STATE OF FLORIDA CONSTITUTIONAL OFFICER FINANCIAL REPORT FOR 2024-2025

Name of governmental unit	CERTIFICATION
PINELLAS COUNTY PROPERTY APPRAISER	-
	I do solemnly swear that the information reported herein is a true,
Address	correct and complete report of the financial position and all revenues and
315 Court Street	expenditures of my office for the year ending September 30, 2025.
	<u>.</u>
City and zip code	
Clearwater, FL 33756	- <u> </u>
Name of chief financial officer	(Signature)
Steven Knox	
Title of chief financial officer	OFFICE OF PROPERTY APPRAISER
Director, Budget & Financial Services	
	Pinellas County, Florida
Telephone number 727-464-3302	
	STATE OF FLORIDA
	COUNTY OF PINELLAS
	Sworn to and subscribed before me this day
	of, 2025, by
	Signature of notary public- State of Florida
*******	Signature of notary public- State of Piortaa
Person who may be contacted regarding this report. Name Steven Knox	(Print, Type, or Stamp Commissoned Name of Notary Public)
	Personally known or Produced Identification
	Type of Identification Produced
Telephone number <u>727-464-3302</u>	Type of Identification Produced

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

		General	General	Totals
		Fund	Long-Term	(memorandum
ASSETS AND OTHER DEBITS	Code		Debt	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	_
	ND OTHER CREDITS OUGH 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
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16,730,551

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TOTAL REVENUES AND OTHER CREDITS

PINELLAS COUNTY PROPERTY APPRAISER REVENUES

BUDGET AND ACTUAL

For the year ended September 30, 2025

FUND:	General				
				* See note below	1
		ORIGINAL	FINAL		
Account No.	Description	BUDGET	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 REV	ENUES 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
		Constant Continue		
513	60	Capital Outlay		-
589	00	Excess fees to other governments		93,163
591	90	Excess fees to Board		776,634
			<u> </u>	
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TOTAL E	XPEND	ITURES AND OTHER DEBITS	_	16,730,552

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PINELLAS COUNTY PROPERTY APPRAISER EXPENDITURES BUDGET AND ACTUAL

For the year ended September 30, 2025

FUND:		General			* (See note below
			ORIGINAL	FINAL		
Account No.	Object	Description	BUDGET	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				
313		Capital Outlay	<u> </u>		-	
				·		
						
						
						
						
TOTAL EXP	ENDITUE	RES 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 Fu	und	Account	Center	Excess Fees FY25
Excess Fee Total *					869,796.55
					869,796.55
Pinellas County Municipalities	20.946990% 00	001	3415601	960001	182,196.19
Pinellas County School Board	35.090378% 00	001	3415601	960001	305,214.90
General Fund County	24.725750% 00	001	3415601	960001	215,063.72
General Fund MSTU	2.416560% 00	001	3415602	960001	21,019.16
Subtotal General	83.179679%				723,493.98
Emergency Medical Svcs	4.192643% 10	006	3415601	344310	36,467.46
Library Services	0.360139% 10	014	3415601	681110	3,132.47
Library Services East Lake Fire	0.041692% 10	083	3415601	691153	362.64
East Lake Recreation	0.041692% 10	084	3415601	691154	362.64
Health Department	0.371953% 10	002	3415601	302010	3,235.23
Feather Sound Community Services	0.013148% 10	082	3415601	691110	114.36
Palm Harbor MSTU	0.069088% 10	081	3415601	691151	600.93
Palm Harbor Recreation	0.069088% 10	081	3415601	691152	600.93
Subtotal - Taxing Authority	5.159443%				44,876.66
Fire Districts					
Belleair Bluffs	0.030310% 10	050	3415601	345215	263.63
Clearwater	0.157810% 10	050	3415601	345220	1,372.63
Dunedin	0.044052% 10	050	3415601	345225	383.16
Gandy	0.003274% 10	050	3415601	345230	28.48
High Point	0.119933% 10	050	3415601	345260	1,043.17
Largo	0.100124% 10	050	3415601	345235	870.88
Pinellas Park	0.046384% 10	050	3415601	345240	403.45
Safety Harbor	0.008464% 10	050	3415601	345245	73.62
Seminole	0.296827% 10	050	3415601	345255	2,581.79
South Pasadena	0.003064% 10	050	3415601	345270	26.65
Tarpon Springs	0.028142% 10	050	3415601	345250	244.78
Tierra Verde	0.111630% 10	050	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

Contributions to plan for the fiscal year for retiree health care

Contribution percentage rates by job class as of September 30, 2025 Elected official Regular Senior Management DROP	54.57% 14.03% 33.24% 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	

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	Re	etirements	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 Risk financing Other charges	\$ \$	2,348,310 78,840
	\$	2,427,150
Total Funding provided by the Board for the fiscal year	\$	14,978,899
	φ	14,970,099
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 and	¢	2 221
Amounts due to other constitutional officers at fiscal year end	\$	3,331
Amounts due from the Board at fiscal year end	\$	_