



MIKE TWITTY, MAI, CFA
PINELLAS COUNTY PROPERTY APPRAISER

PO Box 1957, Clearwater, FL 33757-1957
www.pcpao.gov (727) 464-3207 confidential@pcpao.gov

Owner Name:

Physical Address:

Mailing Address:

Parcel ID Number:

Property Use Code:

It is the responsibility of the Pinellas County Property Appraiser's Office to annually determine the market value of all property in the county. In order to achieve the greatest possible accuracy in the valuation of income producing properties, this office annually conducts an income and expense survey.

Please submit a year-end 2023 Income and Expense Statement, Rent Roll, and/or other pertinent Operating Statements. The information gathered will be used only by the Property Appraiser's Office and will be kept in strict confidence per *Section 195.027, Florida Statutes*. This information will be analyzed for the identification of market conditions for the year 2023 and will be used to develop typical appraisal parameters and valuation models for your property type.

The requested information may be submitted year-round, however should be received by May 1, 2024 to be considered in the 2024 valuation. If you purchased this property during the last 12 months, please submit information for the period of your ownership, and reference the dates with which your data applies. For your convenience, **confidentially submit your completed data by clicking the button at the end of the form (confidential@pcpao.gov) or mail to the address above.** Note: If you are a tax representative for the property owner, please include an updated letter of authorization.

Your cooperation and prompt attention is greatly appreciated. If you have any questions, please do not hesitate to call us at (727) 464-3207 and ask for your area appraiser.

Sincerely,

A handwritten signature in black ink that reads "Mike Twitty". The signature is fluid and cursive.

Pinellas County Property Appraiser

HOTEL / MOTEL INCOME AND EXPENSE SURVEY

CONFIDENTIAL Information per F.S. 195.027 For Use By Pinellas County Property Appraiser's Office Only

Total Number of Rooms		2021 Avg Daily Rate (ADR)	\$ _____
2021 Occupancy Rate	%	2021 RevPAR	\$ _____

2023 GROSS INCOME **Income Data for January 1, 2023 thru December 31, 2023**

Attach complete Profit & Loss Statement and Rent Roll as of January 1, 2024

Potential Gross Room Rental Revenue (if fully occupied)	\$ _____
Actual Room Rental Revenue	\$ _____
Food and Beverage	\$ _____
Commercial Space Rental	\$ _____
Other Income (Specify) _____	\$ _____
Total 2023 Actual Income Received	\$ _____

2023 OPERATING EXPENSES **Expense Data for January 1, 2023 thru December 31, 2023**

Real Estate Taxes	\$ _____
Rooms	\$ _____
Food & Beverage (cost of goods sold)	\$ _____
Administrative (advertising, marketing, promo, etc.)	\$ _____
Management Fees	\$ _____
Franchise Fees	\$ _____
Ground Lease Expense	\$ _____
Payroll & Employee Benefits	\$ _____
Insurance (building & contents)	\$ _____
Flood Insurance	\$ _____
Professional Fees (Accounting, legal, etc.)	\$ _____
Utilities (electric, water, sewer, cable, telecommunications, etc.)	\$ _____
Services (grounds maint., pool, trash, pest control, elevator, etc.)	\$ _____
Repairs & Maintenance (no capital improvements)	\$ _____
Reserves for Replacements	\$ _____
Other (specify) _____	\$ _____
Total 2023 Operating Expenses	\$ _____

2023 Net Operating Income (before taxes, capital improvements & other expenses) **\$ _____**

2023 CAPITAL IMPROVEMENTS **Expense Data for January 1, 2023 thru December 31, 2023**

Please specify improvement. Do not include in operating expenses above.

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

Prepared by: _____ Title: _____ Date: _____

Signature: _____ Phone: _____

Please attach additional pages as necessary. Email: _____

PLEASE RETURN BY MAY 1, 2024