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 ____________________

Gwendolyn Michelle Jones
Signature of notary public- State of Florida

Notary Public State of Florida
Gwendolyn Michelle Jones
My Commission HH 343020
Expires 3/7/2027

(Print, Type, or Stamp Commissioned Name 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

ASSETS AND OTHER DEBITS	Code	General Fund	General Long-Term Debt	Totals (memorandum only)
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

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

FUND : **General**

REVENUES AND OTHER CREDITS
(311.XXX THROUGH 389.9XX)

Account No.	Description	Amount
381.0000	Commisssions & Fees from BCC	14,978,899
341.8000	Commissions and Fees-other taxing authorities	1,743,320
361.1000	Interest income	4,323
369.0000	Miscellaneous revenue	4,009
		-
TOTAL REVENUES AND OTHER CREDITS		16,730,551

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PINELLAS COUNTY PROPERTY APPRAISER
REVENUES
BUDGET AND ACTUAL
For the year ended September 30, 2025

FUND: General

* See note below

Account No.	Description	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE
381.0000	Commisssions & Fees from BCC	14,532,869	14,978,899	14,978,899	-
341.8000	Commissions and Fees-other taxing authorities	1,743,320	1,743,320	1,743,320	-
361.1000	Interest income	-	-	4,324	(4,324)
369.0000	Miscellaneous revenue	-	-	4,009	(4,009)
TOTAL REVENUES AND OTHER CREDITS		16,276,189	16,722,219	16,730,552	(8,333)

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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)

Account No.	Object	Description	Amount
513	10	Personal Services	14,102,134
513	30	Operating	1,758,622
513	60	Capital Outlay	-
589	00	Excess fees to other governments	93,163
591	90	Excess fees to Board	776,634

TOTAL EXPENDITURES AND OTHER DEBITS 16,730,552

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

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

FUND: General

* See note below

Account No.	Object	Description	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE
513	10	Personal Services	14,719,501	14,958,542	14,102,134	856,408
						-
513	30	Operating	1,556,688	1,763,677	1,758,622	5,055
						-
513	60	Capital Outlay	-	-	-	-
						-
TOTAL EXPENDITURES AND OTHER DEBITS			16,276,189	16,722,219	15,860,755	861,464

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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
	$	1,304,374

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	1,139,204
Additions:	819,695
Retirements:	873,936
Compensated absences, September 30, 2025	1,084,964

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
Total Covered Payroll expenditures for the fiscal year	$	9,202,286

Other Post Employment Benefits

Contributions to plan for the fiscal year for retiree health care	$	213,737

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	$	216,019

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

	October 1	Additions	Retirements	September 30
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		
	$	2,427,150
Total Funding provided by the Board for the fiscal year	$	14,978,899
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
Amounts due from the Board at fiscal year end	$	-