



MUNICIPALITY:	1310 Deal Borough - County of Monmouth	Introduced
Municode:	1310	Filename: 1310_fbi_2025.xlsm
Website:	www.dealborough.com	
Phone Number:	732-531-1454	
Mailing Address:	732-531-1454	
Municipality:	Deal	State: NJ Zip: 07723

Government Type:	Borough
Election Type:	Non-Partisan (November)

Mayor				
First Name	Middle Name	Last Name	Term Expires	Business Email
Samuel		Cohen	5/15/2024	mayor@dealborough.com

Chief Administrative Officer

Ronen		Neuman	rneuman@dealborough.com
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Chief Financial Officer

Thomas	X	Seaman	N0286	tseaman@redbanknj.org
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Municipal Clerk

JoAnna		Myung	C-2206	clerk@dealborough.com
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Registered Municipal Accountant

John	R.	Swisher	5/24/1901	jswisher@scnco.com
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Governing Body Members		
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[illegible]

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

2024 Calendar Year Property Tax Levies - ALL entities levying property taxes					Current Year 2025 Budget		
	Calendar Year	Calendar Year	% of	Avg Residential	Taxes	Actual/Estimated	Tax Levy
	Tax Rate	Tax Levy	Total Levy	Taxpayer Impact			
Municipal Purpose Tax	0.178	\$8,817,815.39	41.70%	\$9,676.07	Municipal Purpose Tax	ACTUAL	\$9,080,244.00
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	0.045	\$2,215,953.00	10.48%	\$2,446.20	Local School District	ESTIMATED	\$2,282,430.60
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.168	\$8,319,415.47	39.35%	\$9,132.47	County Purposes	ESTIMATED	\$8,818,580.40
County Library	0.011	\$565,944.49	2.68%	\$597.96	County Library	ESTIMATED	\$599,901.16
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.025	\$1,224,226.67	5.79%	\$1,359.00	County Open Space	ESTIMATED	\$1,297,680.27
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2024 Budget)	0.427	\$21,143,355.02	100.00%	\$23,211.69	Total ESTIMATED amount to be raised by taxes		\$22,078,836.43
Total Taxable Valuation as of October 1, 2024 \$5,646,187,000.00					Revenue Anticipated, Excluding Tax Levy		12,925,669.75
(To be used to calculate the current year tax rate)					Budget Appropriations, before Reserve for Uncollected Taxes		21,330,913.75
Current Year (2025) Average Residential Assessment \$6,227,584.54					Total Non-Municipal Tax Levy		\$12,998,592.43
Prior Year (2024) Average Residential Assessment \$5,435,993.67					Amount to be Raised by Taxes - Before RUT		\$21,403,836.43
					Reserve for Uncollected Taxes (RUT)		\$675,000.00
					Total Amount to be Raised by Taxes		\$22,078,836.43
Prior Year to Current Year Comparison					% of Tax Collections used to Calculate RUT		96.94%
Comparison - Municipal Purposes Tax Rate					If % used exceeds the actual collection % then		
					reference the statutory exception used		
Comparison - Municipal Purposes Tax Levy					Tax Collections - ACTUAL as of Prior Year		
					Total Tax Revenue, Collections CY 2024		20,982,112.75
					Total Tax Levy, CY 2024		21,341,952.34
Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)					% of Taxes Collected, CY 2024		98.31%
					Delinquent Taxes - December 31, 2024		\$359,839.59
Sheet UFB-1							

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

FCOA		% Difference Current vs. Prior Year	S 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	Sewer Utility	Utility	Utility	Utility	Utility
08	Surplus	111.61%	\$4,710,000.00	\$4,220,000.00	\$8,930,000.00	\$8,300,000.00			\$630,000.00				
08	Local Revenue	5.85%	\$203,000.00	\$3,471,750.00	\$3,674,750.00	\$2,574,750.00			\$1,100,000.00				
09	State Aid (without offsetting appropriation)	0.00%	\$0.00	\$460,744.00	\$460,744.00	\$460,744.00							
08	Uniform Construction Code Fees	0.00%	\$0.00	\$230,000.00	\$230,000.00	\$230,000.00							
	Special Revenue Items w/ Prior Written Consent												
11	Shared Services Agreements	2.11%	\$22,659.87	\$1,075,246.68	\$1,097,906.55	\$1,097,906.55							
08	Additional Revenue Offset by Appropriations	180.00%	\$27,000.00	\$15,000.00	\$42,000.00				\$42,000.00				
10	Public and Private Revenue	-55.75%	(\$15,458.71)	\$27,727.91	\$12,269.20	\$12,269.20							
08	Other Special Items	-100.00%	(\$50,639.21)	\$50,639.21	\$0.00								
15	Receipts from Delinquent Taxes	0.00%	\$0.00	\$250,000.00	\$250,000.00	\$250,000.00							
	Amount to be raised by taxation												
07	Local Tax for Municipal Purposes	2.98%	\$262,428.61	\$8,817,815.39	\$9,080,244.00	\$9,080,244.00							
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	27.71%	\$5,158,990.56	\$18,618,923.19	\$23,777,913.75	\$22,005,913.75	\$0.00	\$0.00	\$1,772,000.00	\$0.00	\$0.00	\$0.00	\$0.00

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

FCOA		Budgeted Positions		% Difference	\$ Difference	Total Modified	Total	General	Public & Private	Open Space	Arts and Culture	Sewer	Utility	Utility	Utility	Utility
		Full-Time	Part-Time	Current v. Prior Year	Current v. Prior Year	Appropriation for Service Type (Prior Year)	Appropriation for Service Type (Current Year)	Budget	Offsets	Budget	Trust Fund	Utility				
20	General Government			5.85%	\$118,298.00	\$2,021,302.00	\$2,139,600.00	\$1,024,600.00				\$1,115,000.00				
21	Land-Use Administration			-5.13%	(\$5,650.00)	\$110,150.00	\$104,500.00	\$104,500.00								
22	Uniform Construction Code			0.00%	\$0.00	\$260,800.00	\$260,800.00	\$260,800.00								
23	Insurance			10.02%	\$149,186.00	\$1,489,008.00	\$1,638,194.00	\$1,638,194.00								
25	Public Safety			16.04%	\$498,220.24	\$3,106,579.76	\$3,604,800.00	\$3,604,800.00								
26	Public Works			-2.24%	(\$24,693.87)	\$1,102,443.87	\$1,077,750.00	\$1,077,750.00								
27	Health and Human Services			0.00%	\$0.00	\$44,500.00	\$44,500.00	\$44,500.00								
28	Parks and Recreation			11.64%	\$142,500.00	\$1,224,500.00	\$1,367,000.00	\$1,367,000.00								
29	Education (including Library)			#DIV/0!	\$0.00		\$0.00									
30	Unclassified			0.00%	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00								
31	Utilities and Bulk Purchases			-0.25%	(\$1,000.00)	\$394,000.00	\$393,000.00	\$393,000.00								
32	Landfill / Solid Waste Disposal			1.96%	\$5,000.00	\$255,000.00	\$260,000.00	\$260,000.00								
35	Contingency			1900.00%	\$19,000.00	\$1,000.00	\$20,000.00	\$20,000.00								
36	Statutory Expenditures			5.03%	\$75,383.39	\$1,500,110.61	\$1,575,494.00	\$1,468,494.00				\$107,000.00				
37	Judgements			-55.75%	(\$15,458.71)	\$27,727.91	\$12,269.20	\$12,269.20								
42	Shared Services			2.09%	\$22,659.79	\$1,086,346.76	\$1,109,006.55	\$1,109,006.55								
43	Court and Public Defender			-3.02%	(\$5,454.28)	\$180,454.28	\$175,000.00	\$175,000.00								
44	Capital			78.85%	\$4,100,000.00	\$5,200,000.00	\$9,300,000.00	\$8,750,000.00				\$550,000.00				
45	Debt			#DIV/0!	\$0.00		\$0.00									
46	Deferred Charges			#DIV/0!	\$0.00		\$0.00									
48	Debt - Type 1 School District			#DIV/0!	\$0.00		\$0.00									
50	Reserve for Uncollected Taxes			13.45%	\$80,000.00	\$595,000.00	\$675,000.00	\$675,000.00								
55	Surplus General Budget			#DIV/0!	\$0.00		\$0.00									
Total		0.00	0.00	27.70%	\$5,157,990.56	\$18,618,923.19	\$23,776,913.75	\$22,004,913.75	\$0.00	\$0.00	\$0.00	\$1,772,000.00	\$0.00	\$0.00	\$0.00	\$0.00

STRUCTURAL BUDGET IMBALANCES

[illegible]

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

Property Tax Assessments - Taxable Properties (October 1, 2024 Value)			
	# of Parcels	Assessed Value	% of Total
1 Vacant Land	53	\$284,563,700.00	5.04%
2 Residential	854	\$5,318,357,200.00	94.19%
3A/3B Farm			0.00%
4A Commercial	14	\$33,480,400.00	0.59%
4B Industrial			0.00%
4C Apartments	4	\$9,785,700.00	0.17%
5A/5B Railroad			0.00%
6A/6B Business Personal Property			0.00%
Total	925	\$5,646,187,000.00	100.00%
Average Ratio (%), Assessed to True Value			
		100.00%	
Equalized Valuation, Taxable Properties			
		\$5,646,187,000.00	
Total # of property tax appeals filed in 2024		County Tax Board	8.00
		State Tax Court	2.00
Number of 2024 County Tax Board decisions appealed to Tax Court		26.00	
Number of pending property tax appeals in State Tax Court		28.00	
Amount paid out by municipality for tax appeals in 2024			

Property Tax Assessments - Exempt Properties (October 1, 2024 Value)			
	# of Parcels	Assessed Value	% of Total
15A Public Schools	1	\$15,700,000.00	6.96%
15B Other Schools			0.00%
15C Public Property	18	\$165,306,600.00	73.27%
15D Church and Charities	8	\$44,615,000.00	19.77%
15E Cemeteries & Graveyards			0.00%
15F Other Exempt			0.00%
Total			
	27	\$225,621,600.00	100.00%
Percentage of Exempt vs. Non-Exempt Properties			
		4.00%	

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 2024 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

Long Term Tax Exemption

[illegible]

USER FRIENDLY BUDGET SECTION

[illegible]

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		3.00	8,000.00	\$8,200.00				\$616.00
Supervisory Staff (Department Heads & Managers)	6.00		791,769.33	\$496,700.00		\$59,604.00	\$197,219.43	\$38,245.90
Police Officers (Including Superior Officers)	12.00	0.00	5,172,050.66	\$3,170,070.00	\$120,000.00	\$996,727.00	\$641,158.27	\$244,095.39
Fire Fighters (Including Superior Officers)	3.00	3.00	572,080.84	\$268,660.80	\$10,000.00	\$112,909.45	\$159,823.71	\$20,686.88
All Other Union Employees not listed above	15.00		1,422,952.32	\$940,912.06	\$20,000.00	\$42,323.28	\$347,266.78	\$72,450.20
All Other Non-Union Employees not listed above	2.00	151.00	1,063,676.54	\$1,043,674.54	\$20,000.00		\$0.00	\$2.00
Totals	38.00	157.00	9,030,529.69	\$5,928,217.40	\$170,000.00	\$1,211,563.73	\$1,345,468.19	\$376,096.37

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

NO

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
Active Employees - Health Benefits - Annual Cost						
Single Coverage	23.00	\$17,250.98	\$396,772.54	23.00	\$14,833.61	\$341,173.03
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)	6.00	\$35,143.52	\$210,861.12	7.00	\$29,709.31	\$207,965.17
Family	14.00	\$49,612.87	\$694,580.18	12.00	\$42,524.28	\$510,291.36
Employee Cost Sharing Contribution (enter as negative -)			(\$200,000.00)			(\$228,641.41)
Subtotal	43.00		\$1,102,213.84	42.00		\$830,788.15
Elected Officials - Health Benefits - Annual Cost						
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 -)						
Subtotal	0.00		\$0.00	0.00		\$0.00
Retirees - Health Benefits - Annual Cost						
Single Coverage	8	\$11,921.15	\$95,369.20	5	\$5,580.84	\$27,904.20
Parent & Child	1	\$30,295.80	\$30,295.80	4	\$19,978.32	\$79,913.28
Employee & Spouse (or Partner)	11	\$22,170.63	\$243,876.93	7	\$10,893.12	\$76,251.84
Family			\$0.00	3	\$41,893.20	\$125,679.60
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	20.00		\$369,541.93	19.00		\$309,748.92
GRAND TOTAL	63.00		\$1,471,755.77	61.00		\$1,140,537.07

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)?

YES

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

YES

UFB-9 Accumulated Absence Liability

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

USER FRIENDLY BUDGET SECTION
ACCUMULATED ABSENCE LIABILITY

[illegible]

Gross Debt	Deductions	Net Debt		Current Year Budget	2026 Budget	2027 Budget	All Additional Future Years' Budgets									
Local School Debt		\$0.00		Utility Fund - Principal												
Regional School Debt		\$0.00		Utility Fund - Interest												
				Bond Anticipation Notes - Principal												
<u>Utility Fund Debt</u>				Bond Anticipation Notes - Interest												
Sewer		\$0.00		Bonds - Principal												
		\$0.00		Bonds - Interest												
		\$0.00		Loans & Other Debt - Principal												
		\$0.00		Loans & Other Debt - Interest												
		\$0.00														
		\$0.00		Total	\$0.00	\$0.00	\$0.00									
<u>Municipal Purposes</u>				Total Principal	\$0.00	\$0.00	\$0.00									
Debt Authorized (BNI)		\$0.00		Total Interest	\$0.00	\$0.00	\$0.00									
Notes Outstanding		\$0.00		% of Total Current Year Budget	0.00%											
Bonds Outstanding		\$0.00														
Loans and Other Debt		\$0.00		Description	Debt Not Listed Above											
				Total Guarantees - Governmental												
				Total Guarantees - Other												
				Total Capital/Equipment Leases												
				Total Other												
Total (Current Year)	\$0.00	\$0.00	\$0.00	<div style="display: flex; justify-content: space-between;"> <div> <u>Bond Rating</u> Rating Year of Last Rating </div> <table border="1"> <tr> <td><u>Moody's</u></td><td><u>Standard & Poors</u></td><td><u>Fitch</u></td></tr> <tr> <td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td></tr> </table> </div>				<u>Moody's</u>	<u>Standard & Poors</u>	<u>Fitch</u>						
<u>Moody's</u>	<u>Standard & Poors</u>	<u>Fitch</u>														
Population (2020 census)																
Per Capita Gross Debt	#DIV/0!															
Per Capita Net Debt	#DIV/0!															
3 Year Average Property Valuation				Mark "X" if Municipality has no bond rating <div style="float: right; width: 80px; height: 20px; border: 1px solid black;"></div>												
Net Debt as % of 3 Year Average Property Valuation		#DIV/0!														

Sheet UFB-10

USER FRIENDLY BUDGET SECTION - SHARED SERVICES PROVIDED AND RECEIVED

[illegible]

USER FRIENDLY BUDGET SECTION - SHARED SERVICES PROVIDED AND RECEIVED

[illegible]

USER FRIENDLY BUDGET SECTION - LIST OF AUTHORITIES AND FIRE DISTRICTS

Please set forth below the names of all authorities and fire districts that serve your municipality

[illegible]

USER FRIENDLY BUDGET SECTION - Notes

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