

Senior Development Accountant, Real Estate Finance

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, be involved in 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 Senior Manager, Real Estate Finance and is located in Vancouver.

Core Responsibilities:

- Oversight 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 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 other 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.
- Actively engage in ongoing learning and development to continuously improve skills and knowledge

- Responsible for leading various projects and initiatives including reporting enhancements and automation initiatives.
- Assist with annual external audits.

Required Skills & Qualifications:

- Completion of accounting designation (CA, CGA, CMA or CPA).
- A minimum of 3-5 years of accounting experience, with audit and development accounting experience strongly preferred.
- Yardi software experience considered an asset.
- Effective at achieving results in a high performing, high change, entrepreneurial environment.
- Highly collaborative and can build trust through excellent interpersonal and consultative skills.
- Efficiently manage multiple projects from concept to completion within tight timelines.
- Passionate about continuous improvement, process optimization, and driving change.
- Work independently and within teams, effectively influencing across functions without authority.
- You are a natural process optimizer. You have a sixth sense for making technology and processes more user friendly and efficient.

Compensation & Benefits Package:

This position comes with a base salary range of \$85,000 - \$110,000 plus a competitive performance bonus, RRSP contribution and participation in our profit-sharing program. Base salary will be commensurate with experience, skills, and qualifications.

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. 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!