

STATE OF FLORIDA  
CONSTITUTIONAL OFFICER FINANCIAL REPORT FOR 2022-2023

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

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, 2023.

Mike Knox  
(Signature)

OFFICE OF PROPERTY APPRAISER

Pinellas County, Florida

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 31<sup>st</sup> day

of OCTOBER, 2023, by MIKE TWITTY

Sandra G. Leggett  
Signature of notary public- State of Florida

**SANDRA G LEGGETT**  
Notary Public, State of Florida  
My Comm. Expires Nov. 15, 2025  
No. HH 198480

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known X or Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

\*\*\*\*\*

Person who may be contacted regarding this report.  
Name Steven Knox

Telephone number 727-464-3302

**PINELLAS COUNTY PROPERTY APPRAISER  
COMBINED BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
September 30, 2023**

| ASSETS AND OTHER DEBITS                    | Code    | General<br>Fund  | General<br>Long-Term<br>Debt | Totals<br>(memorandum<br>only) |
|--|---------|------------------|------------------------------|--------------------------------|
| Cash                                       | 1010000 | 1,193,852        | XXXXXX                       | 1,193,852                      |
| Accounts receivable (net)                  | 1150000 |                  | XXXXXX                       | 0                              |
| Interest receivable                        | 1350000 |                  | XXXXXX                       | 0                              |
| Due from other funds                       | 1310000 |                  | XXXXXX                       |                                |
| Due from Board of County Commissioners     | 1330700 | 538              | XXXXXX                       | 538                            |
| 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           | 1,017,613                    | 1,017,613                      |
| Amount to be provided-capital leases       | 1890000 | XXXXXX           |                              |                                |
| <b>TOTAL ASSETS AND OTHER DEBITS</b>       |         | <b>1,194,391</b> | <b>1,017,613</b>             | <b>2,212,004</b>               |
| <b>LIABILITIES, EQUITY AND CREDITS</b>     |         |                  |                              |                                |
| Accounts payable                           | 2010000 | 40,226           | XXXXXX                       | 40,226                         |
| Accrued wages and fringe benefits          | 2160000 | 185,243          | XXXXXX                       | 185,243                        |
| Due to other funds                         | 2070000 |                  | XXXXXX                       |                                |
| Due to Board of County Commissioners       | 2080700 | 868,301          | XXXXXX                       | 868,301                        |
| Due to other Constitutional Officers       | 2087712 | 813              | XXXXXX                       | 813                            |
| Due to other governments                   | 2080001 | 99,807           | XXXXXX                       | 99,807                         |
| Deposits                                   | 2200000 |                  | XXXXXX                       | 0                              |
| Deferred revenue                           | 2230000 |                  | XXXXXX                       | 0                              |
| Compensated absences                       | 2390001 | XXXXXX           | 1,143,328                    | 1,143,328                      |
| Capital leases                             | 2259000 | XXXXXX           |                              |                                |
| <b>TOTAL LIABILITIES</b>                   |         | <b>1,194,391</b> | <b>1,143,328</b>             | <b>2,337,719</b>               |
| <b>EQUITY</b>                              |         |                  |                              |                                |
| Fund balance                               | 2710300 | 0                | XXXXXX                       | 0                              |
| <b>TOTAL EQUITY</b>                        |         | <b>0</b>         | <b>XXXXXX</b>                | <b>0</b>                       |
| <b>TOTAL LIABILITIES AND EQUITY</b>        |         | <b>1,194,391</b> | <b>1,143,328</b>             | <b>2,337,719</b>               |









**PINELLAS COUNTY PROPERTY APPRAISER  
EXCESS FEE DISTRIBUTION  
For the year ended September 30, 2023**

| <b>Taxing Authority</b>            | Levied % of<br>Total budget | Fund | Account | Center | <b>Excess Fees<br/>FY23</b> |
|------------------------------------|-----------------------------|------|---------|--------|-----------------------------|
| <b>Excess Fee Total *</b>          |                             |      |         |        | <b>926,477.55</b>           |
|                                    |                             |      |         |        | 926,477.55                  |
| Pinellas County Municipalities     | 20.223683%                  | 0001 | 3415601 | 960001 | 187,367.89                  |
| Pinellas County School Board       | 34.434098%                  | 0001 | 3415601 | 960001 | 319,024.19                  |
| General Fund County                | 25.753477%                  | 0001 | 3415601 | 960001 | 238,600.18                  |
| General Fund MSTU                  | 2.389993%                   | 0001 | 3415602 | 960001 | 22,142.75                   |
| <b>Subtotal General</b>            | <b>82.801251%</b>           |      |         |        | <b>767,135.00</b>           |
| Emergency Medical Svcs             | 4.361488%                   | 1006 | 3415601 | 344310 | 40,408.20                   |
| Library Services                   | 0.352008%                   | 1014 | 3415601 | 681110 | 3,261.28                    |
| Library Services East Lake Fire    | 0.042952%                   | 1083 | 3415601 | 691153 | 397.94                      |
| East Lake Recreation               | 0.042952%                   | 1084 | 3415601 | 691154 | 397.94                      |
| Health Department                  | 0.396586%                   | 1002 | 3415601 | 302010 | 3,674.28                    |
| Feather Sound Community Services   | 0.013595%                   | 1082 | 3415601 | 691110 | 125.96                      |
| Palm Harbor MSTU                   | 0.068843%                   | 1081 | 3415601 | 691151 | 637.82                      |
| Palm Harbor Recreation             | 0.068843%                   | 1081 | 3415601 | 691152 | 637.82                      |
| <b>Subtotal - Taxing Authority</b> | <b>5.347267%</b>            |      |         |        | <b>49,541.23</b>            |
| <b>Fire Districts</b>              |                             |      |         |        |                             |
| Belleair Bluffs                    | 0.032557%                   | 1050 | 3415601 | 345215 | 301.63                      |
| Clearwater                         | 0.191983%                   | 1050 | 3415601 | 345220 | 1,778.68                    |
| Dunedin                            | 0.048796%                   | 1050 | 3415601 | 345225 | 452.09                      |
| Gandy                              | 0.003978%                   | 1050 | 3415601 | 345230 | 36.86                       |
| High Point                         | 0.136643%                   | 1050 | 3415601 | 345260 | 1,265.97                    |
| Largo                              | 0.123255%                   | 1050 | 3415601 | 345235 | 1,141.93                    |
| Pinellas Park                      | 0.055212%                   | 1050 | 3415601 | 345240 | 511.53                      |
| Safety Harbor                      | 0.010219%                   | 1050 | 3415601 | 345245 | 94.68                       |
| Seminole                           | 0.322978%                   | 1050 | 3415601 | 345255 | 2,992.32                    |
| South Pasadena                     | 0.002902%                   | 1050 | 3415601 | 345270 | 26.89                       |
| Tarpon Springs                     | 0.030651%                   | 1050 | 3415601 | 345250 | 283.97                      |
| Tierra Verde                       | 0.119602%                   | 1050 | 3415601 | 345265 | 1,108.09                    |
| <b>Subtotal Fire Districts</b>     | <b>1.078778%</b>            |      |         |        | <b>9,994.63</b>             |
| <b>BCC Total</b>                   | <b>89.227295%</b>           |      |         |        | <b>826,670.86</b>           |
| Other Taxing Units                 | 10.772705%                  |      |         |        | 99,806.69                   |
| <b>Total</b>                       | <b>100.000000%</b>          |      |         |        | <b>926,477.55</b>           |

\* 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, 2023**

**Cash and Cash Equivalents**

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

|              |           |                  |
|--------------|-----------|------------------|
| Cash in bank | \$        | 1,193,852        |
|              | <u>\$</u> | <u>1,193,852</u> |

**Accumulated Compensated Absences**

The change in accumulated compensated absences during the year ended September 30, 2023 and 2022, is as follows:

|  |                  |
|--|------------------|
| Compensated absences, September 30, 2022 | <u>1,024,055</u> |
| Additions:                               | 732,825          |
| Retirements:                             | <u>739,267</u>   |
| Compensated absences, September 30, 2023 | <u>1,017,613</u> |

**Employee Retirement System**

Contribution percentage rates by job class as of September 30, 2023

|                   |        |
|-------------------|--------|
| Elected official  | 58.68% |
| Regular           | 13.57% |
| Senior Management | 34.52% |
| DROP              | 21.13% |

|  |    |           |
|--|----|-----------|
| Contribution to the plan for the fiscal year | \$ | 1,719,731 |
|--|----|-----------|

|  |    |           |
|--|----|-----------|
| Total Covered Payroll expenditures for the fiscal year | \$ | 8,068,294 |
|--|----|-----------|

**Other Post Employment Benefits**

|   |    |         |
|---|----|---------|
| Contributions to plan for the fiscal year for retiree health care | \$ | 195,731 |
|---|----|---------|



**FOOTNOTE DATA**  
**September 30, 2023**

**Operating Lease Obligations**

Enterprise Vehicle Leases = 36 month

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, 2023:

|   |    |                |
|---|----|----------------|
| Fiscal year ending: *                       |    |                |
| 2024  | \$ | 48,083         |
| 2025  |    | 40,153         |
| 2026  |    | 18,692         |
| 2027  |    | -              |
| Thereafter                                  |    |                |
| Total minimum lease payments                | \$ | 106,927        |
| Less amounts representing interest          |    | (4,042)        |
| Present value of net minimum lease payments | \$ | <u>102,885</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 2023 | \$ 39,192        | \$ 89,925        | \$ 26,232          | \$ 102,885          |

**Related Party Transactions**

|  |    |                  |
|--|----|------------------|
| Costs incurred for services provided by the Board during the fiscal year |    |                  |
| Health/Dental insurance  | \$ | 2,115,356        |
| Risk financing   | \$ | 70,090           |
| Other charges  |    |                  |
|  | \$ | <u>2,185,446</u> |
| <br>   |    |                  |
| Total Funding provided by the Board for the fiscal year                  | \$ | 13,376,476       |
| <br>   |    |                  |
| Amounts due to the Board at fiscal year end                              |    |                  |
| Distribution of excess fees  | \$ | 826,671          |
| Amounts due for services   | \$ | 41,630           |
| <br>   |    |                  |
| Amounts due to other constitutional officers at fiscal year end          | \$ | 813              |
| <br>   |    |                  |
| Amounts due from the Board at fiscal year end                            | \$ | 538              |