



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
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Fort Myers, Florida 33902-1546
Telephone: (239) 533-6100

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074
Website: www.leepa.org

Re: Income and Expense Questionnaire

Dear Property Owner/Manager:

Each year the Lee County Property Appraiser's office is required to determine the market value of all property in our county as of January 1. Due to Hurricane Ian, your property and business may have been significantly impacted. If Hurricane Ian impacted your business and its operations, please let us know so that we can reflect the status in our records. Additionally, each year, we ask commercial property owners to provide us with data relative to the operation of their business to assist us in our valuation process. Your information will be compared with all other similar properties and used to develop market rates for the entire class of properties. Participation by individual owners ensures that we accurately value all commercial properties in Lee County.

On the back of this letter is a form that details the type of information we are looking for in your type of business. In lieu of completing the form, you may use our online portal at www.leepa.org to report your hurricane damage and upload your income information. Simply enter your personalized code above on our home page, and we will walk you through the process. Feel free to upload a copy of your 2023 income and expense statement, rent roll, property brochure, or other applicable information prepared by your accountant or bookkeeper. Any income information you provide is confidential and will not be disclosed.

If you purchased or sold the property before December 31, feel free to enclose a copy of your closing statement that details the costs involved with the sale of the property and any allocations that were made for any tangible personal property (FF&E). This information helps in the verification of the sales transaction and ensures that we treat the sales transaction properly.

To ensure that we have adequate time to process and analyze the data, please submit your 2023 income and expense information as soon as you are able. Taxpayers generally submit their information to us when they have their taxes prepared, so we ask that you try to get it to us as soon as it's convenient.

If you do not use online reporting, kindly return the form and any other information using the postage-paid envelope provided, by e-mail attachment to nunezj@leepa.org, or fax it to (239) 533-6091. Thank you in advance for your cooperation. If you have any questions or need additional information, please contact Jorge Nunez at (239) 533-6228 or send an email to nunezj@leepa.org.

Sincerely,

Matt Caldwell
Lee County Property Appraiser

**Income and Expense Statement for Hotel and Motel Properties
For the Year Ending December 31, 2023**

DBA:

Room Type	Annual Tot. # Rooms Rentable	Annual Tot. # Rooms Rented	Average Daily Rate		Average Occupancy	Annual Income
			In-Season	Off-Season		
Hotel Room						
Efficiency						
1 BR						
2 BR						
Suite						
Conference/Meeting						
Other						

Annual Income (In dollars)

1.) Total Room Income	
2.) Lease Income (restaurants, etc.)	
4.) Other Income (please explain):	
5.) Total Annual Gross Income	

Annual Expenses (In dollars)

6.) Management Fees	
7.) Administrative (including legal, accounting, etc.)	
8.) Advertising/Marketing/Promotional	
9.) Payroll	
10.) Franchise Fees	
11.) Insurance Premiums	
12.) Food and Beverage	
13.) Utilities/Telecommunications	
14.) Grounds Maintenance (including trash, landscaping, parking lot, etc.)	
15.) Janitorial and Building Maintenance	
16.) Repairs	
17.) Furniture, Fixtures, and Equipment	
18.) Reserves for Replacements	
19.) Real Estate Taxes	
20.) Other Taxes/Fees (please explain):	
21.) Capital Expenses (please explain):	
22.) Other Expenses (please explain):	
23.) Total Annual Expenses	

Contact Information

Submitted by (please print):		Title:
Date:	Telephone:	Email:
Property Address:		