



TOWNSHIP OF ROCHELLE PARK

2026 Budget Presentation

May 13, 2026

TOWNSHIP OF ROCHELLE PARK

ANALYSIS OF ASSESSED VALUATIONS

	<u>Total</u>	<u>Increase/ (Decrease)</u>
2026 Assessed Value (A)	\$1,515,360,600	\$ 551,896,700
2025 Assessed Value	963,463,900	2,693,000
2024 Assessed Value	960,770,900	(429,800)
2023 Assessed Value	961,200,700	1,228,200
2022 Assessed Value	959,972,500	

(A) – The Township had a revaluation of property effective for the calendar year 2026. The date of the previous revaluation was 2010.

TOWNSHIP OF ROCHELLE PARK

ASSESSED VALUATIONS BY PROPERTY CLASS

<u>Property Class</u>	<u>2026 Assessed Value</u>	<u>% of Total</u>	<u>2025 Assessed Value</u>	<u>% of Total</u>
1. Vacant	\$ 14,237,300	0.9%	\$ 12,705,100	1.3%
2. Residential	1,036,829,200	68.4%	603,955,100	62.7%
4A. Commercial	359,892,800	23.8%	280,563,300	29.1%
4B. Industrial	48,700,600	3.2%	30,990,100	3.2%
4C. Apartment	<u>55,700,700</u>	<u>3.7%</u>	<u>35,250,300</u>	<u>3.7%</u>
Total Commercial	<u>464,294,100</u>	<u>30.7%</u>	<u>346,803,700</u>	<u>36.0%</u>
Grand Total	<u>\$ 1,515,360,600</u>	<u>100.0%</u>	<u>\$ 963,463,900</u>	<u>100.0%</u>

– Approximate 6% shift in the valuation of property from Commercial to Residential property valuations.

– 2026 Average Residential Tax Dollar Impact - \$925

➤ Municipal	\$325
➤ Library	19
➤ County	106
➤ School	<u>475</u>
	<u>\$925</u>

TOWNSHIP OF ROCHELLE PARK

COMPARATIVE SCHEDULE OF MUNICIPAL TAX RATES

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Municipal Purpose Tax Rate	1.014	1.020	1.025
Municipal Tax Increase	0.010	0.006	0.005
Percentage Increase	1.0%	0.6%	0.5%
Impact to Average Home	\$33	\$20	\$17

TOWNSHIP OF ROCHELLE PARK

COMPARATIVE SCHEDULE OF FUND BALANCE

Year	Balance December 31,	Utilized in Budget of Succeeding Year	Remaining Balance
2025	\$ 3,917,255	\$ 2,231,035 (A)	\$ 1,686,220
2025	3,917,255	1,928,035 (I)	1,989,220
2024	4,839,031	1,928,035	2,910,996
2023	4,937,249	1,694,100	3,243,149
2022	3,625,115	1,602,500	2,022,615

(A) - Amended Budget

(I) - Introduced Budget

TOWNSHIP OF ROCHELLE PARK

BUDGET REVENUE ANALYSIS - INTRODUCED

	2026 Introduced <u>Budget</u>	2025 Adopted/Amended <u>Budget</u>	<u>Variance</u>
Surplus Anticipated	\$ 1,928,035	\$ 1,928,035	
Municipal Local Revenue	636,000	604,000	\$ 32,000
Municipal Local Revenue - UCC Fees	180,000	300,000	(120,000)
State Aid	706,846	706,846	-
Shared Service Agreement - BOE	31,996	31,996	-
Other Special Items	812,500	755,052	57,448
Other Special Items - Medical Cannabis Transfer			
Tax and User Fess	480,000	650,000	(170,000)
Other Special Items - PILOT Fees	259,000	345,000	(86,000)
Public and Private Grants	86,088	86,829	(741)
Delinquent Taxes	110,000	110,000	-
Municipal Tax Levy	11,160,079	9,876,804	1,283,275
Library Tax Levy	<u>502,668</u>	<u>466,574</u>	<u>36,094</u>
	<u>\$ 16,893,212</u>	<u>\$ 15,861,136</u>	<u>\$ 1,032,076</u>

TOWNSHIP OF ROCHELLE PARK

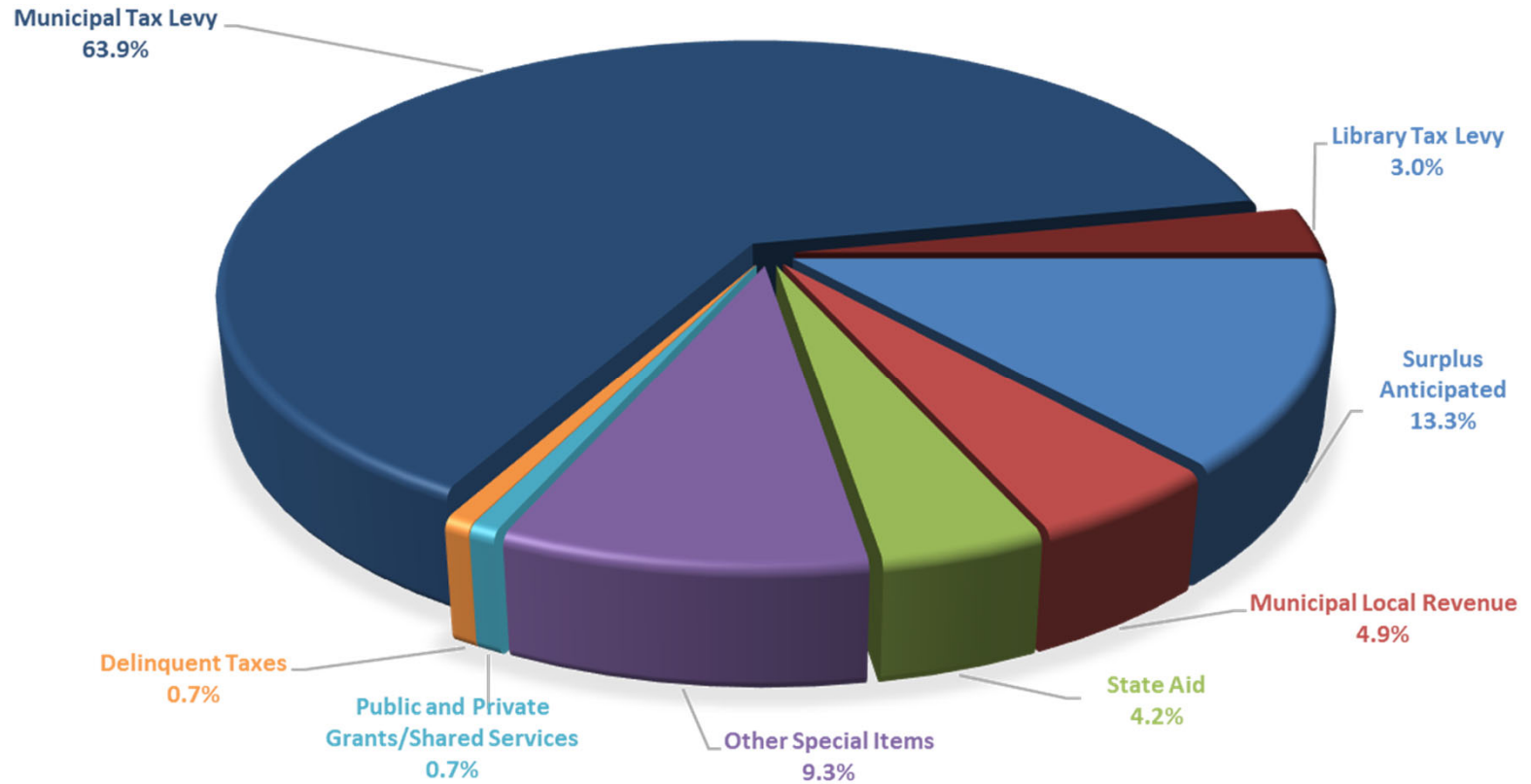
BUDGET REVENUE ANALYSIS - AMENDED

	2026 Amended <u>Budget</u>	2025 Adopted/Amended <u>Budget</u>	<u>Variance</u>
Surplus Anticipated	\$ 2,231,035	\$ 1,928,035	\$ 303,000
Municipal Local Revenue	636,000	604,000	32,000
Municipal Local Revenue - UCC Fees	180,000	300,000	(120,000)
State Aid	706,846	706,846	-
Shared Service Agreement - BOE	31,996	31,996	-
Other Special Items	812,500	755,052	57,448
Other Special Items - Medical Cannabis Transfer			
Tax and User Fess	480,000	650,000	(170,000)
Other Special Items - PILOT Fees	259,000	345,000	(86,000)
Public and Private Grants	86,088	86,829	(741)
Delinquent Taxes	110,000	110,000	-
Municipal Tax Levy	10,701,479	9,876,804	824,675
Library Tax Levy	<u>502,668</u>	<u>466,574</u>	<u>36,094</u>
	<u>\$ 16,737,612</u>	<u>\$ 15,861,136</u>	<u>\$ 876,476</u>

TOWNSHIP OF ROCHELLE PARK

2026 REVENUES - AMENDED

Where the Budget \$\$ Comes From



TOWNSHIP OF ROCHELLE PARK

BUDGET APPROPRIATION ANALYSIS - INTRODUCED

	2026 Introduced <u>Budget</u>	2025 Adopted/Amended <u>Budget</u>	<u>Variance</u>
Salaries & Wages	\$ 5,939,145	\$ 5,376,662	\$ 562,483
Other Expenses	1,712,300	1,732,200	(19,900)
Shared Service Agreements	73,521	98,521	(25,000)
Insurance	3,056,731	2,592,243	464,488
Utility Expenses & Bulk Purchases	675,668	687,905	(12,237)
Statutory Expenditures (S.S./Pension)	1,628,052	1,447,588	180,464
Sewerage Processing	869,100	991,747	(122,647)
Judgements	-	27,700	(27,700)
Public Grants	86,561	87,564	(1,003)
Capital Improvements	100,000	100,000	-
Debt Service	1,584,010	1,563,600	20,410
Emergency Authorizations/Deferred Charges	38,000	66,000	(28,000)
Transfer to Board of Education	102,456	102,832	(376)
Reserve for Uncollected Taxes	525,000	520,000	5,000
Library	502,668	466,574	36,094
	<u>\$ 16,893,212</u>	<u>\$ 15,861,136</u>	<u>\$ 1,032,076</u>

TOWNSHIP OF ROCHELLE PARK

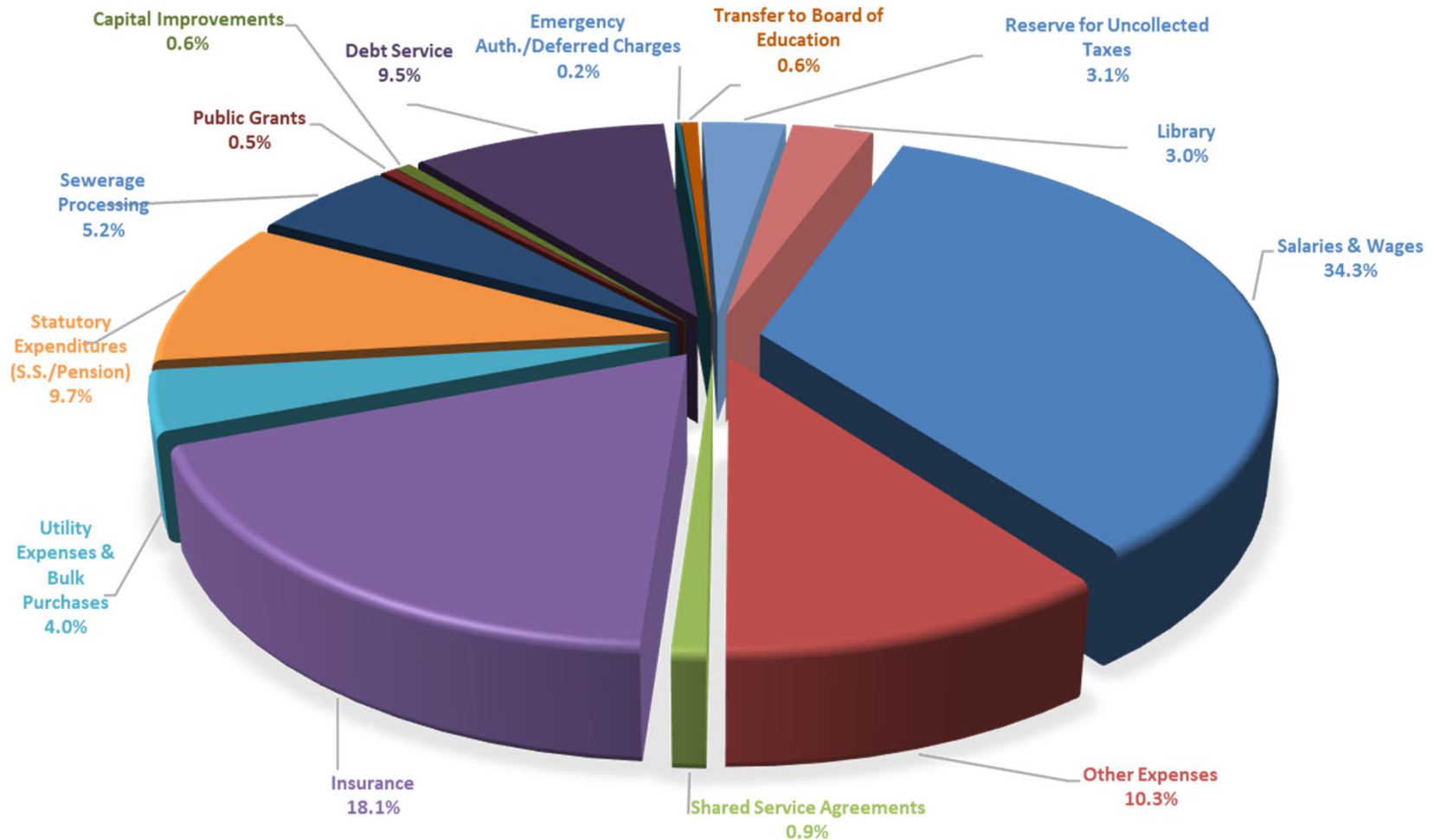
BUDGET APPROPRIATION ANALYSIS - AMENDED

	2026 Amended <u>Budget</u>	2025 Adopted/Amended <u>Budget</u>	<u>Variance</u>
Salaries & Wages	\$ 5,739,145	\$ 5,376,662	\$ 362,483
Other Expenses	1,722,700	1,732,200	(9,500)
Shared Service Agreements	153,521	98,521	55,000
Insurance	3,019,731	2,592,243	427,488
Utility Expenses & Bulk Purchases	675,668	687,905	(12,237)
Statutory Expenditures (S.S./Pension)	1,619,052	1,447,588	171,464
Sewerage Processing	869,100	991,747	(122,647)
Judgements	-	27,700	(27,700)
Public Grants	86,561	87,564	(1,003)
Capital Improvements	100,000	100,000	-
Debt Service	1,584,010	1,563,600	20,410
Emergency Authorizations/Deferred Charges	38,000	66,000	(28,000)
Transfer to Board of Education	102,456	102,832	(376)
Reserve for Uncollected Taxes	525,000	520,000	5,000
Library	502,668	466,574	36,094
	<u>\$ 16,737,612</u>	<u>\$ 15,861,136</u>	<u>\$ 876,476</u>

TOWNSHIP OF ROCHELLE PARK

2026 APPROPRIATIONS - AMENDED

Where Your Budget \$\$ is Expended



TOWNSHIP OF ROCHELLE PARK

COMPARISON OF TAX RATE APPORTIONMENT - AMENDED

	<u>2026 Budget</u>	<u>2025 Actual (R)</u>	<u>Tax Rate Increase</u>	<u>Tax Impact on Average Home \$577,900</u>
Municipal	\$ 0.706	\$ 0.652	\$ 0.054	\$ 312
Library	0.033	0.031	0.002	12
County*	0.226	0.217	0.009	52
School**	<u>1.021</u>	<u>0.965</u>	<u>0.056</u>	<u>324</u>
	<u>\$ 1.986</u>	<u>\$ 1.865</u>	<u>\$ 0.121</u>	<u>\$ 700</u>

Municipal Budget Impact

Budget Increase in 2026 Municipal Rate	\$ 0.054
Budget Impact to Average Home Assessed at \$577,900	\$ 312
Budget Monthly Impact to Average Home Assessed at \$577,900	\$ 26.00

R - Restated due to 2026 property tax revaluation

* County tax rate estimated at a 4% increase in levy. Includes County Open Space tax rate of \$0.010.

** School tax rate estimated based on preliminary 2026-2027 school district tax levy certification

TOWNSHIP OF ROCHELLE PARK

TOTAL TAX IMPACT ON AVERAGE HOME WITH REVALUATION

2026 Tax Impact on Average Home Assessed at \$577,900

	<u>Budget</u>	<u>Revaluation</u>	<u>Total</u>	<u>Monthly</u>
Municipal	\$ 312	\$ 325	\$ 637	\$ 53
Library	12	19	31	3
County*	52	106	158	13
School**	324	475	799	67
	<u>\$ 700</u>	<u>\$ 925</u>	<u>\$ 1,625</u>	<u>\$ 136</u>

* County tax rate estimated at a 4% increase in levy. Includes County Open Space tax rate of \$0.010.

** School tax rate estimated based on preliminary 2026-2027 school district tax levy certification

TOWNSHIP OF ROCHELLE PARK

WHERE YOUR TAX DOLLAR GOES

2026

Municipal

Library

School

County



36¢

2¢

51¢

11¢