



State of New Jersey Local Government Services

Year: 2026 **Municipal User Friendly Budget**

MUNICIPALITY: 0509 Sea Isle City City - County of Cape May Adopted

Municode: 0509 **Filename:** 0509_fba_2026.xlsm

Website: www.seaislecitynj.us

Phone Number: 609-263-4461

Mailing Address: 233 JFK Boulevard

Municipality: Sea Isle City **State:** NJ **Zip:** 08243

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
Leonard	C.	Desiderio	6/30/2027	MayorLen@seaislecitynj.us

Chief Administrative Officer

George		Savastano		Gsavastano@seaislecitynj.us
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Chief Financial Officer

First Name	Middle Name	Last Name	Cert. Number	Business Email
Jennifer		Mclver	N-0811	JMclver@seaislecitynj.us

Municipal Clerk

Shannon	D.	Romano		Sromano@seaislecitynj.us
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Registered Municipal Accountant

Leonard		Costello		Lcostello@forc-scott.com
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
Frank	P.	Edwardi, Jr.	6/30/2027	Fedwardi@seaislecitynj.us
Ian	M.	Ciseck	6/30/2029	Iciseck@seaislecitynj.us
Michael	A.	Jargowski	6/30/2029	Mjargowski@seaislecitynj.us
Mary	L.	Tighe	6/30/2029	MTighe@seaislecitynj.us
William	J.	Kehner	6/30/2027	Wkehner@seaislecitynj.us

Government Type: City

Election Type: Non-Partisan (May)

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2025 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2026 Budget</u>		
	<u>Calendar Year</u>	<u>Calendar Year</u>	<u>% of</u>	<u>Avg Residential</u>	<u>Taxes</u>	<u>Actual/Estimated</u>	<u>Tax Levy</u>
	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Total Levy</u>	<u>Taxpayer Impact</u>			
Municipal Purpose Tax	0.445	\$22,405,807.57	49.21%	\$3,163.22	Municipal Purpose Tax	ACTUAL	\$22,966,219.74
Municipal Library			0.00%	\$0.00	Municipal Library		
Municipal Open Space			0.00%	\$0.00	Municipal Open Space		
Municipal Arts and Culture			0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)			0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)			0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	0.047	\$2,357,758.00	5.18%	\$334.09	Local School District	ESTIMATED	\$2,500,000.00
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.339	\$17,041,670.84	37.43%	\$2,409.73	County Purposes	ESTIMATED	\$21,800,000.00
County Library	0.054	\$2,717,633.18	5.97%	\$383.85	County Library	ESTIMATED	
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.020	\$1,006,205.10	2.21%	\$142.17	County Open Space	ESTIMATED	
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)	0.905	\$45,529,074.69	100.00%	\$6,433.07	Total ESTIMATED amount to be raised by taxes		\$47,266,219.74
Total Taxable Valuation as of October 1, 2025 <u>\$5,075,954,600.00</u> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <u>11,485,661.15</u>		
Current Year (2026) Average Residential Assessment <u>\$715,667.00</u>					Budget Appropriations, before Reserve for Uncollected Taxes <u>33,270,225.40</u>		
Prior Year (2025) Average Residential Assessment <u>\$710,836.00</u>					Total Non-Municipal Tax Levy <u>\$24,300,000.00</u>		
<u>Prior Year to Current Year Comparison</u>					Amount to be Raised by Taxes - Before RUT <u>\$46,084,564.25</u>		
<u>Comparison - Municipal Purposes Tax Rate</u>					Reserve for Uncollected Taxes (RUT) <u>\$1,181,655.49</u>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <u>\$47,266,219.74</u>		
0.445	0.453	1.69%			% of Tax Collections used to Calculate RUT <u>97.50%</u>		
<u>Comparison - Municipal Purposes Tax Levy</u>					If % used exceeds the actual collection % then reference the statutory exception used <u>40A:4-41c(1) 3 Year Average</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		<u>Tax Collections - ACTUAL as of Prior Year</u>		
\$22,405,807.57	\$22,966,219.74	2.50%	\$560,412.17		Total Tax Revenue, Collections CY 2025 <u>45,431,450.44</u>		
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u>					Total Tax Levy, CY 2025 <u>45,827,990.17</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2025 <u>99.13%</u>		
\$3,163.22	\$3,238.39	2.38%	\$75.17		Delinquent Taxes - December 31, 2025 <u>\$382,289.37</u>		

USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)

FCOA		% Difference Current vs. Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
08	Surplus	23.29%	\$850,000.00	\$3,650,000.00	\$4,500,000.00	\$4,500,000.00							
08	Local Revenue	-18.50%	(\$1,004,531.73)	\$5,430,431.73	\$4,425,900.00	\$4,425,900.00							
09	State Aid (without offsetting appropriation)	0.00%	\$0.42	\$296,502.58	\$296,503.00	\$296,503.00							
08	Uniform Construction Code Fees	-32.37%	(\$203,390.00)	\$628,390.00	\$425,000.00	\$425,000.00							
Special Revenue Items w/ Prior Written Consent													
11	Shared Services Agreements	-20.34%	(\$113,618.30)	\$558,618.30	\$445,000.00	\$445,000.00							
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00	\$0.00	\$0.00								
10	Public and Private Revenue	-54.21%	(\$46,362.42)	\$85,520.57	\$39,158.15	\$39,158.15							
08	Other Special Items	279.92%	\$736,787.00	\$263,213.00	\$1,000,000.00	\$1,000,000.00							
15	Receipts from Delinquent Taxes	-25.72%	(\$124,642.30)	\$484,642.30	\$360,000.00	\$360,000.00							
Amount to be raised by taxation													
07	Local Tax for Municipal Purposes	-48.18%	(\$21,349,182.97)	\$44,315,402.71	\$22,966,219.74	\$22,966,219.74							
07	Minimum Library Tax	#DIV/0!	\$0.00		\$0.00								
54	Open Space Levy Tax	#DIV/0!	\$0.00		\$0.00								
56	Arts and Cultural Levy Tax	#DIV/0!	\$0.00		\$0.00								
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00								
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00								
	Total	-38.15%	(\$21,254,940.30)	\$55,712,721.19	\$34,457,780.89	\$34,457,780.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)

FCOA	Budgeted Full-Time	Positions Part-Time	% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
20	15.00	10.00	1.08%	\$31,611.50	\$2,931,634.25	\$2,963,245.75	\$2,963,245.75								
21			-5.77%	(\$2,642.00)	\$45,750.00	\$43,108.00	\$43,108.00								
22	4.00	2.00	2.47%	\$12,044.00	\$486,740.00	\$498,784.00	\$498,784.00								
23			13.64%	\$565,766.00	\$4,147,454.00	\$4,713,220.00	\$4,713,220.00								
25	44.00	25.00	3.33%	\$200,143.31	\$6,007,249.58	\$6,207,392.89	\$6,204,822.00	\$2,570.89							
26	36.00	28.00	2.99%	\$105,004.31	\$3,507,864.45	\$3,612,868.76	\$3,576,281.50	\$36,587.26							
27			5.50%	\$2,110.00	\$38,350.00	\$40,460.00	\$40,460.00								
28	9.00	183.00	12.02%	\$325,752.00	\$2,709,675.00	\$3,035,427.00	\$3,035,427.00								
29		1.00	0.00%	\$0.00	\$5,900.00	\$5,900.00	\$5,900.00								
30			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
31			28.47%	\$255,800.00	\$898,435.00	\$1,154,235.00	\$1,154,235.00								
32			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
35			0.00%	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00								
36			1.06%	\$25,888.00	\$2,453,483.00	\$2,479,371.00	\$2,479,371.00								
37			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
42			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
43	1.00	1.00	1.00%	\$2,511.00	\$249,900.00	\$252,411.00	\$252,411.00								
44			-25.77%	(\$121,500.00)	\$471,500.00	\$350,000.00	\$350,000.00								
45			5.78%	\$432,127.00	\$7,477,325.00	\$7,909,452.00	\$7,909,452.00								
46			-52.13%	(\$7,895.00)	\$15,145.00	\$7,250.00	\$7,250.00								
48			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
50			0.77%	\$9,010.30	\$1,172,645.19	\$1,181,655.49	\$1,181,655.49								
55			#DIV/0!	\$0.00	\$0.00	\$0.00	\$0.00								
Total	109.00	250.00	5.63%	\$1,835,730.42	\$32,622,050.47	\$34,457,780.89	\$34,418,622.74	\$39,158.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	379	\$51,684,300.00	1.02%
2 Residential	6,842	\$4,896,593,500.00	96.47%
3A/3B Farm			0.00%
4A Commercial	183	\$127,521,400.00	2.51%
4B Industrial			0.00%
4C Apartments			0.00%
5A/5B Railroad			0.00%
6A/6B Business Personal Property			0.00%
Total	7,404	\$5,075,799,200.00	100.00%

Average Ratio (%), Assessed to True Value	47.55%
Equalized Valuation, Taxable Properties	\$10,674,656,572.03

Total # of property tax appeals filed in 2025	County Tax Board	4.00
	State Tax Court	2.00
Number of 2025 County Tax Board decisions appealed to Tax Court		0.00
Number of pending property tax appeals in State Tax Court		2.00

Amount paid out by municipality for tax appeals in 2025	
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Property Tax Assessments - Exempt Properties (October 1, 2025 Value)			
	# of Parcels	Assessed Value	% of Total
15A Public Schools			0.00%
15B Other Schools			0.00%
15C Public Property	357	\$105,639,700.00	77.82%
15D Church and Charities	8	\$16,054,600.00	11.83%
15E Cemeteries & Graveyards			0.00%
15F Other Exempt	16	\$14,062,100.00	10.36%
Total	381	\$135,756,400.00	100.00%

Percentage of Exempt vs. Non-Exempt Properties 2.67%

Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements				
	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2025 Total Tax Rate
G Commercial/Industrial Exemption				
I Dwelling Exemption				
J Dwelling Abatement				
K New Dwelling/Conversion Exemption				
L New Dwelling/Conversion Abatement				
N Multiple Dwelling Exemption				
O Multiple Dwelling Abatement				
Total 5 Yr Exemptions/Abatements	0	0.00	0.00	0.00

**USER FRIENDLY BUDGET SECTION
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body	0.00	6.00	92,009.60	\$80,000.00	\$0.00	\$5,889.60	\$0.00	\$6,120.00
Supervisory Staff (Department Heads & Managers)	12.00		2,192,113.19	\$1,555,878.50	\$25,000.00	\$254,541.72	\$237,668.26	\$119,024.71
Police Officers (Including Superior Officers)	23.00	25.00	4,879,827.80	\$2,950,464.68	\$280,000.00	\$1,084,295.77	\$339,356.80	\$225,710.55
Fire Fighters (Including Superior Officers)			0.00					\$0.00
All Other Union Employees not listed above	66.00		8,066,155.51	\$5,198,957.59	\$375,000.00	\$850,549.46	\$1,243,928.20	\$397,720.26
All Other Non-Union Employees not listed above	4.00	219.00	2,497,235.22	\$1,683,451.20	\$400,000.00	\$285,000.00		\$128,784.02
Totals	105.00	250.00	17,727,341.31	\$11,468,751.97	\$1,080,000.00	\$2,480,276.55	\$1,820,953.26	\$877,359.53

Is the Local Government required to comply with N.J.S.A. 11A **(Civil Service)**? - YES or NO

YES

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS

	Current Year # of Covered Members (Medical & Rx)	Current Year Annual Cost Estimate per Employee	Total Current Year Cost	Prior Year # of Covered Members (Medical & Rx)	Prior Year Annual Cost per Employee (Average)	Total Prior Year Cost
<u>Active Employees - Health Benefits - Annual Cost</u>						
Single Coverage	30.00	\$12,678.48	\$380,354.52	28.00	\$13,490.76	\$377,741.28
Parent & Child	7.00	\$22,761.55	\$159,330.84	5.00	\$24,148.44	\$120,742.20
Employee & Spouse (or Partner)	6.00	\$26,379.02	\$158,274.12	5.00	\$26,981.64	\$134,908.20
Family	37.00	\$35,161.92	\$1,300,991.04	42.00	\$37,639.32	\$1,580,851.44
Employee Cost Sharing Contribution (enter as negative -)			(\$597,892.00)			(\$499,054.53)
Subtotal	80.00		\$1,401,058.52	80.00		\$1,715,188.59
<u>Elected Officials - Health Benefits - Annual Cost</u>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative -)			\$0.00			\$0.00
Subtotal	0.00		\$0.00	0.00		\$0.00
<u>Retirees - Health Benefits - Annual Cost</u>						
Single Coverage	71	\$8,367.09	\$594,063.39	71	\$7,513.41	\$533,452.11
Parent & Child	6	\$24,463.92	\$146,783.52	6	\$23,891.88	\$143,351.28
Employee & Spouse (or Partner)	9	\$37,350.21	\$336,151.92	10	\$38,115.61	\$381,156.10
Family	10	\$41,915.82	\$419,158.20	9	\$41,814.80	\$376,333.20
Employee Cost Sharing Contribution (enter as negative -)			\$0.00			\$0.00
Subtotal	96.00		\$1,496,157.03	96.00		\$1,434,292.69
GRAND TOTAL	176.00		\$2,897,215.55	176.00		\$3,149,481.28

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

Is medical coverage provided by the SHBP (Yes or No)?

NO

Is prescription drug coverage provided by the SHBP (Yes or No)?

NO

**USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Union Employees Liabilities by Bargaining Unit and Non-Union Employees by Individual Title Rather Than Naming Each Individuals)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Local Ordinance	Individual Employment Agreement
CWA SUPERVISORS	139.97	\$60,000.00	86.94	\$38,233.74	39.38	\$16,840.73					x		
CWA CLERICAL	815.68	\$195,000.00	289.82	\$77,147.01	37.29	\$10,215.55					x		
CWA- EMPLOYEES	1,119.41	\$292,952.76	392.50	\$102,895.44	159.16	\$39,055.81					x		
EMT & PARAMEDICS	279.75	\$80,268.56	22.33	\$6,218.88	4.50	\$1,260.25					x		
FOP OFFICERS	361.27	\$177,024.08	26.88	\$13,402.47	-	\$0.00					x		
FOP SERGEANTS	450.71	\$90,000.00	18.42	\$13,798.37	-	\$0.00					x		
FOP- SUPERIOR	484.81	\$45,000.00	27.00	\$16,431.70	12.69	\$8,036.64					x		
SIC MM	769.32	\$89,449.16	180.39	\$72,337.61	-	\$0.00					x		
SIC MM 8 HOUR	51.94	\$15,000.00	43.56	\$21,530.33	-	\$0.00					x		
PT- NO AGREEMENT 8 HOUR	45.00	\$15,000.00	4.03	\$2,143.98	-	\$0.00							
PT- NO AGREEMENT 7 HOUR	19.50	\$3,176.32	21.79	\$3,514.45	-	\$0.00							
Deputy Clerk	33.18	\$8,864.98	31.11	\$8,311.52	-	\$0.00							x
Director of Finance (CFO)	51.00	\$15,000.00	10.75	\$5,862.73									x
Tax Assessor	145.61	\$15,000.00	52.50	\$23,273.78									x
Director of Community Development	107.81	\$15,000.00	5.19	\$3,053.16									x
Director of Community Services	148.00	\$15,000.00	34.16	\$16,799.41									x
Director of Police (Chief)	138.38	\$15,000.00	51.25	\$39,741.30									x
Confidential Assistant 8 hour	63.75	\$15,000.00	8.00	\$2,217.60									x
Confidential Secretary 7 hour	128.43	\$15,000.00	22.43	\$8,482.71									x
Municipal Clerk	193.50	\$15,000.00	22.04	\$9,298.19									x
Director of Public Works	124.44	\$15,000.00	17.00	\$10,005.52									x
Administrator	212.88	\$15,000.00	54.00	\$44,400.96									x
FIRE CHIEF	57.16	\$15,000.00	11.97	\$4,862.19									x
TOTALS (THIS PAGE ONLY)	5,941.50	\$1,236,735.86	1,434.05	\$543,963.05	253.00	\$75,408.98	-	\$0.00	-	\$0.00			

USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT

			Current Year	2027	2028	All Additional Future
Gross Debt	Deductions	Net Debt	Budget	Budget	Budget	Years' Budgets
Local School Debt		\$0.00				
Regional School Debt		\$0.00				
<u>Utility Fund Debt</u>						
	\$12,467,649.95	\$12,467,649.95				
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
		\$0.00				
<u>Municipal Purposes</u>						
Debt Authorized (BNI)	\$11,347,250.00	\$11,347,250.00				
Notes Outstanding	\$27,660,000.00	\$27,660,000.00				
Bonds Outstanding	\$40,700,000.00	\$40,700,000.00				
Loans and Other Debt		\$0.00				
Total (Current Year)	\$92,174,899.95	\$12,467,649.95	\$79,707,250.00			
Population (2020 census)	2,104					
Per Capita Gross Debt	\$43,809.36					
Per Capita Net Debt	\$37,883.67					
3 Year Average Property Valuation		\$9,903,515,063.33				
Net Debt as % of 3 Year Average Property Valuation		0.80%				
Utility Fund - Principal			\$1,040,000.00	\$800,000.00	\$800,000.00	\$2,780,000.00
Utility Fund - Interest			\$154,900.00	\$127,900.00	\$107,400.00	\$260,400.00
Bond Anticipation Notes - Principal			\$2,000,000.00			
Bond Anticipation Notes - Interest			\$1,183,104.45			
Bonds - Principal			\$5,230,000.00	\$4,540,000.00	\$4,790,000.00	\$26,140,000.00
Bonds - Interest			\$1,376,125.00	\$1,210,725.00	\$1,088,800.00	\$5,584,500.00
Loans & Other Debt - Principal			\$46,804.43	\$48,100.40	\$49,432.26	\$807,946.64
Loans & Other Debt - Interest			\$57,225.57	\$55,929.60	\$54,597.74	\$1,140,267.26
Total			\$11,088,159.45	\$6,782,655.00	\$6,890,230.00	\$36,713,113.90
Total Principal			\$8,316,804.43	\$5,388,100.40	\$5,639,432.26	\$29,727,946.64
Total Interest			\$2,771,355.02	\$1,394,554.60	\$1,250,797.74	\$6,985,167.26
% of Total Current Year Budget			32.18%			
Description	Debt Not Listed Above					
Total Guarantees - Governmental						
Total Guarantees - Other						
Total Capital/Equipment Leases						
Total Other						
Bond Rating	Moody's	Standard & Poors	Fitch			
Rating		AA				
Year of Last Rating		2025				
Mark "X" if Municipality has no bond rating						

USER FRIENDLY BUDGET SECTION - Notes

(Press ALT-Enter to go to a new line in each cell)
