



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 2022 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 2022, 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, 2023 to be considered in the 2023 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	\$ _____

2022 GROSS INCOME Income Data for January 1, 2022 thru December 31, 2022

Attach complete Profit & Loss Statement and Rent Roll as of January 1, 2023

Potential Gross Room Rental Revenue (if fully occupied)		\$ _____
Actual Room Rental Revenue	\$ _____	
Food and Beverage	\$ _____	
Commercial Space Rental	\$ _____	
Other Income (Specify) _____	\$ _____	
Total 2022 Actual Income Received		\$ _____

2022 OPERATING EXPENSES Expense Data for January 1, 2022 thru December 31, 2022

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 2022 Operating Expenses		\$ _____

2022 Net Operating Income (before taxes, capital improvements & other expenses) **\$ _____**

2022 CAPITAL IMPROVEMENTS Expense Data for January 1, 2022 thru December 31, 2022

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, 2023