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OCT 30 2025

BOARD OF COUNTY  
COMMISSION

**Wesley Davis, CFA**  
Indian River County Property Appraiser

October 30, 2025

Joseph E. Flescher, Chairman  
Board of County Commissioners  
1801 27<sup>th</sup> Street  
Vero Beach FL 32960

Dear Joe,

Enclosed you will find a copy of our Annual Report for the year ending September 30, 2025.

Sincerely,

A blue ink handwritten signature, appearing to be "Wesley Davis", is written over a horizontal line.

Wesley Davis, CFA  
Indian River County Property Appraiser

DISTRIBUTION LIST

Commissioners ALL  
Administrator JS  
Attorney JS  
Community Dev. \_\_\_\_\_  
Emerg. Services \_\_\_\_\_  
General Services \_\_\_\_\_  
Human Resources \_\_\_\_\_  
OMB KD EK  
Public Works \_\_\_\_\_  
Recreation \_\_\_\_\_  
Utilities Services \_\_\_\_\_  
Other \_\_\_\_\_

1800 27<sup>th</sup> Street, Building B  
Vero Beach, FL 32960  
772 226 1480  
wdavis@ircpa.org

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

CERTIFICATION

I do solemnly swear that the information reported herein is a true, correct and complete report of all revenues and expenditures of my office for the year ending September 30, 2025

Signature:



Revenues	Account Number	Budget	Actual	Variance Favorable (Unfavorable)	Budget	Actual	Variance Favorable (Unfavorable)
Charges for Services:							
Recording of Legal Instruments	341.1						
Sale of Maps and Publications	341.3	\$ -	\$ 248.00	\$ 248.00			
Copying Charges	341.4			\$ -			
County Officers Commissions	341.8	\$ 5,032,684.00	\$ 5,032,684.00	\$ -			
Other Charges and Fees	341.9	\$ 359,323.00	\$ 359,323.00	\$ -			
Miscellaneous Revenues:				\$ -			
Interest	361.1	\$ -	\$ 4,761.68	\$ 4,761.68			
Surplus furniture & Equipment	364.41			\$ -			
Other Financing Sources		\$ -	\$ 7,026.50	\$ 7,026.50			
Other Revenues		\$ 170,273.00	\$ 170,273.00	\$ -			
Total Revenues		\$ 5,562,280.00	\$ 5,574,316.18	\$ 12,036.18	\$ -	\$ -	\$ -
Expenditures							
General Government Services:							
Financial & Administrative:							
Personal Services	513.1	\$ 4,467,178.00	\$ 3,973,913.06	\$ 493,264.94			
Operating Expenditures	513.3	\$ 1,018,802.00	\$ 884,891.69	\$ 133,910.31			
Capital Outlay	513.6	\$ 66,300.00	\$ 65,790.00	\$ 510.00			
Contingency		\$ 10,000.00	\$ -	\$ 10,000.00			
Debt Service:							
Principal			\$ 59,156.50	\$ (59,156.50)			
Interest			\$ 5,539.50	\$ (5,539.50)			
Other Debt Service							
Total Expenditures		\$ 5,562,280.00	\$ 4,989,290.75	\$ 572,989.25			
Excess of Revenue Over(under) Expenditures		\$ -	\$ 585,025.43	\$ 585,025.43			
Other Financing Sources (Uses)							
Transfers In							
Lease Purchase Proceeds							
Transfers Out		\$ -	\$ (585,025.43)	\$ (585,025.43)			
Total Other Financing Sources (Uses)		\$ -	\$ (585,025.43)	\$ (585,025.43)			
EXCESS OF REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES		\$ -	\$ -	\$ -			
FUND BALANCES 10/01/24			\$ -	\$ -			
FUND BALANCES 9/30/25			\$ -	\$ -			

INDIAN RIVER COUNTY, FLORIDA  
PROPERTY APPRAISER  
BALANCE SHEET  
ALL FUND TYPES AND ACCOUNT GROUPS  
SEPTEMBER 30, 2025

Assets	Account Number	General Fund	Special Revenue Fund Non Ad Valorem Projects	Agency Fund Deferred Compensation	General Long Term Debt
Cash-Unrestricted	101				
Petty Cash	102	\$ 51.00			
Equity in Pooled Cash	104	\$ 502,052.11			
Accounts Receivable	115	\$ 573.00			
Due from Other Funds	131				
Due from Other Governments	133				
Investments	151				
Other Assets-Prepaid Expenses	155	\$ 105,973.75			
Other Assets		\$ 23,409.00			
Amount to Provide- Other liabilities	210				\$ 364,979.78
<b>TOTAL ASSETS</b>		<b>\$ 632,058.86</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,979.78</b>
<b>Liabilities and Fund Equity</b>					
<b>Liabilities:</b>					
Accounts Payable	202	\$ 43,992.77			
Due to Other Funds	207				
Due to Board of County Commissioners	208	\$ 546,039.37			
Due to State of Florida	208				
Due to Other Governments	208	\$ 38,986.06			
Deposits	220				
Other Liabilities	229				
Other Liabilities-Employee FLEX Acct	229	\$ 3,040.66			
Capital Leases	239				
Accrued Compensated Absences	210				\$ 364,979.78
<b>Total Liabilities</b>		<b>\$ 632,058.86</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,979.78</b>
<b>Fund Equity:</b>					
Fund Balance	271.2				
<b>Total Fund Equity</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>		<b>\$ 632,058.86</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,979.78</b>

	Excess Fees	Amount Distributed or Due	Percentage	Actual
Board of County Commissioners	BCC	\$ 469,529.71	0.80258	\$ 4,327,517.00
Other Government	Emergency Services	\$ 76,509.66	0.13078	\$ 705,167.00
	St. John's River WMD	\$ 7,078.78	0.0121	\$ 65,243.00
	Sebastian Inlet District	\$ 1,140.75	0.00195	\$ 10,514.00
	Mosquito Control District	\$ 9,454.03	0.01616	\$ 87,135.00
	Hospital Maintenance	\$ 20,177.49	0.03449	\$ 185,970.00
	Florida Inland Navigation District	\$ 1,135.00	0.00194	\$ 10,461.00
	TOTAL	\$ 585,025.43	1	\$ 5,392,007.00

Property Appraiser  
Budget  
Fiscal Year 2024-2025

Indian River County

	Original	B/A #1 DOR	B/A #2	B/T #1	B/T #2	Current Budget
<b>Personal Services</b>						
11 Official	\$ 158,325.00	\$ 5,026.00				\$ 163,351.00
12 Employees(Regular)	\$ 2,747,110.00		\$ 180,760.00			\$ 2,927,870.00
13 Employees(Temporary)						\$ -
14 Overtime						\$ -
15 Special Pay	\$ 35,250.00					\$ 35,250.00
2152 Fica-Regular	\$ 224,962.00	\$ 384.00	\$ 13,828.00			\$ 239,174.00
2153 Fica-Other						\$ -
2251 Retirement- Official	\$ 92,905.00	\$ 2,949.00				\$ 95,854.00
2252 Retirement- Employee	\$ 282,641.00		\$ 17,422.00		\$ (25,490.00)	\$ 274,573.00
2253 SMS/SES	\$ 135,951.00		\$ 32,813.00		\$ 11,747.00	\$ 180,511.00
2254 Drop	\$ 66,530.00		\$ 4,315.00		\$ 13,743.00	\$ 84,588.00
223 Life & Health Insurance	\$ 465,344.00		\$ 663.00			\$ 466,007.00
24 Worker's Compensation						\$ -
25 Unemployment Compensation						\$ -
<b>TOTAL PERSONAL SERVICES</b>	<b>\$ 4,209,018.00</b>	<b>\$ 8,359.00</b>	<b>\$ 249,801.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,467,178.00</b>
<b>OPERATING EXPENSES</b>						
3151 EDP Services	\$ 156,800.00					\$ 156,800.00
3152 Appraisal Services	\$ 15,750.00					\$ 15,750.00
3153 Mapping Services						\$ -
3154 Legal Services	\$ 50,000.00					\$ 50,000.00
3159 Other Professional Services						\$ -
32 Accounting & Auditing	\$ 14,700.00					\$ 14,700.00

Property Appraiser  
Budget  
Fiscal Year 2024-2025

Indian River County

	Original	B/A #1 DOR	B/A #2	B/T #1	B/T #2	Current Budget
33 Court Reporter						\$ -
34 Other Contr. Services	\$ 135,650.00		\$ 25,900.00	\$ (1,300.00)	\$ 10,227.00	\$ 170,477.00
40 Travel & Per Diem	\$ 65,858.00				\$ (20,978.00)	\$ 44,880.00
41 Communications	\$ 38,400.00					\$ 38,400.00
4251 Postage	\$ 33,600.00					\$ 33,600.00
4252 Freight						\$ -
43 Utilities						\$ -
4451 Office Equipment	\$ 8,280.00				\$ 381.00	\$ 8,661.00
4452 Vehicles						\$ -
4453 Office Space						\$ -
4454 EDP	\$ 31,200.00					\$ 31,200.00
45 Insurance & Surety	\$ 12,350.00					\$ 12,350.00
4651 Office Equipment	\$ 11,000.00					\$ 11,000.00
4652 Vehicles	\$ 20,000.00					\$ 20,000.00
4653 Office Space						\$ -
4654 EDP	\$ 247,365.00				\$ 3,612.00	\$ 250,977.00
47 Printing & Binding	\$ 13,000.00				\$ 933.00	\$ 13,933.00
4951 Legal Advertisements	\$ 200.00					\$ 200.00
4952 Aerial Photos						\$ -
4958 Other						\$ -
51 Office Supplies	\$ 19,100.00				\$ 4,166.00	\$ 23,266.00
52 Operating Supplies	\$ 58,050.00					\$ 58,050.00
5451 Books	\$ 2,000.00					\$ 2,000.00
5452 Subscriptions						\$ -
5453 Education	\$ 37,849.00					\$ 37,849.00
5454 Dues/Membership	\$ 23,050.00				\$ 1,659.00	\$ 24,709.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 994,202.00</b>	<b>\$ -</b>	<b>\$ 25,900.00</b>	<b>\$ (1,300.00)</b>	<b>\$ -</b>	<b>\$ 1,018,802.00</b>

Property Appraiser  
Budget  
Fiscal Year 2024-2025

Indian River County

	Original	B/A #1 DOR	B/A #2	B/T #1	B/T #2	Current Budget
<b>CAPITAL OUTLAY</b>						
6451 EDP Equipment						\$ -
6452 Office Furniture						\$ -
6453 Office Equipment						\$ -
6454 Vehicles	\$ 65,000.00			\$ 1,300.00		\$ 66,300.00
66 Books						\$ -
<b>TOTAL CAPITAL OUTLAY</b>	<b>\$ 65,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,300.00</b>	<b>\$ -</b>	<b>\$ 66,300.00</b>
<b>NON-OPERATING</b>						
91 EDP Contract Reserve	\$ 25,900.00		\$ (25,900.00)			\$ -
92 Other Contract Reserve						\$ -
93 Special Contingency	\$ 249,801.00		\$ (249,801.00)			\$ -
94 Emergency Contingency	\$ 10,000.00					\$ 10,000.00
<b>TOTAL NON-OPERATING</b>	<b>\$ 285,701.00</b>	<b>\$ -</b>	<b>\$ (275,701.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000.00</b>
<b>TOTAL</b>	<b>\$ 5,553,921.00</b>	<b>\$ 8,359.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,562,280.00</b>