



TAISIYA "TESSA" MELLINGER, CPA

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PROFILE

Taisiya "Tessa" Mellinger, CPA, is a seasoned professional with over 16 years of experience in the commercial real estate and property management sector. As a former Partner at Commercial Property Management, Inc., Tessa oversaw operations, managed client relationships, and enhanced company processes. As the Principal at Lease Administration Evolution, Inc., she created a lease management program while providing audit, advisory, and training services to occupiers and real estate professionals. Tessa's extensive background includes roles at Cushman & Wakefield, Jones Lang LaSalle, and Citigroup, demonstrating her expertise in financial analysis, lease administration, and compliance with lease accounting standards.

CAREER SUMMARY

Tessa Mellinger has cultivated an impressive career in commercial real estate and property management, specializing in corporate lease management for tenants with multi-state and international portfolios. She is the founder of the "Lease Administration Academy," an on-demand coaching program, and a published author in the field. Tessa also delivers financial advisory services, including ASC 842 adoption implementation and lease audits.

At Cushman & Wakefield, Tessa held roles as Senior Financial Associate (2016-2020) and Senior Lease Analyst (2013-2016). She developed financial analysis models for complex transactions, guided clients through new lease accounting standards, and managed global lease administration processes, achieving significant cost savings and ensuring regulatory and GAAP compliance.

She started her commercial real estate career as a Lease Accountant with Citigroup, later overseeing lease administration for their national portfolio. She played key roles in major migrations to offshore locations, executed quality reviews, streamlined processes, and directed virtual teams.

Tessa's career reflects her exceptional ability to lead teams, streamline financial operations, and deliver outstanding results across the commercial real estate landscape.

AFFILIATIONS

- CREW Tampa Bay Board of Directors, since 2021
Treasurer 2024-2025, Finance Committee Chair
- ICSC Member, since 2023
- National Real Estate Tenant Association, since 2022

EDUCATION

- M.B.A. (Forensic Accounting), University of South Florida, St Petersburg, FL, 2014
- Citi Financial Reporting Operations Leadership Development Program, December 2011
- B.A. in Accounting, University of South Florida, Tampa, FL, 2007