interpersonal, relationship management, and project management skills; adept at multitasking and meeting tight deadlines.
- Self-motivated, consultative, and passionate about continuous improvement, with a focus on driving change.
- Team-oriented, collaborative, and skilled at influencing without authority while also working independently.
- Natural at optimizing processes and technology for efficiency, remaining calm and effective under pressure.
- Yardi experience considered an asset.

Compensation & Benefits Package:

This position comes with a competitive base salary hiring range of \$95,000-\$120,000; dependent on experience, skills, qualifications and internal equity.

At Nicola Wealth, our people grow our business, delight our clients, and live our values every day. Our comprehensive compensation and benefits package reflects our appreciation for this commitment. Whether it's participating in our profit sharing and benefit programs on day one, or the opportunity to participate in our share ownership program, our people are able to go beyond a conventional salary and bonus structure. To learn more about our complete package, visit: www.nicolawealth.com/benefits.

Please include both a cover letter and resume in support of your application. We are an inclusive, equal opportunity employer. For more information about this and other roles: www.nicolawealth.com/careers.

It is our priority to remove barriers to provide equal access to employment. Should you require reasonable accommodation during the recruitment process please contact us at accessibility@nicolawealth.com and we will work with you to meet your needs. All information shared during the accommodation request process will be stored and used in a manner that is consistent with applicable laws and Nicola Wealth policies.

Thank you for your interest in a career with Nicola Wealth!