

Development Accountant, Real Estate

At Nicola Wealth, our clients deserve the best. The same goes for our people. We invest in our employees in order to support our business through a period of significant growth.

By bringing together smart, dedicated, high caliber colleagues from diverse backgrounds, we deliver extraordinary client service in a truly dynamic work environment. The collaboration, creativity and entrepreneurial spirit we were founded on provides the opportunity for incoming employees to make a real impact. We are passionate about our business and our culture, and are looking to attract, retain and develop individuals who have that same drive.

We are looking for talented, highly motivated individuals with exceptional experience who can embody our culture and values as a creative, collaborative and hard-working organization.

Position Summary

This is an exciting opportunity to join a growing team in a brand new role within our Real Estate Finance Team. As a Development Accountant, you will play a key role in building out the framework surrounding development accounting, as well as be responsible for the accounting of multiple concurrent development projects within our real estate portfolios. Reporting to the Director of Finance, Real Estate, you will provide professional and insightful support to both the Real Estate Finance Team, as well as the Development Management Team. If you see yourself as part of this exciting growth opportunity we want to talk to you about joining our team.

As a Development Accountant, your main responsibilities will involve:

- Manage job cost reporting for in-house development projects
- Deliver and complete accurate multi-year draw requests to support cash management objectives
- Complete multiple time-sensitive deliverables accurately, including loan draws and monthly financial reports
- Track holdbacks and holdback releases in accordance with provincial lien holdback legislation
- Monitor project costs, review and explain variances
- Coordinate with the development management team to track and report projected cash needs for all projects, including those in pre-construction phase
- Ensure development fees are properly calculated and paid in a timely manner
- Maintain the G/L, allocate job costs appropriately and pay invoices in a timely manner
- Complete full-cycle accounting and month-end close
- Preparation of monthly cash flow projections
- Communicate effectively and professionally
- Responsible for building policies and procedures, and creating framework
- Research and assist in implementing job cost software
- Other duties as assigned

Success Factors:

- You have an ability to work in a dynamic and fast paced, deadline driven environment
- You have strong time management skills with the ability to work with constantly changing priorities and managing multiple projects simultaneously
- You have excellent interpersonal and communication skills (both written and verbal)
- Self-motivated, energetic, and keenly interested in all aspects of property development accounting
- Ability to anticipate problems and solve proactively
- You have strong analytical and mathematical ability
- You have close attention to detail, observant
- You are willing to learn new skills and software
- You have a high degree of professionalism and maturity
- Ability to take direction and accept responsibility
- You are able to work independently and within a team environment

Your experience and qualifications will include:

- Qualified CPA or equivalent, or working towards CPA designation
- 3-5+ years of experience in property development, project, and/or cost accounting
- Experience with Yardi accounting software or equivalent property management/development accounting software
- Proficiency in MS Excel
- Must be legally eligible to work in Canada for any employer

Application closing date is May 14, 2021.

To apply, [please submit your resume and cover letter here](#).

Thank you for your interest in this position. We are an inclusive equal opportunity employer. For more information about this and other roles: www.nicolawealth.com/careers