



FORM 245-B

**ANNUAL REPORT FOR BUSINESS ENTERPRISE
FOR
POSSESSORY INTEREST TAX
TAX YEAR 2023**

FORM DUE
May 15, 2023

DATA YEAR ENDING
December 31, 2022

COMPANY/BUSINESS NAME & ADDRESS

COMPLETE & MAIL TO:

**OFFICE OF THE NAVAJO TAX COMMISSION
POST OFFICE BOX 1903
WINDOW ROCK, ARIZONA 86515**

FOR INQUIRIES, PLEASE CALL:

(928) 871-7513

www.tax.navajo-nsn.gov

BUSINESS ENTERPRISE
FOR THE YEAR ENDED DECEMBER 31, 2022

COMPANY/BUSINESS NAME : _____

COMPANY CONFIDENTIAL DATA

Name of Property: _____	Lease or Contract No. : _____
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Name of Operator/Lessee : _____	Operator/Taxpayer Federal TIN/EIN/SS#: _____
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Address of Operator/Lessee : _____	E-mail Address: _____
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Name of Company Official Responsible For This Report : _____	Telephone Number : () _____
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Check all the types of Business/Operation Conducted on your lease:

Bank	<input type="checkbox"/>
Gas station	<input type="checkbox"/>
General office	<input type="checkbox"/>
Grocery	<input type="checkbox"/>
Hotel/Motel/B&B	<input type="checkbox"/>
Industrial Prop.	<input type="checkbox"/>
Manufacturing	<input type="checkbox"/>

Medical Office	<input type="checkbox"/>
Mini-Storage	<input type="checkbox"/>
Mobile Home Parks	<input type="checkbox"/>
Recreational Veh. Parks	<input type="checkbox"/>
Restaurant	<input type="checkbox"/>
Construction Co.	<input type="checkbox"/>
Waste Management	<input type="checkbox"/>

General Retail

Auto repair	<input type="checkbox"/>
Beauty salon	<input type="checkbox"/>
carwash/detail	<input type="checkbox"/>
coin op laundry	<input type="checkbox"/>

Tour company	<input type="checkbox"/>
Towing service	<input type="checkbox"/>
Video store	<input type="checkbox"/>

OTHER: _____

Date Business Started: _____ Number of Years Remaining on Lease: _____ Lease Renewal Options: _____ Name & Address of Lessor of original/base lease: _____ _____	<p align="center"><u><i>Hotel & Motels only</i></u></p> ADR: _____ Number of rooms: _____ Average room rates per month (\$): _____ Occupancy Rate: _____
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LAND/LEASE & BUILDINGS INFORMATION

TOTAL NUMBER OF ACRES UNDER LEASE: _____

BUILDINGS INFORMATION

LOCATION INFORMATION: Map of lease is acceptable.

STATE _____
 COUNTY _____
 AGENCY _____
 CHAPTER _____

Main Building(s) used for business:

Bldg #1: Total Sq. Ft.: _____
 Bldg #2: Total Sq. Ft.: _____
 Bldg #3: Total Sq. Ft.: _____

(If you need addition space, attach pages to this form)

If you need assistance in completing this report, call the Office of the Navajo Tax Commission
 at (928) 871-7513. A Form 200 needs to be submitted with this form.
 All our forms can be downloaded from our website www.tax.navajo-nsn.gov.

**CASH FLOW OR PROFIT STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2022**

COMPANY/BUSINESS NAME : _____

YEARS REMAINING LIFE : _____

Annual Historical Profit Record							Future Projections		
DEC. ENDING	2017	2018	2019	2020	2021	2022	Year 1 (2023)	Year 2 (2024)	Year 3 +

REVENUE IN \$ - ROUND TO THE NEAREST DOLLAR

TOTAL REVENUE IN \$									
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OPERATING COST IN \$ - ROUND TO THE NEAREST DOLLAR

Taxes and Lease Payments to the Navajo Nation are allowable Operating Costs. **Non-Cash Costs** such as Depreciations, Amortizations & Interest are not allowable.

OPERATING COST - \$									
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PROFIT IN \$ - ROUND TO THE NEAREST DOLLAR

NET OPERATING INCOME (NOI) <i>(Revenue Less Operating Costs)</i>									
INCOME TAXES \$ (Federal)									
INCOME TAXES \$ (State)									
AFTER TAX INCOME <i>(Net Operating Income "NOI" Less all Income Taxes)</i>									
CAPITAL COSTS \$									
CASH FLOW OR PROFIT <i>(After Tax Income Less Capital Costs)</i>									

COMPARABLE SALES DATA

*If your business has sold within the last five years provide the Sales Data, Buyer, Seller, Property Description and Terms of the Sale and Attach to This Form.

**SCHEDULE OF DEPRECIABLE ASSETS
ORIGINAL COST DATA**

SMALL SCALE = Grease Hoist, Tire Changers, Vacuum Cleaners, Floor Polishers, Audio Visuals, Ovens, Refrigerators, Washers, Dryers, Etc.
 LARGE SCALE = Fork Lifts, Front End Loaders, Backhoes

Company/Business Name: _____

FOR THE YEAR ENDED DECEMBER 31, 2022

Year	Leased / Owned Equipment and Buildings						Total Original Cost
	Small Scale	Large Scale	Computer Equipment	Office Equipment	Environmental	Buildings & Structures	
2022							
2021							
2020							
2019							
2018							
2017							
2016							
2015							
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1996							
1995							
1994							
pre 1993							

TOTAL

BUSINESS ENTERPRISE
FOR THE YEAR ENDED DECEMBER 31, 2022

COMPANY/BUSINESS NAME : _____

COMPARABLE SALES DATA:

If your business has sold within the last five years provide the Sales Data, Buyer, Seller, Property Description and Terms of the Sale and Attach to This Form.

ADDITIONAL INFORMATION

*List any additional information which you believe should be considered in determining the value of this business.

A FORM 200 MUST BE ATTACHED TO THIS FORM.

VERIFICATION

Under the penalties of perjury, I do solemnly swear or affirm that I have examined this report, including accompanying schedules and statements, and to the best of my knowledge, information and belief, it is true, correct, and complete.

Dated this _____ day of _____, 2023.
(day) (month)

X _____
Taxpayer or Duly Authorized Agent Signature

Print or Type Name

() _____
Telephone Number

Title

Company Name

Email address