

STATE OF FLORIDA
CONSTITUTIONAL OFFICER FINANCIAL REPORT FOR 2024-2025

Name of governmental unit

PINELLAS COUNTY PROPERTY APPRAISER

Address

315 Court Street

City and zip code

Clearwater, FL 33756

Name of chief financial officer

Steven Knox

Title of chief financial officer

Director, Budget & Financial Services

Telephone number 727-464-3302

Person who may be contacted regarding this report.

Name Steven Knox

Telephone number 727-464-3302

CERTIFICATION

I do solemnly swear that the information reported herein is a true, correct and complete report of the financial position and all revenues and expenditures of my office for the year ending September 30, 2025.



(Signature)

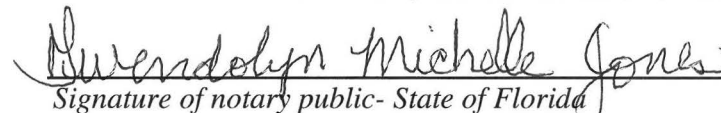
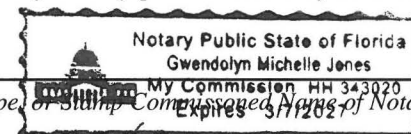
OFFICE OF PROPERTY APPRAISER

Pinellas County, Florida

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 28th day

of October, 2025, by _____


Signature of notary public- State of Florida

(Print, Type, or Stamp Commission Number of Notary Public)

Personally known ☒ or Produced Identification ☐

Type of Identification Produced _____

Type of Identification Produced _____

**PINELLAS COUNTY PROPERTY APPRAISER
COMBINED BALANCE SHEET
ALL FUND TYPES AND ACCOUNT GROUPS
September 30, 2025**

		General Fund	General Long-Term Debt	Totals (memorandum only)
ASSETS AND OTHER DEBITS	Code			
Cash	1010000	1,304,374	XXXXXX	1,304,374
Accounts receivable (net)	1150000		XXXXXX	0
Interest receivable	1350000		XXXXXX	0
Due from other funds	1310000		XXXXXX	
Due from Board of County Commissioners	1330700	0	XXXXXX	0
Due from other governments	1330001		XXXXXX	0
Investments (net)	1510000		XXXXXX	0
Other assets	1560000	0	XXXXXX	0
Amount to be provided-compensated absences	1890001	XXXXXX	1,084,964	1,084,964
Amount to be provided-capital leases	1890000	XXXXXX		
TOTAL ASSETS AND OTHER DEBITS		1,304,374	1,084,964	2,389,338
LIABILITIES, EQUITY AND CREDITS				
Accounts payable	2010000	62,140	XXXXXX	62,140
Accrued wages and fringe benefits	2160000	296,212	XXXXXX	296,212
Due to other funds	2070000		XXXXXX	
Due to Board of County Commissioners	2080700	849,528	XXXXXX	849,528
Due to other Constitutional Officers	2087712	3,331	XXXXXX	3,331
Due to other governments	2080001	93,163	XXXXXX	93,163
Deposits	2200000		XXXXXX	0
Deferred revenue	2230000		XXXXXX	0
Compensated absences	2390001	XXXXXX	1,139,204	1,139,204
Capital leases	2259000	XXXXXX		
TOTAL LIABILITIES		1,304,374	1,139,204	2,443,578
EQUITY				
Fund balance	2710300	0	XXXXXX	0
TOTAL EQUITY		0	XXXXXX	0
TOTAL LIABILITIES AND EQUITY		1,304,374	1,139,204	2,443,578

FUND : General

[illegible]

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For the year ended September 30, 2025

General

* See note below

[illegible]

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* The actual column will be updated here when the Revenues sheet is completed.

PINELLAS COUNTY PROPERTY APPRAISER
EXPENDITURES
For the year ended September 30, 2025

FUND : General

**EXPENDITURES AND OTHER DEBITS
(511.10 THROUGH 599.99)**

[illegible]

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Note* Once you complete the actual expenditures figures here, they will update the actual figures on the Exp. Budget Sheet

For the year ended September 30, 2025

* See note below

TOTAL EXPENDITURES AND OTHER DEBITS	<u>16,276,189</u>	<u>16,722,219</u>	<u>15,860,755</u>	<u>861,464</u>
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* The actual column here will be updated here when the Expenditure sheet is completed.

PINELLAS COUNTY PROPERTY APPRAISER
EXCESS FEE DISTRIBUTION
For the year ended September 30, 2025

Taxing Authority	Levied % of Total budget	Fund	Account	Center	Excess Fees FY25
Excess Fee Total *					869,796.55
					869,796.55
Pinellas County Municipalities	20.946990%	0001	3415601	960001	182,196.19
Pinellas County School Board	35.090378%	0001	3415601	960001	305,214.90
General Fund County	24.725750%	0001	3415601	960001	215,063.72
General Fund MSTU	2.416560%	0001	3415602	960001	21,019.16
Subtotal General	83.179679%				723,493.98
Emergency Medical Svcs	4.192643%	1006	3415601	344310	36,467.46
Library Services	0.360139%	1014	3415601	681110	3,132.47
Library Services East Lake Fire	0.041692%	1083	3415601	691153	362.64
East Lake Recreation	0.041692%	1084	3415601	691154	362.64
Health Department	0.371953%	1002	3415601	302010	3,235.23
Feather Sound Community Services	0.013148%	1082	3415601	691110	114.36
Palm Harbor MSTU	0.069088%	1081	3415601	691151	600.93
Palm Harbor Recreation	0.069088%	1081	3415601	691152	600.93
Subtotal - Taxing Authority	5.159443%				44,876.66
Fire Districts					
Belleair Bluffs	0.030310%	1050	3415601	345215	263.63
Clearwater	0.157810%	1050	3415601	345220	1,372.63
Dunedin	0.044052%	1050	3415601	345225	383.16
Gandy	0.003274%	1050	3415601	345230	28.48
High Point	0.119933%	1050	3415601	345260	1,043.17
Largo	0.100124%	1050	3415601	345235	870.88
Pinellas Park	0.046384%	1050	3415601	345240	403.45
Safety Harbor	0.008464%	1050	3415601	345245	73.62
Seminole	0.296827%	1050	3415601	345255	2,581.79
South Pasadena	0.003064%	1050	3415601	345270	26.65
Tarpon Springs	0.028142%	1050	3415601	345250	244.78
Tierra Verde	0.111630%	1050	3415601	345265	970.96
Subtotal Fire Districts	0.950015%				8,263.20
BCC Total	89.289137%				776,633.83
Other Taxing Units	10.710863%				93,162.72
Total	100.000000%				869,796.55

* The total excess fees here is linked to the total of the amounts of excess fees due to the Board and the other taxing districts on the excess fee Expenditure sheet.

FOOTNOTE DATA
September 30, 2025

Cash and Cash Equivalents

At September 30, the general ledger carrying balances were as follows:

Cash in bank	\$	1,304,374
	\$	<u>1,304,374</u>

Accumulated Compensated Absences

The change in accumulated compensated absences during the year ended September 30, 2025 and 2024, is as follows:

Compensated absences, September 30, 2024	<u>1,139,204</u>
Additions:	819,695
Retirements:	<u>873,936</u>
Compensated absences, September 30, 2025	<u>1,084,964</u>

Employee Retirement System

Contribution percentage rates by job class as of September 30, 2025

Elected official	54.57%
Regular	14.03%
Senior Management	33.24%
DROP	22.02%

Contribution to the plan for the fiscal year	\$	1,932,414
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Total Covered Payroll expenditures for the fiscal year	\$	9,202,286
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Other Post Employment Benefits

Contributions to plan for the fiscal year for retiree health care	\$	213,737
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FOOTNOTE DATA
September 30, 2025

Operating Lease Obligations

Enterprise Net and Equity Vehicle Leases

The following is a schedule of future minimum lease payments under operating leases, together with the present value of the net minimum lease payments, as of September 30, 2025:

Fiscal year ending: *	
2026	\$ 74,402
2027	55,711
2028	55,711
2029	34,041
2030	4,641
2031	-
Thereafter	
Total minimum lease payments	\$ 224,505
Less amounts representing interest	(8,486)
Present value of net minimum lease payments	<u>\$ 216,019</u>

The following is the summary of changes in the operating lease liability:

	<u>October 1</u>	<u>Additions</u>	<u>Retirements</u>	<u>September 30</u>
FY 2025	\$ 211,822	\$ 75,911	\$ 71,713	\$ 216,019

Related Party Transactions

Costs incurred for services provided by the Board during the fiscal year

Heath/Dental insurance	\$ 2,348,310
Risk financing	\$ 78,840
Other charges	
	<u>\$ 2,427,150</u>

Total Funding provided by the Board for the fiscal year	\$ 14,978,899
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Amounts due to the Board at fiscal year end

Distribution of excess fees	\$ 776,634
Amounts due for services	\$ 72,894

Amounts due to other constitutional officers at fiscal year end	\$ 3,331
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Amounts due from the Board at fiscal year end	\$ -
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