



**Carole Jean Jordan, C.F.C.**

*Tax Collector*

*“How may we help you?”*

**M E M O R A N D U M**

**TO:** John A. Titkanich, Jr., County Administrator

**FROM:** Carole Jean Jordan, Tax Collector

**SUBJECT:** Agenda Item

**DATE:** October 31, 2025

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Please place the following on the Agenda for the Board of County Commissioners meeting on Tuesday November 18, 2025, under Constitutional Officer's Matters: Tax Collector, Carole Jean Jordan.

We are hereby presenting our Annual Fiscal Report for the Fiscal Year Ended September 30, 2025, as required by Section 218.36 of the Florida Statutes. Also attached is the Report of Distribution of Excess Fees for fiscal year ended September 30, 2025.

Thank you for your attention to this matter, and if you have any questions or if we can be of any assistance, please feel free to call me at (772) 360-3351.

cc: Elissa Nagy, Chief Deputy Comptroller  
Kristen Daniels, Director – Office of Management & Budget

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**P.O. Box 1509, Vero Beach, FL 32961-1509**

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INDIAN RIVER COUNTY TAX COLLECTOR  
CAROLE JEAN JORDAN, TAX COLLECTOR  
EXCESS FEE DISTRIBUTION  
FISCAL YEAR ENDED SEPTEMBER 30, 2025

AGENCY	COMMISSIONS		9/30/2025
	COLLECTED		EXCESS FEES
	2024/2025		\$ 2,878,726.17
GENERAL FUND	\$ 7,545,431.81	\$	2,586,182.48
FIND	\$ 16,293.52	\$	5,584.71
SCHOOL BOARD	\$ -	\$	-
FL GREEN FINANCE AUTH	\$ 13,789.62	\$	4,727.63
ST JOHNS WMD	\$ 101,443.77	\$	34,770.53
SEB INLET DIST	\$ 25,094.86	\$	8,603.40
MOSQUITO CONT	\$ 135,452.37	\$	46,427.29
HOSPITAL	\$ 432,747.79	\$	148,335.00
FELLSMERE WCD	\$ 1,500.00	\$	514.26
IR FARMS WCD	\$ 1,500.00	\$	514.26
ST JOHNS IMPROVE DIST	\$ 1,500.00	\$	514.26
SEB RIVER IMPROV DISTRICT	\$ 1,500.00	\$	514.26
VERO LAKES WCD	\$ 19.04	\$	6.53
DELTA FARMS WCD	\$ 1,500.00	\$	514.26
SEBASTIAN STORM DRAIN	\$ 103,458.62	\$	35,469.48
CITY OF VERO BEACH	\$ 17,640.38	\$	6,047.82
TOTAL	\$ 8,398,871.78	\$	2,878,726.17

			ALLOC
DUE TO COUNTY	001.00.208010	\$ 2,586,182.48	89.84%
DUE TO OTHER GOVT	620.00.208000	\$ 292,543.69	10.16%
TOTAL EXCESS FEES		\$ 2,878,726.17	

INDIAN RIVER COUNTY TAX COLLECTOR  
 CAROLE JEAN JORDAN, TAX COLLECTOR  
 EXCESS FEE DISTRIBUTION  
 FISCAL YEAR ENDED SEPTEMBER 30, 2025

AGENCY	DISTRICT CODE	COMMISSIONS COLLECTED		2024/2025 EXCESS FEES	
		2024/2025	%	\$	2,586,182.48
GENERAL FUND	GNF, GNFD	\$ 5,634,620.64	74.6759%	\$	1,931,255.56
MUNICIPAL SERV DIST	MUN, MUNS	\$ 362,908.40	4.8096%	\$	124,386.17
EMS SERV DIST	EMS, EMSD	\$ 1,090,006.07	14.4459%	\$	373,597.52
ROCKRIDGE SLD	ROL	\$ 22.46	0.0003%	\$	7.70
LAURELWOOD SLD	LWL	\$ 214.74	0.0028%	\$	73.60
GIFFORD SLD	GFLD	\$ 1,225.99	0.0162%	\$	420.21
LAUREL CT SLD	LCL	\$ 28.78	0.0004%	\$	9.86
OCEANSIDE SLD	OCLD	\$ 41.23	0.0005%	\$	14.13
OSLO PARK SLD	OPLD	\$ 652.62	0.0086%	\$	223.68
VERO LAKES MSTU	VLM	\$ 4,883.60	0.0647%	\$	1,673.84
VB HIGH SLD	VHL	\$ 2,283.30	0.0303%	\$	782.60
IXORA PK SLD	IXL	\$ 171.52	0.0023%	\$	58.79
PORPOISE PT SLD	PTL	\$ 4.47	0.0001%	\$	1.53
VERO SHORES SLD	VSL	\$ 136.16	0.0018%	\$	46.67
POINCIANA SLD	PPL	\$ 396.88	0.0053%	\$	136.03
ROSELAND RD SLD	RRL	\$ 42.48	0.0006%	\$	14.56
GLENDALE LK SLD	GLL	\$ 64.79	0.0009%	\$	22.21
WALKERS GLEN SLD	WGL	\$ 23.63	0.0003%	\$	8.10
FLORALTON SLD	FBL	\$ 46.94	0.0006%	\$	16.09
TIERRA LINDA SLD	TLL	\$ 71.28	0.0009%	\$	24.43
WHISPERING PINES SLD	WPL	\$ 33.86	0.0004%	\$	11.61
WEST WABASSO MSBU	WWM	\$ 131.22	0.0017%	\$	44.98
MOORINGS SLD	MSLD	\$ 211.08	0.0028%	\$	72.35
E. GIFFORD WATERSHED	GIF	\$ 36.33	0.0005%	\$	12.45
NORTH COUNTY WATER ASSE	NCWA	\$ 499.59	0.0066%	\$	171.23
LAND ACQ BOND	LAND, LND	\$ 36,084.55	0.4782%	\$	12,367.91
LAND ACQ BOND 2004	LND2, L04	\$ 19.13	0.0003%	\$	6.56
LANDFILL	LF	\$ 410,570.07	5.4413%	\$	140,722.11
		<u>\$ 7,545,431.81</u>	<u>100.0000%</u>	<u>\$</u>	<u>2,586,182.48</u>
		\$ -		\$	-
DUE TO COUNTY		001.00.208010		\$	2,586,182.48
DUE TO OTHER GOVT		620.00.208000		\$	292,543.69
TOTAL EXCESS FEES				<u>\$</u>	<u>2,878,726.17</u>
					ALLOC
					89.84%
					10.16%

FINST2425(A)

TAX COLLECTOR, INDIAN RIVER COUNTY  
CAROLE JEAN JORDAN, TAX COLLECTOR  
FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

INDIAN RIVER COUNTY, FLORIDA  
TAX COLLECTOR  
BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
FOR THE YEAR ENDED SEPTEMBER 30, 2025

ASSETS	ACCOUNT NUMBER	AGENCY FUNDS			
		FUND 001 GENERAL FUND	FUND 620 TAXING AUTHORITIES	FUND 630 OTHER GOVERNMENT	FUND 900 GENERAL LONG TERM DEBT
CASH-UNRESTRICTED	101				
PETTY CASH	102	\$ 33,500			
EQUITY IN POOLED CASH	104	1,008,015	3,776,102	783,898	
ACCOUNTS RECEIVABLE	115	685,728			
INTEREST RECEIVABLE	135	-			
SUPPLIES INVENTORY	141	18,664			
INVESTMENTS	151	4,400,944	-		
OTHER ASSETS - FLOWER FUND		9,052			
OTHER ASSETS - PREPAID	155	14,751			
AMOUNT TO PROVIDE-OTHER LIABILITIES	189				416,742
TOTAL ASSETS		\$ 6,170,654	3,776,102	\$ 783,898	\$ 416,742
LIABILITIES AND FUND EQUITY					
LIABILITIES:					
ACCOUNTS PAYABLE	202	\$ 616,338			
DUE TO BOARD OF COUNTY COMMISSIONERS	208	5,444,264			
DUE TO STATE OF FLORIDA	208			783,898	
DUE TO OTHER GOVERNMENTS	208	-	3,776,102		
UNEARNED REVENUE	208	101,000			
DEPOSITS	220				
OTHER LIABILITIES - FLOWER FUND		9,052			
OTHER LIABILITIES		-			
OTHER LIABILITIES - LONG TERM	239				
ACCRUED COMPENSATED ABSENCES	239	-			416,742
TOTAL LIABILITIES		\$ 6,170,654	3,776,102	\$ 783,898	\$ 416,742
FUND EQUITY:					
FUND BALANCE	271.20	\$ -	-	\$ -	-
TOTAL FUND EQUITY		-	-	-	-
TOTAL LIABILITIES AND FUND EQUITY		\$ 6,170,654	3,776,102	\$ 783,898	\$ 416,742
		-	-	-	-

FINST2425(B)

TAX COLLECTOR, INDIAN RIVER COUNTY  
CAROLE JEAN JORDAN, TAX COLLECTOR  
FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

INDIAN RIVER COUNTY, FLORIDA  
TAX COLLECTOR  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
ALL GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2025

GENERAL FUND					
REVENUES	ACCOUNT NUMBER	BUDGET	ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	%
CHARGES FOR SERVICES:					
COUNTY OFFICERS COMMISSIONS	341.80	\$9,957,220	\$ 10,483,727	\$ 526,507	
MISCELLANEOUS REVENUES:					
INTEREST	361.10	200,000	302,133	\$ 102,133	
OTHER REVENUES	381.00	-	-	\$ -	
TOTAL REVENUES		\$ 10,157,220	\$ 10,785,860	\$ 628,640	
EXPENDITURES					
GENERAL GOVERNMENT SERVICES:					
FINANCIAL AND ADMINISTRATIVE:					
PERSONAL SERVICES	513.10	\$ 6,272,405	\$ 6,133,403	\$ 139,002	
OPERATING EXPENDITURES	513.30	1,517,559	1,005,466	\$ 512,093	
CAPITAL OUTLAY	513.60	224,477	223,483	\$ 994	
DEBT SERVICE:					
LEASE CAPITAL OUTLAY		-	342,705	\$ (342,705)	
SUBSCRIPTION CAPITAL OUTLAY		-	1,855,194	\$ (1,855,194)	
LEASE PRINCIPAL	513.71	-	489,943	\$ (489,943)	
LEASE INTEREST	513.72	-	10,413	\$ (10,413)	
TOTAL EXPENDITURES		\$ 8,014,441	\$ 10,060,607	\$ (2,046,166)	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES		\$ 2,142,779	\$ 725,253	\$ (1,417,526)	
OTHER FINANCING SOURCES (USES)					
TRANSFERS IN					
SBITA FINANCING		\$ -	\$ 1,810,768	\$ 1,810,768	
LEASE FINANCING		-	342,705	342,705	
TRANSFERS OUT TO BOARD OF COUNTY COMMISSIONERS		(1,925,024)	(2,586,182)	(661,158)	89.838%
TRANSFERS OUT TO OTHER GOVERNMENTS		(217,755)	(292,544)	(74,789)	10.162%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (2,142,779)	\$ (725,253)	\$ 1,417,526	
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES		\$ -	\$ -	\$ -	
FUND BALANCES 10/01/24					
FUND BALANCES 9/30/25			\$ -		

I do solemnly swear that the foregoing is a true, correct and complete report of all revenues and expenditures of my office for the year ending the 30th day of September, 2025.



(Signature)  
Office of Tax Collector, Indian River County

FINST2425(C)

TAX COLLECTOR, INDIAN RIVER COUNTY  
CAROLE JEAN JORDAN, TAX COLLECTOR  
FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

INDIAN RIVER COUNTY, FLORIDA  
TAX COLLECTOR  
COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES  
ALL AGENCY FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	FUND 620	FUND 630	FUND 900	COMBINED
<b>ADDITIONS</b>				
CASH AND CASH EQUIVALENTS	\$ 265,061,425	\$ 32,928,147		\$ 297,989,572
INVESTMENTS				\$ -
ACCOUNTS RECEIVABLE				\$ -
DUE FROM OTHER GOVERNMENTS				\$ -
INVENTORIES				\$ -
INT REC ON INVESTMENTS				\$ -
AMOUNT TO PROVIDE-OTHER LIABILITIES			51,593	\$ 51,593
<b>TOTAL ADDITIONS</b>	<b>\$ 265,061,425</b>	<b>\$ 32,928,147</b>	<b>\$ 51,593</b>	<b>\$ 298,041,165</b>
<b>DEDUCTIONS</b>				
ACCOUNTS PAYABLE				\$ -
DUE TO BOCC				\$ -
DUE TO OTHER GOVERNMENTS	264,616,463	32,919,130		\$ 297,535,593
DUE TO OTHER FUNDS				\$ -
DEFERRED COMPENSATION				\$ -
ESCROW DEPOSITS				\$ -
<b>TOTAL DECUCTIONS</b>	<b>\$ 264,616,463</b>	<b>\$ 32,919,130</b>	<b>\$ -</b>	<b>\$ 297,535,593</b>
<b>NET INCREASE (DECREASE) IN FIDUCIARY NET POSITION</b>	<b>\$ 444,962</b>	<b>\$ 9,017</b>	<b>\$ 51,593</b>	<b>\$ 505,572</b>
<b>NET POSITION - BEGINNING</b>	<b>\$ 3,331,140</b>	<b>\$ 774,881</b>	<b>\$ 365,149</b>	<b>\$ 4,471,170</b>
<b>NET POSITION - ENDING</b>	<b>\$ 3,776,102</b>	<b>\$ 783,898</b>	<b>\$ 416,742</b>	<b>\$ 4,976,742</b>
				\$ -

## ATTACHMENT D

CAROLE JEAN JORDAN, TAX COLLECTOR  
 OPERATING LEASE SCHEDULE  
 FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND ESTIMATED FUTURE PAYMENTS

	ACTUAL LEASE PAYMENTS 2024/2025	ESTIMATED LEASE PAYMENTS 2025/2026	ESTIMATED LEASE PAYMENTS 2026/2027	ESTIMATED LEASE PAYMENTS 2027/2028	TOTAL ESTIMATED LEASE PAYMENTS
OFFICE SUITES, LLC					
WEST OFFICE					
BASE RENT *	\$ 96,000	\$ 97,760	\$ 99,715	\$ 76,240	\$ 273,716
CAM, INS & RE TAXES					\$ -
TOTAL WEST	<u>\$ 96,000</u>	<u>\$ 97,760</u>	<u>\$ 99,715</u>	<u>\$ 76,240</u>	<u>\$ 273,716</u>
UNIT C-3003 CARDINAL DR., LLC					
OCEANSIDE OFFICE					
BASE RENT	\$ 55,117	\$ 27,966			\$ 27,966
CAM, INS & RE TAXES					\$ -
TOTAL SEBASTIAN	<u>\$ 55,117</u>	<u>\$ 27,966</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 27,966</u>
QUADIENT (PITNEY BOWES)					
MAIL MACHINE RENTAL	\$ 4,568	\$ 4,568			\$ 4,568
TOTALS	<u><u>\$ 155,685</u></u>	<u><u>\$ 130,293</u></u>	<u><u>\$ 99,715</u></u>	<u><u>\$ 76,240</u></u>	<u><u>\$ 306,249</u></u>
					-