



## **Director, Project Finance and Accounting**

### **Who We Are**

Located in Vancouver, Cressey Development Group is a leading real estate firm established over 55 years ago. We create exceptional homes, communities, and commercial spaces that redefine how people live, work, and connect. With a commitment to superior design and quality construction, Cressey continues to build on a legacy of excellence. This is Where Great Places Begin. This is Cressey.

### **Job Overview**

Reporting to the CFO, the Director of Project Finance and Accounting will be a key strategic partner to our project teams, providing financial leadership across all phases of development. This role is responsible for evaluating project feasibility, overseeing cash flow and financial performance, ensuring regulatory compliance, and delivering accurate, timely reporting. In addition to driving project success, the Director will lead and develop a high-performing finance team, fostering a collaborative culture rooted in growth, accountability, and continuous support.

### **Key Responsibilities**

- Develop and execute financial strategies, policies, and procedures to support the company's long-term financial objectives for development projects.
- Collaborate with project development teams to analyze proforma models, factoring in revenue projections, construction costs, and financing terms to assess overall project feasibility.
- Partner with project managers to build and maintain accurate financial forecasts. Monitor project costs and expenditures to ensure alignment with budgeted amounts; analyze cost variances and implement corrective actions as needed to maintain profitability.
- Manage construction project cash flow, optimizing the use of available funding sources.
- Evaluate the financial performance of development projects, analyzing profit margins, return on cost, and other key financial metrics.
- Oversee the preparation and delivery of financial reports to project stakeholders, including executive leadership and project managers.
- Ensure the project accounting team maintains accurate and timely financial records, including income statements, balance sheets, and cash flow statements.
- Review and evaluate project contracts and agreements to ensure appropriate financial terms and compliance with applicable accounting standards and industry regulations.
- Support the establishment and maintenance of banking relationships; assist with securing construction debt financing and project equity investment.
- Identify and assess financial risks related to development projects and implement effective risk mitigation strategies.
- Provide support for external reviews and audits required by external lenders or financial institutions.
- Collaborate with procurement and subcontractor teams to manage vendor relationships, negotiate financial terms, and ensure timely and accurate payments to subcontractors and suppliers.
- Identify opportunities for process improvement and automation within project finance and accounting workflows.
- Lead and mentor a team of project finance and accounting professionals by providing guidance, training, and feedback to foster professional growth and a positive team environment.

**Skills and Qualifications**

- 7-10 years of progressive experience in project accounting or financial management, with a substantial portion of that experience within the construction or real estate development industry.
- A bachelor's degree in finance, accounting, business administration, or a related field is often required.
- CPA Designation or equivalent.
- Extensive management experience with a proven track record of developing and advancing team members.
- Demonstrated ability to revamp and enhance accounting processes in anticipation of scaling operations.
- Possesses a high-energy, positive demeanor, coupled with exceptional written and verbal communication abilities.
- Thrives in a dynamic, fast-paced work environment, excels at multitasking, and consistently meets deadlines.
- Previous experience in implementing accounting-supporting systems and tools.
- Strong analytical and problem-solving skills.
- Adaptable, well-organized, and highly detail-oriented