



Roosevelt Island Operating Corporation



Approved Budget Fiscal Year 2018-19

**The Roosevelt Island Operating Corporation
Approved Budget FY 18/19**

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**Roosevelt Island
Operating Corporation**

ANDREW M. CUOMO
Governor

December 19, 2017

The Board of Directors
Roosevelt Island Operating Corporation
of The State of New York
591 Main Street
Roosevelt Island, New York 10044

Re: Approved Budget FY 2018/2019 Certification Letter

Dear Board Members,

Please be advised that, to the best of my knowledge and based on information as of the date of this letter, the Approved Budget FY 2018/2019 is based on reasonable assumptions and methods of estimation and I am not aware of any misrepresentations contained within.

Respectfully submitted,

Susan Rosenthal
President/Chief Executive Officer



Approved Budget FY 2018-19
Overview

Revenues

RIOC's Approved Budget FY 2018-19 projects revenues of \$51,203,000 a increase of \$23,234,000 or 83.07 % over the Approved Budget FY 2017-18 amount of \$27,969,000. RIOC generates most of its revenues from long-term ground leases to developers of housing projects on the Island. These leases specify the manner in which the ground lease revenues are derived, including amounts, timing, and escalation of ground lease payments, specifically residential fees, ground rents, and public safety fees. In addition, RIOC generates revenues from its Tramway transportation system, Motorgate parking garage, metered street parking, commercial leases, interest income, and other revenues. Other revenues mostly consist of permitting fees collected for activities that take place in the Sportspark sports facility, the Cultural Center, the Sports Fields, and third party construction on the Island.

Residential fees are projected to decrease by \$534,000 or 26.47%. This is mainly due to two factors: (1) the rescheduling of the projected construction dates for Southtown Building 8 and 9 to April 2018 and July 2019; respectively, resulting in the deferral of Tax Equivalent Payments in the amount of \$268,000 to the respective fiscal periods, and (2) the completion of the Island House Initial Sponsor Sales in FY 17-18, resulting in the reduction of the projections for coop and condo sales transactions fees for FY 18-19 in the amount of \$221,000.

Ground rents are projected to increase by \$23,541,000 or 194.17% due to the projected payment of the State's contribution for Cornell. Furthermore, projections for Rivercross and Westview are based on current levels, however both projected ground rents are expected to increase.

Commercial rents are projected to decrease due to the cost for the joint marketing campaign between RIOC and Hudson Related Retail LLC.

Tramway revenues are projected to decrease by \$233,000 or 4.08%, due to over-projection of the revenues in the FY 17-18 budget.

Public Safety revenues are projected to increase by \$56,000 or 2.86% due to contractual escalations.

Transport/parking revenues are projected to increase by \$510,000 or 19.28%, mainly due to the addition of 15 additional parking meters on the Island.

Interest revenues are projected to increase by \$35,000 or 33.02% due to gradual increases in interest rates.

Other Revenues is projected to decrease by \$98,000 or 5.48%. Most of the decrease is due to the provision of free usage of the Sports Fields to meet the recreation needs of the community residents.

Expenses

Personal Expenses

RIOC's Approved Budget FY 2018-19 projects personal expenses of \$11,516,896, an increase of \$49,771 or .43 % over the Approved Budget FY 2017-18 amount of \$11,467,125. The projected increase is due to salary increases in accordance with union contracts and New York State Division of Budget practice and concomitant increases in fringe benefits.



Approved Budget FY 2018-19
Overview

Other Than Personal Services (OTPS)

The Approved Budget FY 2018-19 projects total OTPS of \$8,990,000, an increase of \$351,645 or 4.07 % over the Approved Budget FY 2017-18 amount of \$8,638,355. Significant increases and decreases in spending are described below, including but not limited to expenses for insurance, professional services, marketing/advertising, management fees, legal fees, telecommunications, repairs and maintenance, office equipment, utilities, water and sewer, service maintenance, and employee training.

For insurance costs, the Approved Budget FY 2018-19 projects expenditures in the amount of \$1,699,000, an increase of \$93,000 over the Approved Budget FY 2017-18 amount of \$1,606,000. The increase is mainly due to the addition of buses to the transportation fleet and rising property values. In addition, there is an extraordinary expense (shown under "Extraordinary Expenses", below) of \$225,000 that we project will be unchanged from the prior FY 2017-18.

For professional services, the Approved Budget FY 2018-19 projects expenditures in the amount of \$426,000, an increase of \$173,000 over the Approved Budget FY 2017-18 amount of \$253,000. The increase is mainly due to the outsourcing of cleaning services.

For marketing/advertising, the Approved Budget FY 2018-19 projects expenditures in the amount of \$52,600, an increase of \$27,100 over the Approved Budget FY 2017-18 amount of \$25,500. The increase is mainly due to the outsourcing of marketing services.

For management fees, the Approved Budget FY 2018-19 projects expenditures in the amount of \$4,652,000, an increase of \$102,000 over the Approved Budget FY 2017-18 amount of \$4,550,000. The increase is mainly due to the rising cost for operating and maintaining the third-party managed Motorgate and Tramway. In addition, there is an extraordinary expense of \$420,000 stemming from the expiration of the 5-year Operating and Maintenance agreement for the Tramway, which was renewed at a significantly higher cost to cover out-of-warranty items and changes from a flat-fee to an annual escalation for union labor increases.

For legal fees, the Approved Budget FY 2018-19 projects expenditures in the amount of \$140,000, an increase of \$10,000 over the Approved Budget FY 2017-18 amount of \$130,000. This is mainly due to slight increase in personnel matters. Moreover, extraordinary legal fees that are projected to occur will be: (1) offset against associated residential transaction revenues; and (2) capitalized as appropriate.

For telecommunications, the Approved Budget FY 2018-19 projects expenditures in the amount of \$167,200, an increase of \$30,000 over the Approved Budget FY 2017-18 amount of \$137,200. This is mainly due to the need for greater bandwidth and increased internet service.

For costs to repair and maintain facilities and equipment, the Approved Budget FY 2018-19 projects expenditures in the amount of \$154,000, a decrease of \$44,000 over the Approved Budget FY 2017-18 amount of \$198,000. Expenditures for these costs are expected to decrease because of capital improvements in the Approved Capital Budget FY 2017-18 and Approved Capital Budget FY 18-19 that will improve facilities and replace old equipment, especially the elevators at the Tramway station in Manhattan.



Approved Budget FY 2018-19
Overview

For trees/shrubs & sod, the Approved Budget FY 2018-19 projects expenditures in the amount of \$110,000, an increase of \$20,000 over the Approved Budget FY 2017-18 amount of \$90,000. This is mainly due to the need for increased landscaping services.

For office equipment, the Approved Budget FY 2018-19 projects expenditures in the amount of \$26,000, an increase of \$11,000 over the Approved Budget FY 2017-18 amount of \$15,000. This increase is mainly due to the equipping of new offices to accommodate administrative and operation staff.

For light, power and heat, the Approved Budget FY 2018-19 projects expenditures in the amount of \$640,000, a decrease of \$75,000 over the Approved Budget FY 2017-18 amount of \$715,000. The decrease is mainly due to savings from the installation of new and more efficient HVAC and lightning systems across RIOC's facilities. In addition, there are extraordinary expenses of \$100,000 for the additional costs of providing heat to those facilities formerly served by the steam plant that was decommissioned by the City.

For water and sewer payments, the Approved Budget FY 2018-19 projects expenditures in the amount of \$38,500, an increase of \$11,500 over the Approved Budget FY 2017-18 amount of \$27,000. The increase is mainly due to the maintenance and beautification of the open spaces, parks and fields.

For service maintenance, the Approved Budget FY 2018-19 projects expenditures in the amount of \$75,500, a decrease of \$32,555 over the Approved Budget FY 2017-18 amount of \$108,055. The decrease is mainly due to the consolidation of IT related service agreements.

Extraordinary Expenses

As noted above, certain expenses are considered extraordinary and are in addition to OTPS. The Approved Budget FY 2018-19 projected amount of extraordinary expenses is \$5,315,378, an increase of \$784,609 over the Approved Budget FY 2017-18 amount of \$4,530,769. This is due to increases and decreases in the categories of extraordinary expenses stated below.

For contractual real estate services, the Approved Budget FY 2018-19 amount is \$760,388 a decrease of \$343,529 over the Approved Budget FY 2017-18 amount of \$1,103,917. This is mainly due to the deferral of a one-time payment of \$310,388 for a contractual obligation that must be made to a professional real estate firm in connection with the expected development of Southtown Building 9, which was rescheduled to commence in July 2019.

For community commercial space, the Approved Budget FY 2018-19 amount is \$306,292 an increase of \$104,292 over the Approved Budget FY 2017-18 amount of \$202,000. This is mainly due to the increase in commercial space rent under the anticipated modification of Westview lease.

For heating, the Approved Budget FY 2018-19 amount is \$100,000 an increase of \$35,000 over the Approved Budget FY 2017-18 amount of \$65,000. This is mainly due to the installation of gas powered heating systems at Sportspark, AVAC and the Bus Garage to provide heat formerly provided by the City of New York.

Extraordinary expenses for capitalized costs are included in the Approved Budget FY 2018-19 at a projected amount of \$2,075,271 an increase of \$126,171 over the Approved Budget FY 2017-18 amount



Approved Budget FY 2018-19
Overview

of \$1,949,100. The capitalized costs include: (1) professional services at a projected cost of \$100,000; and (2) personal expenses at a projected cost of \$1,975,271 including fringe benefits.

For management fee – Tramway, the Approved Budget FY 2018-19 includes an extraordinary expense of \$420,000. The increase is due to the expiration of the 5-year flat fee Operation and Maintenance Agreement (O&M) and the concomitant warranty of the Tram. The O&M was renewed at a significantly higher cost to cover out-of-warranty items and changes from a flat fee to an annual escalation for union labor increases.

For other post-employment benefits (“OPEB”), the Approved Budget FY 2018-19 projected amount is \$500,000, an increase of \$275,248 over the Approved Budget FY 2017-18 amount of \$224,752. This is mainly due to steep increases in the actuarial valuation of the Actuarial Accrued Liability and the corresponding Annual Required Contribution in accordance with Governmental Accounting Standards Board Statement No. 45 (GASB 45).

For grant and community support, the Approved Budget FY 2018-19 includes an extraordinary expense of \$928,427, an increase of \$167,427 over the Approved Budget FY 2017-18 amount of \$761,000. This is mainly due to increased community based activities and allocation of personnel cost to perform such activities.

Capital Projects

The Island is currently experiencing an economic boom in real estate with the projected construction of Southtown Building 8 and 9, the completion of phase 1 of the multi-billion dollar Cornell campus site, and the evolution of the original residential complexes. These developments are the main drivers for the increased revenues and expenses mentioned above. RIOC is contractually and statutorily required to maintain infrastructure and provide adequate service to the Island to accommodate this growth. Accordingly, RIOC is in the midst of significant infrastructure and facilities repairs and improvements as outlined below.

The Approved Budget FY 2018-19 projects capital improvements in the amount of \$41,560,000, an increase of \$7,591,000 over the Approved Budget FY 2017-18 amount of \$33,969,000. The Approved amount primarily consists of capital projects in the projected amount of \$35,450,000, but also includes the capitalized purchase of equipment and vehicles in the amount of \$700,000, as well as capital reserve and contingency in the amount of \$5,410,000. Categories of projects include sports fields and parks, historic and landmark structures, infrastructure improvements, facilities and offices, special projects, and the Tramway.

For sports fields and parks, the Approved Budget FY 2018-19 projects improvements in the amount of \$3,850,000, an increase of \$3,350,000 over the Approved Budget FY 2017-18 amount of \$500,000. The increase is mainly due to the projected improvement of 504 Main Street Children’s Reading Park and Octagon Park – Field Renovation and Comfort Station Rehabilitation.

For historic and landmark structures, the Approved Budget FY 2018-19 projects improvements in the amount of \$1,550,000, a decrease of \$250,000 over the Approved Budget FY 2017-18 amount of \$1,800,000. The decrease is mainly due to the completion of most of the renovation of the Blackwell House in FY 2017-18.



Approved Budget FY 2018-19
Overview

For infrastructure improvements, the Approved Budget FY 2018-19 projects improvements in the amount of \$19,975,000, an increase of \$8,660,000 over the Approved Budget FY 2017-18 amount of \$11,315,000. The increase is mainly due to the projected reconstruction of the Seawall – Southpoint Open Space Park.

For facilities and office improvements, the Approved Budget FY 2018-19 projects improvements in the amount of \$7,725,000, a decrease of \$4,070,000 from the Approved Budget FY 2017-18 amount of \$11,795,000. The decrease is mainly due to the deferral of the Motorgate Garage South – Restoration to FY 2021-22.

For equipment and vehicles, the Approved Budget FY 2018-19 projects expenditures in the amount of \$700,000, a decrease of \$1,099,000 from the Approved Budget FY 2017-18 amount of \$1,799,000. The decrease is mainly due to the purchase of buses in FY 17-18.

For special projects, the Approved Budget FY 2018-19 projects expenditures in the amount of \$150,000, unchanged from the Approved Budget FY 2017-18 amount of \$150,000.

For the Tramway, the Approved Budget FY 2018-19 projects expenditures in the amount of \$7,050,000, an increase of \$1,025,000 over the Approved Budget FY 2017-18 amount of \$6,025,000. The increase is mainly due to the projected Tram-Long-Term overhauls to maintain it in good operating condition.

Roosevelt Island Operating Corp.
Approved Budget FY 18-19 Summary

	Actual FY 2017	Project Actual 2018	Approved Budget 2018	Approved Budget 2019	Variance Favorable (Unfavorable)	Variance % Change
Revenues:						
Residential Fees	\$6,223,217	\$1,299,000	\$2,017,000	\$1,483,000	(\$534,000)	-26.47%
Ground Rent	\$11,068,986	\$11,443,000	\$12,124,000	\$35,665,000	\$23,541,000	194.17%
Commercial Rent	\$1,608,345	\$1,547,000	\$1,615,000	\$1,572,000	(\$43,000)	-2.66%
Tramway Revenue	\$5,235,538	\$4,703,000	\$5,715,000	\$5,482,000	(\$233,000)	-4.08%
Public Safety Reimbursement	\$1,993,429	\$1,958,000	\$1,958,000	\$2,014,000	\$56,000	2.86%
Transport/Parking Revenue	\$2,608,721	\$2,645,000	\$2,645,000	\$3,155,000	\$510,000	19.28%
Interest Income	\$133,012	\$107,000	\$106,000	\$141,000	\$35,000	33.02%
Other Revenue	\$1,000,946	\$1,636,000	\$1,789,000	\$1,691,000	(\$98,000)	-5.48%
Total Revenues:	\$29,872,194	\$25,338,000	\$27,969,000	\$51,203,000	\$23,234,000	83.07%

Expenses:

Personal Expenses:						
Salary Expense	\$7,131,930	\$7,645,686	\$7,645,686	\$7,719,029	(\$73,343)	-0.96%
Fringe Benefits	\$3,828,016	\$3,715,439	\$3,821,439	\$3,797,867	\$23,572	0.62%
Total Personal Expenses:	\$10,959,946	\$11,361,125	\$11,467,125	\$11,516,896	(\$49,771)	-0.43%

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Other Than Personal Expenses (OTPS)

Insurance	\$1,478,176	\$1,606,000	\$1,606,000	\$1,699,000	(\$93,000)	-5.79%
Professional Services	\$222,864	\$253,000	\$253,000	\$426,000	(\$173,000)	-68.38%
Marketing/Advertising	\$4,764	\$25,500	\$25,500	\$52,600	(\$27,100)	-106.27%
Management Fees	\$4,636,373	\$4,550,000	\$4,550,000	\$4,652,000	(\$102,000)	-2.24%
Legal Fees	\$159,220	\$130,000	\$130,000	\$140,000	(\$10,000)	-7.69%
Telecommunications	\$141,801	\$137,200	\$137,200	\$167,200	(\$30,000)	-21.87%
Office Space rent	\$4,000	\$5,000	\$5,000	\$5,000	\$0	0.00%
Repairs & Maintenance	\$139,287	\$150,000	\$198,000	\$154,000	\$44,000	22.22%
Trees/Shrubs & Sod	\$74,413	\$90,000	\$90,000	\$110,000	(\$20,000)	-22.22%
Fleet Maintenance	\$267,605	\$269,500	\$269,500	\$276,500	(\$7,000)	-2.60%
Equipment Leased	\$1,480,268	\$23,000	\$23,000	\$27,000	(\$4,000)	-17.39%
Office Equipment	\$15,529	\$15,000	\$15,000	\$26,000	(\$11,000)	-73.33%
Equipment & Tools	\$28,702	\$21,500	\$21,500	\$27,000	(\$5,500)	-25.58%
Computer Software & Equipment	\$9,959	\$1,000	\$1,000	\$1,000	\$0	0.00%
Exterminating	\$2,196	\$13,500	\$13,500	\$13,500	\$0	0.00%
Uniforms	\$53,447	\$64,500	\$64,500	\$64,500	\$0	0.00%
Light, Power & Heat	\$530,375	\$625,000	\$715,000	\$640,000	\$75,000	10.49%
Water & Sewer	\$30,612	\$27,000	\$27,000	\$38,500	(\$11,500)	-42.59%
Office Supplies	\$20,471	\$18,400	\$18,400	\$24,400	(\$6,000)	-32.61%
Parts & Supplies	\$215,563	\$211,600	\$211,600	\$217,500	(\$5,900)	-2.79%
Service Maintenance	\$48,733	\$108,055	\$108,055	\$75,500	\$32,555	30.13%
Employee Travel & Meals	\$7,453	\$10,400	\$10,400	\$13,200	(\$2,800)	-26.92%
Employee Training	\$60,417	\$50,000	\$50,000	\$50,000	\$0	0.00%
Shipping	\$18,583	\$17,650	\$17,650	\$18,550	(\$900)	-5.10%
Dues & Subscriptions	\$22,202	\$23,600	\$23,600	\$24,000	(\$400)	-1.69%
Island Events	\$0	\$0	\$0	\$0	\$0	0.00%
Other Expenses	\$38,758	\$53,950	\$53,950	\$47,050	\$6,900	12.79%
Public Purpose Grants	\$0	\$0	\$0	\$0	\$0	0.00%
Total (OTPS)	\$9,711,771	\$8,500,355	\$8,638,355	\$8,990,000	(\$351,645)	-4.07%

Total Expenses: (Before Depreciation & Extra Ordinary Exp)	\$20,671,717	\$19,861,480	\$20,105,480	\$20,506,896	(\$401,416)	-2.00%
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Net Income (Before Depreciation & Extra Ordinary Exp)	\$9,200,477	\$5,476,520	\$7,863,520	\$30,696,104	\$22,832,584	290.36%
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Extra Ordinary Expenses						
- Insurance	\$225,000	\$225,000	\$225,000	\$225,000	\$0	
- Contractual Real Estate	\$276,877	\$793,529	\$1,103,917	\$760,388	\$343,529	
- Offset of Community Commercial Space	\$118,484	\$202,000	\$202,000	\$306,292	(\$104,292)	
- Heating	\$74,000	\$65,000	\$65,000	\$100,000	(\$35,000)	
- Capitalized Cost	\$1,022,363	\$1,949,100	\$1,949,100	\$2,075,271	(\$126,171)	
- Management Fee - Tramway		\$380,000		\$420,000	(\$420,000)	
- Other Post Employment Benefit	\$335,850	\$224,752	\$224,752	\$500,000	(\$275,248)	
- Grant and Community Support	\$378,951	\$761,000	\$761,000	\$928,427	(\$167,427)	
Total Extra Ordinary Expenses	\$2,431,525	\$4,600,381	\$4,530,769	\$5,315,378	(\$784,609)	

Total Expenses: (Before Depreciation)	\$23,103,242	\$24,461,861	\$24,636,249	\$25,822,274	(\$1,186,025)	-4.81%
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Net Income (Before Depreciation)	\$6,768,952	\$876,139	\$3,332,751	\$25,380,726	\$22,047,975	661.55%
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Depreciation Expense	\$3,107,274	\$3,991,106	\$3,991,106	\$4,110,839	(\$119,733)	-3.00%
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Net Income (Loss) - After Depreciation	\$3,661,678	(\$3,114,967)	(\$658,355)	\$21,269,887	\$21,928,242	3330.76%
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Roosevelt Island Operating Corp.
Approved FY Budget 2018 - 2019 Yr Cash Flow Projection (In Thousands)

	Approved		Projected							
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CASH BALANCE : 04/01/2018 projected	\$56,961	\$40,059	\$25,146	\$16,358	\$25,775	\$22,950	\$36,066	\$32,007	\$29,457	\$28,722
TOTAL REVENUES:	\$51,203	\$28,980	\$29,470	\$31,185	\$32,990	\$34,254	\$34,812	\$35,717	\$38,461	\$39,701
EXPENDITURES (EXCLUDING DEPRECIATION)										
PERSONAL EXPENSES (3% INCR.)	\$14,118	\$14,541	\$14,977	\$15,427	\$15,889	\$16,366	\$16,857	\$17,363	\$17,884	\$18,420
OTHER THAN PERSONAL EXPENSES (2 % INCR.)	\$11,705	\$11,939	\$12,178	\$12,421	\$12,670	\$12,923	\$13,181	\$13,445	\$13,714	\$13,988
TOTAL EXPENDITURES:	\$25,822	\$26,480	\$27,155	\$27,848	\$28,559	\$29,289	\$30,039	\$30,808	\$31,598	\$32,408
NET CASH FLOW FROM OPERATIONS	\$25,381	\$2,500	\$2,315	\$3,337	\$4,431	\$4,965	\$4,774	\$4,909	\$6,863	\$7,293
ADJUSTMENTS:										
REVERSAL OF DEFERRED REVENUES	(\$723)	(\$723)	(\$723)	(\$855)	(\$1,251)	(\$1,618)	(\$1,618)	(\$1,618)	(\$1,618)	(\$1,618)
ADD: PV PAYMENTS (DEFERRED REVENUE)				\$24,800		\$16,800				
CASH AVAILABLE FOR CAPITAL PROJECTS	\$81,619	\$41,836	\$26,738	\$43,640	\$28,955	\$43,096	\$39,222	\$35,297	\$34,702	\$34,396
CAPITAL PROJECT EXPENDITURES	\$41,560	\$16,690	\$10,380	\$17,865	\$6,005	\$7,030	\$7,215	\$5,840	\$5,980	\$8,050
CASH BALANCE: 03/31	\$40,059	\$25,146	\$16,358	\$25,775	\$22,950	\$36,066	\$32,007	\$29,457	\$28,722	\$26,346

The Roosevelt Island Operating Corporation (RIOC)
APPROVED CAPITAL PLAN 2018/2019 (In Thousands)

	Approved Budget	Projected Actual	Approved Budget	Projected Budget	Budgets 2019- 2028								
	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
1 Sports Fields/Parks	\$500	\$662	\$3,850	\$200	\$700	\$200	\$6,150						
504 Main Street Reading Room	\$50	\$25	\$400										\$400
Blackwell Park - Basketball Courts Resurfacing & Lighting		\$337											\$0
Islandwide Playground equipment	\$200	\$50	\$250										\$250
Octagon Park - Field Renovation and Comfort Station Rehab		\$50	\$3,000										\$3,000
Southpoint Park Upgrades/Landscaping	\$100	\$50			\$500								\$500
Miscellaneous Upgrades & Improvements - Reserve	\$150	\$150	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,000
2 Historic & Landmark Structures	\$1,800	\$1,350	\$1,550	\$550	\$250	\$4,100							
Blackwell House Renovation (interior and porch)	\$900	\$1,200	\$630	\$300									\$930
Renwick Ruins - interim and long-term stabilization	\$650	\$50	\$670										\$670
Miscellaneous Upgrades & Improvements - Reserve	\$250	\$100	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,500
3 Infrastructure Improvements	\$11,315	\$5,775	\$19,975	\$13,025	\$4,975	\$6,425	\$2,575	\$2,525	\$2,575	\$2,525	\$2,575	\$2,525	\$59,700
36 Avenue Bridge Helix	\$300	\$3,000	\$1,000										\$1,000
Bike Ramp	\$400	\$50	\$300	\$500	\$2,400								\$5,600
Blackwell Park Plaza & Fountain	\$1,500					\$1,500							\$1,500
Eastern Pier (Ferry Landing)	\$100												\$0
Good Shepherd - Land & Streetscape			\$50		\$50		\$50		\$50		\$50		\$250
Islandwide Road Improvements - Reserve	\$250		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,500
Islandwide Sidewalk replacement, crosswalks	\$200		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,000
Islandwide Z Brick Replacement - Reserve	\$100		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,000
Seawall - Islandwide Reserve	\$1,000		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$15,000
Seawall - Railings Replacement	\$5,000	\$1,900	\$7,100										\$7,100
Seawall - Southpoint Open Space Park	\$2,000	\$500	\$9,000	\$10,000									\$19,000
Sewer Upgrades - Reserve	\$250		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,500
Site Amenities - Benches, Waste Receptacles - Res.	\$90	\$200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,000
Utilities Infrastructure Improvements - Reserve	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,250
4 Facilities & Offices	\$11,795	\$2,426	\$7,725	\$1,375	\$1,375	\$8,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$27,100
AVAC General Repair Reserve	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
AVAC Improvements	\$250	\$100	\$4,250										\$4,250
Ground - 20 BBQ Grills		\$9											\$0
Motorgate Garage - Reserve	\$250		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,500
Motorgate Garage South - Restoration	\$7,000	\$10				\$7,000							\$7,000
Sportspark - General Refurbishment	\$500	\$100											\$0
Sportspark - HVAC	\$500	\$76	\$100										\$100
Sportspark - Locker Rooms/Bathrooms/Ceilings/Floors	\$1,000		\$1,000										\$1,000
Sportspark - Replace Windows and Doors	\$850		\$1,000										\$1,000
Sportspark - Roof & Façade Repair		\$32											\$0
Sportspark Rehabilitation - Reserve	\$525	\$11	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
Warehouse/Bus Garage Rehabilitation		\$1,250											\$0
Youth Center Refurbishment	\$300	\$300											\$0
Miscellaneous Facilities & Offices - Reserve	\$120	\$38	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,250
5 Equipment & Vehicles	\$1,799	\$1,680	\$700	\$480	\$2,020	\$430	\$545	\$1,620	\$1,755	\$430	\$520	\$2,640	\$11,140

The Roosevelt Island Operating Corporation (RIOC)
APPROVED CAPITAL PLAN 2018/2019 (In Thousands)

	Approved Budget	Projected Actual	Approved Budget	Projected Budget	Budgets 2019- 2028								
	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Bus - F-350 Pickup			\$40										\$40
Buses	\$998	\$900			\$1,600			\$1,200	\$1,260			\$2,150	\$6,210
IT - CPU & Monitor (Workstations)	\$20	\$17	\$15	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$105
IT - Disaster Recovery (on/offsite data storage)	\$75	\$150	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$500
IT - Firewall (Sonicwall & Implementation Prof Services)	\$10			\$20						\$30			\$50
IT - Inventor System Upgrade	\$15												\$0
IT - Plotter (Engineering)	\$30	\$30				\$10							\$10
IT - Security (access control - Camera)	\$50	\$100	\$100	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$550
IT - Security (access control - swipe cards)	\$150												\$0
IT - Servers Infrastructure	\$100		\$100				\$85				\$100	\$70	\$355
IT - Software Upgrades	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$600
IT - Storage System (Hardware)	\$10	\$60	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$500
IT - Telecom (Cables/Fiber to Connect to Data Center)	\$100	\$14											\$0
IT - Telecommunication (New Phone System)			\$90										\$0
IT - Upgrade of Network Switches & Hubs	\$100	\$150	\$50	\$30			\$30						\$110
IT - Website Redesign	\$20	\$50											\$0
IT - Wireless Access Point	\$3			\$10			\$10				\$10		\$30
Motorpool - Aerial Truck Lift									\$45				\$45
P.S. - Misc. Equipment			\$10										\$10
P.S. - Vehicles			\$25										\$25
Misc. Reserve	\$59	\$59	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,000
6 Special Projects	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
P.S. - Island Wireless Security Camera System	\$150	\$150	\$150										\$150
7 Lighting & Signage	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$600
Street Light Replacement & Signage - Reserve	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$600
8 Tram	\$6,025	\$3,360	\$7,050	\$500	\$500	\$1,625	\$500	\$500	\$500	\$500	\$500	\$500	\$12,675
Tram - Elevator Manhattan Station	\$2,000	\$500	\$5,500										\$5,500
Tram - Facilities (addition for operations and staff)		\$50											\$0
Tram - Long-Term Overhaul Projects		\$110	\$1,050			\$1,125							\$2,175
Tram - Platforms Roosevelt Island, Manhattan	\$3,500	\$2,600											\$0
Tram - Capital Reserve	\$525	\$100	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
9 Southpoint Park	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Miscellaneous	\$525	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
Reserve	\$525		\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$5,000
TOTAL CAPITAL IMPROVEMENTS	\$33,969	\$15,470	\$41,560	\$16,690	\$10,380	\$17,865	\$6,005	\$7,030	\$7,215	\$5,840	\$5,980	\$8,050	\$126,615

		Roosevelt Island Operating Corp.										
		Approved Budget FY 18-19 Revenues (In Thousands)										
		Approved	Approved	Projected								
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
-587 Main St. - The Child School (the percentage increase is based on increase in State Education Tuition Feb-Jan) Est. 1% increase		\$314	\$311	\$314	\$317	\$321	\$324	\$327	\$330	\$334	\$337	\$340
Total: COMMERCIAL RENT		\$1,615	\$1,572	\$1,601	\$1,687	\$1,736	\$1,767	\$1,799	\$1,832	\$1,878	\$1,950	\$1,985
SOUTHTOWN PILOT/TEP												
PILOT - Southtown #3 (begins 21st year after TCO) - begins 2028		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
PILOT - Southtown #4 (begins 21st year after TCO) - begins 2029		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-TEP - Southtown #5 (begins 13th year after TCO) - begins 2023 (Note B)		\$0	\$0	\$0	\$0	\$0	\$300	\$400	\$700	\$800	\$1,100	\$1,200
-TEP - Southtown #6 (begins 13th year after TCO) - begins 2023 (Note B)		\$0	\$0	\$0	\$0	\$0	\$267	\$400	\$667	\$800	\$1,067	\$1,200
-TEP - Southtown #7 (begins 13th year after TCO) - begins 2029 (Note B)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-TEP - Southtown #8 (begins 13th year after TCO) 1/20 - begins 1/2033		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-TEP - Southtown #9 (begins 13th year after TCO) 11/21 - begins 11/2034		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$567	\$800	\$1,367	\$1,600	\$2,167	\$2,667
SOUTHTOWN MINI TEP (Land Only - \$1 per square foot)												
-TEP - Southtown #5		\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145
-TEP - Southtown #6		\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222
-TEP - Southtown #7		\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202
-TEP - Southtown #8 - assuming 4/18 lease closing		\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240
-TEP - Southtown #9 - assuming 7/19 lease closing		\$268	\$0	\$201	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268
Total: SOUTHTOWN MINI TEP		\$1,076	\$808	\$1,009	\$1,076							
SOUTHTOWN DEVELOPMENT FEES:												
Development Fees - Southtown #8 - assuming 1/18 lease closing		\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total: SOUTHTOWN DEVELOPMENT FEES:		\$45	\$0									
- GROUND RENT												
-Eastwood Ground Rent - Est. increase of 3% annually		\$1,702	1,736	\$1,789	\$1,844	\$1,999	\$2,158	\$2,224	\$2,291	\$2,361	\$2,559	\$2,762
-Island House - 10% increase every five years		\$236	\$242	\$260	\$260	\$260	\$260	\$266	\$286	\$286	\$286	\$286
-Island House - (Retail Ground Rent)		\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9
-Rivercross - \$36,492/year - with 4% increase (Note C)		\$40	\$41	\$43	\$45	\$47	\$48	\$50	\$52	\$55	\$57	\$59
-Westview (Note D)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Manhattan Park - Fixed Rent (\$6,140 thru 2026 after which Fixed Rent is determined by multiplying Appraised Value by an Applicable Percentage)		\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$7,500	\$7,500
-Manhattan Park - Percentage Rent - Est. 1% increase in Manhattan Park's gross revenue		\$236	\$0	\$0	\$0	\$96	\$193	\$292	\$391	\$491	\$573	\$596
-Manhattan Park - New Bus Reimb. - 12% increase on every 6th anniversary		\$168	\$168	\$168	\$168	\$168	\$168	\$188	\$188	\$188	\$188	\$188
-Octagon - Deferred Revenue \$47,354/yr thru 2068		\$48	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47
-Octagon Cell Tower - 2.5% increase		\$21	\$21	\$22	\$22	\$23	\$24	\$24	\$25	\$25	\$26	\$27
-Southtown #1 - Deferred Revenue \$31,836/yr thru 2068		\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32
-Southtown #2 - Deferred Revenue \$30,378/yr thru 2068		\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
-Southtown #3 - Deferred Revenue \$64,920/yr thru 2068		\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
-Southtown #4 - Deferred Revenue \$17,423/yr thru 2068		\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
-Southtown #5 - 2.75% increase		\$643	\$660	\$678	\$697	\$716	\$736	\$756	\$777	\$798	\$820	\$843

		Roosevelt Island Operating Corp.										
		Approved Budget FY 18-19 Revenues (In Thousands)										
		Approved	Approved	Projected								
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
-Southtown #6 - 2.75% increase		\$980	\$1,007	\$1,034	\$1,063	\$1,092	\$1,122	\$1,153	\$1,185	\$1,217	\$1,251	\$1,285
-Southtown #7 - 3% increase		\$759	\$782	\$805	\$829	\$854	\$880	\$906	\$933	\$961	\$990	\$1,020
-Southtown #8 - Est. 3% increase - rent commencement date 4/2018		\$598	\$288	\$288	\$576	\$593	\$611	\$629	\$648	\$668	\$688	\$708
-Southtown #8 - additional rent for deferred NPV payment 4/21-3/24		\$0	\$0	\$0	\$0	\$672	\$672	\$672	\$0	\$0	\$0	\$0
-Southtown #9 - Est. 3% increase - rent commencement date 7/2019		\$0	\$0	\$363	\$484	\$846	\$989	\$1,018	\$1,049	\$1,080	\$1,113	\$1,146
Total: GROUND RENT		\$11,724	\$11,286	\$11,791	\$12,328	\$13,706	\$14,201	\$14,520	\$14,166	\$14,472	\$16,250	\$16,620
PUBLIC SAFETY REIMBURSEMENT												
-Island House - (3% increase)		\$183	\$189	\$194	\$200	\$206	\$212	\$219	\$225	\$232	\$239	\$246
-Octagon - (2% increase)		\$147	\$150	\$153	\$157	\$160	\$163	\$166	\$169	\$173	\$176	\$180
-R.I. Associates (Manhattan Park) - (3% increase)		\$330	\$340	\$350	\$360	\$371	\$382	\$394	\$406	\$418	\$430	\$443
-Rivercross - (3% increase)		\$193	\$199	\$205	\$211	\$217	\$223	\$230	\$237	\$244	\$252	\$259
-Roosevelt Landings (Eastwood) - (3% increase)		\$544	\$560	\$577	\$594	\$612	\$631	\$649	\$669	\$689	\$710	\$731
-Southtown #1 (Sloan/Kettering) - (3% increase)		\$36	\$37	\$39	\$40	\$41	\$42	\$43	\$45	\$46	\$47	\$49
-Southtown #2 (Weil Medical) - (3% increase)		\$47	\$48	\$50	\$51	\$53	\$54	\$56	\$58	\$60	\$61	\$63
-Southtown #3 (Riverwalk Place) - (3% increase)		\$75	\$78	\$80	\$82	\$85	\$88	\$90	\$93	\$96	\$98	\$101
-Southtown #4 (Riverwalk Landing) - (4% increase)		\$72	\$75	\$78	\$81	\$84	\$87	\$91	\$94	\$98	\$102	\$106
-Southtown #5 (Riverwalk Court) - (4% increase)		\$40	\$42	\$43	\$45	\$47	\$49	\$51	\$53	\$55	\$57	\$59
-Southtown #6 (Riverwalk 6) - (4% increase)		\$78	\$82	\$85	\$88	\$92	\$95	\$99	\$103	\$107	\$112	\$116
-Southtown #7 (Riverwalk 7) - (4% increase)		\$68	\$70	\$73	\$76	\$79	\$82	\$86	\$89	\$93	\$96	\$100
-Southtown #8 (Riverwalk 8) - (Est. 04/2020, Est. units 341@\$20/mth)		\$0	\$0	\$0	\$82	\$85	\$89	\$92	\$96	\$100	\$104	\$108
-Southtown #9 (Riverwalk 9) - (Est. 7/2021, Est. units 300@\$20/mth)		\$0	\$0	\$0	\$0	\$54	\$74	\$77	\$80	\$83	\$87	\$90
-Westview		\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
Total: PUBLIC SAFETY REIMBURSEMENT		\$1,958	\$2,014	\$2,071	\$2,212	\$2,330	\$2,417	\$2,488	\$2,561	\$2,637	\$2,716	\$2,797
MOTORGATE												
-Motorgate - (Est. 2% increase)		\$2,177	\$2,210	\$2,254	\$2,299	\$2,345	\$2,392	\$2,440	\$2,489	\$2,539	\$2,590	\$2,641
TRAMWAY												
-Tram - Reduce Fare Reimb. (Est. 2% increase)		\$176	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$206	\$210	\$215
-Tram - (Est. 2% increase)		\$5,539	\$5,302	\$5,408	\$5,516	\$5,627	\$5,739	\$5,854	\$5,971	\$6,091	\$6,212	\$6,337
Total: TRAMWAY		\$5,715	\$5,482	\$5,592	\$5,703	\$5,817	\$5,934	\$6,052	\$6,173	\$6,297	\$6,423	\$6,551
BUS & PARKING												
-Octagon Bus - (2% increase)		\$123	\$125	\$128	\$130	\$133	\$136	\$138	\$141	\$144	\$147	\$150
-Main Street Parking - (Est. 2% increase)		\$345	\$820	\$836	\$853	\$870	\$887	\$905	\$923	\$941	\$960	\$980
Total: BUS & PARKING		\$468	\$945	\$964	\$983	\$1,003	\$1,023	\$1,043	\$1,064	\$1,085	\$1,107	\$1,129
TOTAL OPERATING INCOME:		\$26,074	\$49,371	\$26,360	\$27,370	\$29,230	\$30,992	\$32,213	\$32,726	\$33,585	\$36,282	\$37,473
OTHER INCOME												
FEMA Reimbursement - Hurricane Irene		\$0	\$0	\$748	\$187	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Miscellaneous Revenues (Est. 1% increase)		\$88	\$89	\$90	\$91	\$92	\$92	\$93	\$94	\$95	\$96	\$97
-Telephone Commission - Sprint (current agreement expires 11/2021 - estimate 3% increase)		\$65	\$66	\$68	\$70	\$72	\$74	\$77	\$79	\$81	\$84	\$86

	Roosevelt Island Operating Corp.										
	Approved Budget FY 18-19 Revenues (In Thousands)										
	Approved	Approved	Projected								
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
-Telephone Commission - Verizon (current agreement expires 1/2021 - estimate 3% increase)	\$65	\$67	\$69	\$71	\$73	\$75	\$78	\$80	\$82	\$85	\$87
-Telephone Commission - T-Mobile (current agreement expires 8/2019 - estimate 4% increase)	\$72	\$75	\$78	\$81	\$84	\$88	\$91	\$95	\$99	\$103	\$107
-Tennis Fees - (Est. 2% increase)	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Permit Revenues - (Est. 2% increase)	\$54	\$51	\$52	\$53	\$54	\$55	\$56	\$57	\$58	\$60	\$61
-Permit Revenues for Engineering - (Est. 2% increase)	\$139	\$141	\$144	\$147	\$150	\$153	\$156	\$159	\$163	\$166	\$169
-Sportspark - (Est. 2% increase)											
- Sportspark GYM	\$131	\$137	\$139	\$142	\$145	\$148	\$151	\$154	\$157	\$160	\$163
- Sportspark Pool	\$134	\$139	\$142	\$145	\$148	\$151	\$154	\$157	\$160	\$163	\$166
- Sportspark Classes	\$18	\$19	\$19	\$19	\$20	\$20	\$21	\$21	\$22	\$22	\$22
-Sports Field Rental - Capobianco Field (Est. 2% increase)	\$18	\$14	\$14	\$15	\$15	\$15	\$16	\$16	\$16	\$17	\$17
-Sports Field Rental - Fire Fighters' Field (Est. 2% increase)	\$103	\$105	\$107	\$109	\$112	\$114	\$116	\$118	\$121	\$123	\$126
-Sports Field Rental - Octagon Field (Est. 2% increase)	\$420	\$295	\$301	\$307	\$313	\$319	\$326	\$332	\$339	\$346	\$353
-Special Events Permits - (Est. 2% increase)	\$24	\$19	\$20	\$20	\$21	\$21	\$21	\$22	\$22	\$23	\$23
-Cultural Center & Good Shepherd's Chapel Permits (Est. 2% increase)	\$77	\$86	\$88	\$90	\$91	\$93	\$95	\$97	\$99	\$101	\$103
-Filming Fees - (Est. 2% increase)	\$103	\$133	\$135	\$138	\$141	\$143	\$146	\$149	\$152	\$155	\$158
-Contributed Rental Income (Est. 2% increase) (Note E)	\$250	\$255	\$260	\$265	\$271	\$276	\$282	\$287	\$293	\$299	\$305
Total: OTHER INCOME	\$1,789	\$1,691	\$2,474	\$1,950	\$1,801	\$1,839	\$1,878	\$1,918	\$1,959	\$2,001	\$2,043
INTEREST INCOME											
Capital - Reserve	\$89	\$100	\$103	\$106	\$109	\$112	\$116	\$119	\$123	\$126	\$130
Capital	\$9	\$8	\$8	\$9	\$9	\$9	\$9	\$10	\$10	\$10	\$11
Operating	\$9	\$33	\$34	\$35	\$36	\$37	\$39	\$40	\$41	\$42	\$43
Total: INTEREST INCOME	\$106	\$141	\$145	\$150	\$154	\$159	\$164	\$168	\$174	\$179	\$184
ROUNDING:											
TOTAL REVENUES:	\$27,969	\$51,203	\$28,980	\$29,470	\$31,185	\$32,990	\$34,254	\$34,812	\$35,717	\$38,461	\$39,701
<p>Note (A): In connection with Cornell Tech, the State agreed to provide certain monies to RIOC to support capital infrastructure improvements subject to the annual appropriation process and State budgetary procedure. Specifically, the State committed to provide RIOC with \$1,000,000 annually for 55 years payable to RIOC (escalating 2.5% every 10 years) in accordance with State budgetary procedure or an equivalent amount to support capital infrastructure improvements on RIOC as determined in accordance with State budgetary procedure by December 31, 2018. The projection includes the present value of the cash flows from 2019 - 2068 at a discount rate of 5%.</p>											
<p>Note (B): Southtown TEP (Tax Equivalent Payment) is based on appraised value and NYC tax rate at time of occurrence. It is phased in over a 9 year period @20%, 20%, 40%, 40%, 60%, 60%, 80% & 80% and the full amount in the 9th year. A estimated TEP of \$2,000,000 was used.</p>											



**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	2.0%	0.0%	Construction	2.0%	Total Salary FY 18/19	3.0%	2018 - 2019 Compensation	FY 18/19 Budget Calculation
					Salary Increase	COLA Increase	Years of Services Increase	Union Increase		Potential Performance Based Increase		
Executive:												
General Counsel	1.00	A	1100	144,000	2,880				146,880	4,320	151,200	151,200
Exec. Office Coordinator	1.00	A	1100	54,054	1,081				55,135	1,622	56,757	56,757
Vice President/ Operations	1.00	A	1100	159,124	3,182				162,306	4,774	167,080	167,080
VP/Chief Financial Officer	1.00	A	1100	159,124	3,182				162,306	4,774	167,080	167,080
Internal Control /Compliance Officer	1.00	A	1100	125,380	2,508				127,888	3,761	131,649	131,649
President/CEO	1.00	A	1100	177,829	3,557				181,386	5,335	186,720	186,720
Public Information Officer	1.00	A	1100	80,000	1,600				81,600	2,400	84,000	84,000
	7.00			899,511	17,990	0	0	0	917,501	26,985	944,487	944,487
Administrative Services:												
Office Manager/Reception	1.00	A	1050	66,562	1,331				67,893	1,997	69,890	69,890
Administrative Assistant	1.00	A	1050	45,000	900				45,900	1,350	47,250	47,250
Temporary Employees-Adm. Services			1050	5,000					5,000		5,000	5,000
	2.00			116,562	2,231	0	0	0	118,793	3,347	122,140	122,140
Finance:												
Accounts Payable Manager	1.00	A	1300	92,749	1,855				94,604	2,782	97,386	97,386
Procurement Assistant	1.00	A	1300	62,070	1,241				63,311	1,862	65,174	65,174
Accountant	1.00	A	1300	67,140	1,343				68,483	2,014	70,497	70,497
Assistant CFO and Comptroller	1.00	A	1300	138,178	2,764				140,942	4,145	145,087	145,087
Director Procurement	1.00	A	1300	115,000	2,300				117,300	3,450	120,750	120,750
Purchasing Manager	1.00	A	1300	92,749	1,855				94,604	2,782	97,386	97,386
Grant and Budget Analyst	1.00	A	1300	72,140	1,443				73,583	2,164	75,747	75,747
Assistant Comptroller	1.00	A	1300	101,817	2,036				103,853	3,055	106,908	106,908
Procurement Specialist	1.00	A	1300	80,000	1,600				81,600	2,400	84,000	84,000
Over-time Wages- Finance			1300	5,000					5,000		5,000	5,000
	9.00			826,843	16,437	0	0	0	843,280	24,655	867,935	867,935
Human Resources:												
Payroll Manager	1.00	A	1400	73,679	1,474				75,153	2,210	77,363	77,363
Director Human Resources	1.00	A	1400	129,753	2,595				132,348	3,893	136,241	136,241
	2.00			203,432	4,069	0	0	0	207,501	6,103	213,604	213,604
Legal:												
Associate Counsel	1.00	A	1600	123,046	2,461				125,507	3,691	129,198	129,198
Assist Counsel	1.00	A	1600	104,608	2,092				106,700	3,138	109,838	109,838
Paralegal	1.00	A	1600	60,000	1,200				61,200	1,800	63,000	63,000
	3.00			287,654	5,753	0	0	0	293,407	8,630	302,037	302,037
Information Technology:												
Manager IT	1.00	A	1500	92,414	1,848				94,262	2,772	97,035	97,035
Network Systems Administrator	1.00	A	1500	61,262	1,225				62,487	1,838	64,325	64,325
Director IT	1.00	A	1500	127,830	2,557				130,387	3,835	134,222	134,222
Over-time Wages- IT			1500	2,000					2,000		2,000	2,000
	3.00			283,506	5,630	0	0	0	289,136	8,445	297,581	297,581
Community Relations:												
Communications & Event Coordinator	1.00	A	1800	60,061	1,201				61,262	1,802	63,064	63,064



**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

					2.0%	0.0%	Construction	2.0%		3.0%		
JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	Salary Increase	COLA Increase	Years of Services Increase	Union Increase	Total Salary FY 18/19	Potential Performance Based Increase	2018 - 2019 Compensation	FY 18/19 Budget Calculation
Manager Community Relations	1.00	A	1800	82,401	1,648				84,049	2,472	86,521	86,521
Over-time Wages- Comm. Relations			1800	3,000					3,000		3,000	3,000
	2.00			145,462	2,849	0	0	0	148,311	4,274	152,585	152,585
Capital Projects & Planning												
Capital Projects & Planning Coordinator	1.00	A	2050	58,575	1,172				59,747	1,757	61,504	61,504
Sr. Project Manager	1.00	A	2050	108,131	2,163				110,294	3,244	113,538	113,538
AVP Capital Projects & Planning	1.00	A	2050	150,000	3,000				153,000	4,500	157,500	157,500
Director of Asset Management	1.00	A	2050	125,000	2,500				127,500	3,750	131,250	131,250
Project Manager	1.00	A	2050	85,000	1,700				86,700	2,550	89,250	89,250
Administrative Clerk	1.00	A	2050	41,617	832				42,449	1,249	43,698	43,698
Temporary Employees- Capital Projects & Planning			2050	8,000					8,000		8,000	8,000
Over-time Wages- Capital Projects & Planning			2050	7,000					7,000		7,000	7,000
	6.00			583,323	11,366	0	0	0	594,689	17,050	611,739	611,739
Facility Maintenance												
Facilities Handyperson	1.00	A	2220	61,539				1,231	62,770		62,770	62,770
Facilities Handyperson	1.00	A	2220	56,022				1,120	57,142		57,142	57,142
Facilities Handyperson	1.00	A	2220	50,419				1,008	51,427		51,427	51,427
Facilities Handyperson	1.00	A	2220	56,022				1,120	57,142		57,142	57,142
Facilities Handyperson	1.00	A	2220	54,918				1,098	56,016		56,016	56,016
Facilities Handyperson	1.00	A	2220	54,918				1,098	56,016		56,016	56,016
Temporary Employees- Maintenance			2220	56,000					56,000		56,000	56,000
Over-time Wages- Maintenance			2220	50,000					50,000		50,000	50,000
Holiday Over-Time - Maintenance			2220	8,000					8,000		8,000	8,000
	6.00			447,838	0	0	0	6,677	454,515	0	454,515	454,515
Public Safety :												
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Public Safety Officer	1.00	A	2100	43,822				876	44,698		44,698	44,698
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	43,822				876	44,698		44,698	44,698
Deputy Dir. Public Safety	1.00	A	2100	98,281	1,966				100,247	2,948	103,195	103,195
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Lieutenant	1.00	A	2100	57,099				1,142	58,241		58,241	58,241
Public Safety Officer	1.00	A	2100	43,822				876	44,698		44,698	44,698
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Lieutenant	1.00	A	2100	57,097				1,142	58,239		58,239	58,239
Public Safety Officer	1.00	A	2100	48,274				965	49,239		49,239	49,239
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Sergeant	1.00	A	2100	53,112				1,062	54,174		54,174	54,174
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	53,112				1,062	54,174		54,174	54,174
Public Safety Officer	1.00	A	2100	48,269				965	49,234		49,234	49,234



**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	2.0%	0.0%	Construction	2.0%	Total Salary FY 18/19	3.0%	2018 - 2019 Compensation	FY 18/19 Budget Calculation
					Salary Increase	COLA Increase	Years of Services Increase	Union Increase		Potential Performance Based Increase		
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	53,112				1,062	54,174		54,174	54,174
Lieutenant	1.00	A	2100	57,099				1,142	58,241		58,241	58,241
Chief	1.00	A	2100	140,978	2,820				143,798	4,229	148,027	148,027
Administrative Assistant	1.00	A	2100	61,108	1,222				62,330	1,833	64,163	64,163
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Office Clerk	1.00	A	2100	49,141	983				50,124	1,474	51,598	51,598
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Public Safety Officer	1.00	A	2100	43,821				876	44,697		44,697	44,697
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Sergeant	1.00	A	2100	53,112				1,062	54,174		54,174	54,174
Captain	1.00	A	2100	82,515	1,650				84,165	2,475	86,641	86,641
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	48,272				965	49,237		49,237	49,237
Public Safety Officer	1.00	A	2100	39,838				797	40,635		40,635	40,635
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Public Safety Officer	1.00	A	2100	33,824				676	34,500		34,500	34,500
Sergeant	1.00	A	2100	53,112				1,062	54,174		54,174	54,174
Over-time Wages- Public Safety			2100	120,000					120,000		120,000	120,000
Holiday Over-Time - PS			2100	22,000					22,000		22,000	22,000
	44.00			2,326,914	8,640	0	0	35,058	2,370,612	12,961	2,383,573	2,383,573
Warehouse:												
Warehouse	1.00	A	2230	49,141	983				50,124	1,474	51,598	51,598
Vacant	0.50	A	2230	21,840					21,840		21,840	21,840
Temporary Employees- Warehouse			2230	8,000					8,000		8,000	8,000
Over-time Wages- Warehouse			2230	2,000					2,000		2,000	2,000
	1.50			80,981	983	0	0	0	81,964	1,474	83,438	83,438
Motor Pool:												
Junior Mechanic	1.00	A	2250	55,823				1,116	56,939		56,939	56,939
Junior Mechanic	1.00	A	2250	56,022				1,120	57,142		57,142	57,142
Supervisor/ Bus Mechanic	1.00	A	2250	82,516	1,650				84,166	2,475	86,642	86,642
BDM	1.00	A	2250	52,594				1,052	53,646		53,646	53,646
Over-time Wages- Motor Pool			2250	6,000					6,000		6,000	6,000
	4.00			252,955	1,650	0	0	3,289	257,894	2,475	260,370	260,370
Bus Operations:												
P/T Bus Driver	0.50	A	2240	21,176					21,176		21,176	21,176
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
P/T Bus Driver	0.50	A	2240	27,895					27,895		27,895	27,895
P/T Bus Driver	0.50	A	2240	27,895					27,895		27,895	27,895



**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	2.0%	0.0%	Construction	2.0%	Total Salary FY 18/19	3.0%	2018 - 2019 Compensation	FY 18/19 Budget Calculation
					Salary Increase	COLA Increase	Years of Services Increase	Union Increase		Potential Performance Based Increase		
P/T Bus Driver	0.50	A	2240	27,895					27,895		27,895	27,895
Senior Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Director of Transportation	1.00	A	2240	121,166	2,423				123,589	3,635	127,224	127,224
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Jr. Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
P/T Bus Driver	0.50	A	2240	27,895					27,895		27,895	27,895
Senior Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
Revenue Collection Manager	1.00	A	2240	81,724	1,634				83,358	2,452	85,810	85,810
P/T Bus Driver	0.50	A	2240	21,176					21,176		21,176	21,176
P/T Bus Driver	0.50	A	2240	21,176					21,176		21,176	21,176
Bus Driver	1.00	A	2240	52,512				1,050	53,562		53,562	53,562
P/T Bus Driver	0.50	A	2240	21,176					21,176		21,176	21,176
Bus Garage Attendant	1.00	A	2240	42,685				854	43,539		43,539	43,539
Temporary Employees- Bus			2240	8,000					8,000		8,000	8,000
Over-Time Wages- Bus			2240	65,000					65,000		65,000	65,000
Holiday Over-Time - Bus			2240	20,000					20,000		20,000	20,000
	16.00			1,007,467	4,058	0	0	10,306	1,021,831	6,087	1,027,917	1,027,917
Parks & Recreation:												
Director Of Park & Rec	1.00	A	2300	93,493	1,870				95,363	2,805	98,168	98,168
	1.00			93,493	1,870	0	0	0	95,363	2,805	98,168	98,168
Permits & Films:												
P/T Monitor	0.50	A	2310	22,620					22,620		22,620	22,620
P/T Monitor	0.50	A	2310	22,620					22,620		22,620	22,620
Permitting and Programs Manager	1.00	A	2310	81,636	1,633				83,269	2,449	85,718	85,718
Permitting Assistant	1.00	A	2310	52,998	1,060				54,058	1,590	55,648	55,648
Temporary Employees- Permits & Films			2310	8,000					8,000		8,000	8,000
Over-Time Wages- Permits & Films			2310	4,000					4,000		4,000	4,000
	3.00			191,874	2,693	0	0	0	194,567	4,039	198,606	198,606
Grounds:												
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Lead Ground	1.00	A	2210	58,386				1,040	59,426		59,426	59,426
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Groundskeeper	1.00	A	2210	55,141				1,040	56,181		56,181	56,181
Ground Manager	1.00	A	2210	81,987	1,640				83,627	2,460	86,086	86,086
Temporary Employees- Grounds			2210	56,000					56,000		56,000	56,000



**Roosevelt Island
Operating Corporation**

**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

					2.0%	0.0%	Construction	2.0%		3.0%		
JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	Salary Increase	COLA Increase	Years of Services Increase	Union Increase	Total Salary FY 18/19	Potential Performance Based Increase	2018 - 2019 Compensation	FY 18/19 Budget Calculation
Over-time Wages- Grounds			2210	24,000					24,000		24,000	24,000
Holiday Over-Time - Grounds			2210	5,000					5,000		5,000	5,000
									0		0	0
	12.00			776,783	1,640	0	0	11,440	789,863	2,460	792,322	792,322
SportsPark:												
Support Services / CPO	1.00	A	3400	49,274	985				50,259	1,478	51,738	51,738
PT Life Guard	0.50	A	3400	23,400					23,400		23,400	23,400
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
PT Life Guard	0.50	A	3400	23,400					23,400		23,400	23,400
PT Life Guard	0.50	A	3400	23,400					23,400		23,400	23,400
PT Life Guard	0.50	A	3400	23,400					23,400		23,400	23,400
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
Sportspark Maintenance Manager	1.00	A	3400	70,154	1,403				71,557	2,105	73,662	73,662
Support Services / CPO	1.00	A	3400	49,274	985				50,259	1,478	51,738	51,738
PT Attendant	0.50	A	3400	23,400					23,400		23,400	23,400
Support Services / CPO	1.00	A	3400	48,308	966				49,274	1,449	50,723	50,723
PT Attendant	0.50	A	3400	23,400					23,400		23,400	23,400
Temporary Employees- SportsPark			3400	16,000					16,000		16,000	16,000
Total	8.00			404,610	4,340	0	0	0	408,950	6,510	415,461	415,461
TOTAL Salary Wages	129.50			8,929,209	92,200	0	0	66,769	9,088,178	138,300	9,226,477	9,226,477



**The Roosevelt Island Operating Corporation (RIOC)
Approved Budget FY 2018/19 - Staffing Plan**

					2.0%	0.0%	Construction	2.0%		3.0%		
JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 17/18	Salary Increase	COLA Increase	Years of Services Increase	Union Increase	Total Salary FY 18/19	Potential Performance Based Increase	2018 - 2019 Compensation	FY 18/19 Budget Calculation
Summary:												
Executive	7.00		1100	899,511	17,990	0	0	0	917,501	26,985	944,487	944,487
Finance	9.00		1300	826,843	16,437	0	0	0	843,280	24,655	867,935	867,935
Human Resources	2.00		1400	203,432	4,069	0	0	0	207,501	6,103	213,604	213,604
Legal	3.00		1600	287,654	5,753	0	0	0	293,407	8,630	302,037	302,037
Community Relations	2.00		1800	145,462	2,849	0	0	0	148,311	4,274	152,585	152,585
Total Administrative	23.00			2,362,902	47,098	0	0	0	2,410,000	70,647	2,480,647	2,480,647
Administrative Services	2.00		1050	116,562	2,231	0	0	0	118,793	3,347	122,140	122,140
IT	3.00		1500	283,506	5,630	0	0	0	289,136	8,445	297,581	297,581
Public Safety	44.00		2100	2,326,914	8,640	0	0	35,058	2,370,612	12,961	2,383,573	2,383,573
Bus Operations	16.00		2240	1,007,467	4,058	0	0	10,306	1,021,831	6,087	1,027,917	1,027,917
Warehouse	1.50		2230	80,981	983	0	0	0	81,964	1,474	83,438	83,438
Mortor Pool	4.00		2250	252,955	1,650	0	0	3,289	257,894	2,475	260,370	260,370
Capital Projects & Planning	6.00		2050	583,323	11,366	0	0	0	594,689	17,050	611,739	611,739
Maintenance	6.00		2220	447,838	0	0	0	6,677	454,515	0	454,515	454,515
Grounds	12.00		2210	776,783	1,640	0	0	11,440	789,863	2,460	792,322	792,322
Parks & Recreations	1.00		2300	93,493	1,870	0	0	0	95,363	2,805	98,168	98,168
Permits & Films	3.00		2310	191,874	2,693	0	0	0	194,567	4,039	198,606	198,606
Sportspark	8.00		3400	404,610	4,340	0	0	0	408,950	6,510	415,461	415,461
Total Operations	106.50			6,566,307	45,102	0	0	66,769	6,678,178	67,653	6,745,830	6,745,830
Total RIOC	129.50			8,929,209	92,200	0	0	66,769	9,088,178	138,300	9,226,477	9,226,477

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Approved Budget FY 2019

	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
Revenue						
Residential Fees Revenue						
TRASACTION FEE	\$3,745,109		\$0	\$0	\$0	0.00%
TEP	\$567,922	\$628,000	\$1,076,000	\$808,000	(\$268,000)	-24.91%
NET PRESENT VALUE - Operating	\$5,313	\$5,000	\$5,000	\$5,000	\$0	0.00%
TRANSACTION FEE (Development Right for Building 8)	\$0		\$45,000	\$0	(\$45,000)	-100.00%
CONDO / CO-OP ADDITIONAL SALES	\$1,378,921	\$140,000	\$365,000	\$144,000	(\$221,000)	-60.55%
NET PRESENT VALUE - Capital	\$212,506	\$213,000	\$213,000	\$213,000	\$0	0.00%
NET PRESENT VALUE - Capital Reserved	\$313,446	\$313,000	\$313,000	\$313,000	\$0	0.00%
Total Residential Fees Revenue	\$6,223,217	\$1,299,000	\$2,017,000	\$1,483,000	(\$534,000)	-26.47%
Ground rent						
GROUND RENT	\$10,668,986	\$11,043,000	\$11,724,000	\$11,286,000	(\$438,000)	-3.74%
LAND TRANSFER FEE - CORNELL	\$400,000	\$400,000	\$400,000	\$400,000	\$0	0.00%
LAND TRANSFER FEE - ESD				\$23,979,000	\$23,979,000	0.00%
Total Ground rent	\$11,068,986	\$11,443,000	\$12,124,000	\$35,665,000	\$23,541,000	194.17%
Commercial Rent						
COMMERCIAL RENT	\$1,608,345	\$1,547,000	\$1,615,000	\$1,572,000	(\$43,000)	-2.66%
Total Commercial Rent	\$1,608,345	\$1,547,000	\$1,615,000	\$1,572,000	(\$43,000)	-2.66%
Tramway Revenue						
TRAMWAY REVENUE	\$5,045,913	\$4,523,000	\$5,539,000	\$5,302,000	(\$237,000)	-4.28%
TRAMWAY REDUCED FARE REIMBURSEMENT	\$189,625	\$180,000	\$176,000	\$180,000	\$4,000	2.27%
Total Tramway Revenue	\$5,235,538	\$4,703,000	\$5,715,000	\$5,482,000	(\$233,000)	-4.08%
Public Safety Reimbursement						
PUBLIC SAFETY REIMBURSEMENT	\$1,904,457	\$1,958,000	\$1,958,000	\$2,014,000	\$56,000	2.86%
PUBLIC SAFETY FDR PATROL - Public Safety	\$88,972		\$0	\$0	\$0	0.00%
Total Public Safety Reimbursement	\$1,993,429	\$1,958,000	\$1,958,000	\$2,014,000	\$56,000	2.86%
Transport/ Parking Revenue						
MAIN STREET PARKING	\$363,277	\$345,000	\$345,000	\$820,000	\$475,000	137.68%
BUS REVENUE	\$624		\$0	\$0	\$0	0.00%
BUS REVENUE - Octagon	\$120,505	\$123,000	\$123,000	\$125,000	\$2,000	1.63%
MOTORGATE	\$2,124,315	\$2,177,000	\$2,177,000	\$2,210,000	\$33,000	1.52%
Total Transport/ Parking Revenue	\$2,608,721	\$2,645,000	\$2,645,000	\$3,155,000	\$510,000	19.28%
Interest Income						
INTEREST INCOME - Operating	\$31,363	\$9,000	\$9,000	\$33,000	\$24,000	266.67%
INTEREST INCOME - Capital	\$7,617	\$9,000	\$9,000	\$8,000	(\$1,000)	-11.11%
INTEREST INCOME - Capital Reserved	\$94,032	\$89,000	\$88,000	\$100,000	\$12,000	13.64%
Total Interest Income	\$133,012	\$107,000	\$106,000	\$141,000	\$35,000	33.02%
Other Revenue						
01- FILMING	\$127,404	\$103,000	\$103,000	\$133,000	\$30,000	29.13%
SPECIAL EVENTS PERMITS	\$13,800	\$24,000	\$24,000	\$19,000	(\$5,000)	-20.83%
SPORTS FIELD RENTAL	\$237,210	\$416,000	\$541,000	\$414,000	(\$127,000)	-23.48%
SPORTSPARK	\$70,718	\$283,000	\$283,000	\$295,000	\$12,000	4.24%
PERMIT REVENUES	\$267,291	\$270,000	\$270,000	\$278,000	\$8,000	2.96%
TENNIS FEE	\$21,528		\$28,000	\$0	(\$28,000)	-100.00%
TELEPHONE COMMISSION	\$196,524	\$202,000	\$202,000	\$208,000	\$6,000	2.97%
MISCELLANEOUS REVENUE	\$66,471	\$88,000	\$88,000	\$89,000	\$1,000	1.14%

The Roosevelt Island Operating Corporation (RIOC)
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	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
CONTRIBUTED RENTAL INCOME - GRANTS	\$0	\$250,000	\$250,000	\$255,000	\$5,000	2.00%
Total Other Revenue	\$1,000,946	\$1,636,000	\$1,789,000	\$1,691,000	(\$98,000)	-5.48%
Total Revenue:	\$29,872,194	\$25,338,000	\$27,969,000	\$51,203,000	\$23,234,000	83.07%
Expenses						
Personal Services (PS) :						
Salaries						
SALARIES - Administrative Services	\$205,497	\$220,054	\$220,054	\$117,140	\$102,914	46.77%
SALARIES - Executive	\$677,907	\$835,106	\$835,106	\$944,486	(\$109,380)	-13.10%
SALARIES - Finance	\$586,916	\$672,916	\$672,916	\$862,935	(\$190,019)	-28.24%
SALARIES - Human Resources	\$180,549	\$193,059	\$193,059	\$213,604	(\$20,545)	-10.64%
SALARIES - Information Technology	\$261,051	\$284,087	\$284,087	\$295,581	(\$11,494)	-4.05%
SALARIES - Legal	\$276,656	\$302,508	\$302,508	\$302,037	\$471	0.16%
SALARIES - Community Relations	\$164,007	\$194,800	\$194,800	\$149,585	\$45,215	23.21%
SALARIES - Capital Projects & Planning	\$243,276	\$485,072	\$485,072	\$596,739	(\$111,667)	-23.02%
SALARIES - Public Safety	\$1,956,543	\$2,180,333	\$2,180,333	\$2,241,573	(\$61,240)	-2.81%
SALARIES - Grounds	\$690,399	\$686,259	\$686,259	\$707,322	(\$21,063)	-3.07%
SALARIES - Maintenance	\$396,811	\$458,311	\$458,311	\$340,515	\$117,796	25.70%
SALARIES - Warehouse	\$90,747	\$99,810	\$99,810	\$73,438	\$26,372	26.42%
SALARIES - Bus Operations	\$871,281	\$977,357	\$977,357	\$934,917	\$42,440	4.34%
SALARIES - Motor Pool	\$227,466	\$245,291	\$245,291	\$254,370	(\$9,079)	-3.70%
SALARIES - Parks & Recreations	\$0	\$0	\$0	\$98,168	(\$98,168)	0.00%
SALARIES - Permits & Film	\$135,672	\$133,359	\$133,359	\$186,606	(\$53,247)	-39.93%
SALARIES - Sportspark	\$275,334	\$361,155	\$361,155	\$399,461	(\$38,306)	-10.61%
Total Salaries	\$7,240,113	\$8,329,477	\$8,329,477	\$8,718,477	(\$389,000)	-4.67%
Salaries OT						
SALARIES HOURLY OT - Finance	\$120	\$5,000	\$5,000	\$5,000	\$0	0.00%
SALARIES HOURLY OT - Information Technology	\$0	\$2,000	\$2,000	\$2,000	\$0	0.00%
SALARIES HOURLY OT - Community Relations	\$7,361	\$3,000	\$3,000	\$3,000	\$0	0.00%
SALARIES HOURLY OT - Capital Projects & Planning	\$740	\$7,000	\$7,000	\$7,000	\$0	0.00%
SALARIES HOURLY OT - Public Safety	\$182,861	\$142,000	\$142,000	\$142,000	\$0	0.00%
SALARIES HOURLY OT - Grounds	\$31,214	\$29,000	\$29,000	\$29,000	\$0	0.00%
SALARIES HOURLY OT - Maintenance	\$62,216	\$58,000	\$58,000	\$58,000	\$0	0.00%
SALARIES HOURLY OT - Warehouse	\$0	\$2,000	\$2,000	\$2,000	\$0	0.00%
SALARIES HOURLY OT - Bus Operations	\$90,428	\$85,000	\$85,000	\$85,000	\$0	0.00%
SALARIES HOURLY OT - Motor Pool	\$4,091	\$6,000	\$6,000	\$6,000	\$0	0.00%
SALARIES HOURLY OT - Permits & Film	\$376	\$4,000	\$4,000	\$4,000	\$0	0.00%
SALARIES HOURLY OT - Sportspark	\$1,709	\$0	\$0	\$0	\$0	0.00%
Total Salaries OT	\$381,116	\$343,000	\$343,000	\$343,000	\$0	0.00%
Temporary Employees						
TEMPORARY EMPLOYEE - Administrative	\$0	\$10,000	\$10,000	\$5,000	\$5,000	50.00%
TEMPORARY EMPLOYEE - Administrative Services	\$0	\$1,000	\$1,000	\$0	\$1,000	100.00%
TEMPORARY EMPLOYEE - Community Relations	\$7,560	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Capital Projects & Planning	\$5,670	\$12,000	\$12,000	\$8,000	\$4,000	33.33%
TEMPORARY EMPLOYEE - Grounds	\$58,451	\$77,000	\$77,000	\$56,000	\$21,000	27.27%
TEMPORARY EMPLOYEE - Maintenance	\$47,520	\$40,000	\$40,000	\$56,000	(\$16,000)	-40.00%
TEMPORARY EMPLOYEE - Warehouse	\$6,191	\$7,000	\$7,000	\$8,000	(\$1,000)	-14.29%
TEMPORARY EMPLOYEE - Bus Operations	\$0	\$4,000	\$4,000	\$8,000	(\$4,000)	-100.00%
TEMPORARY EMPLOYEE - Permits & Film	\$14,937	\$6,000	\$6,000	\$8,000	(\$2,000)	-33.33%
TEMPORARY EMPLOYEE - Sportspark	\$24,349	\$9,000	\$9,000	\$16,000	(\$7,000)	-77.78%
Total Temporary Employees	\$164,678	\$166,000	\$166,000	\$165,000	\$1,000	0.60%

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	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
Total Wages (Salary, OT & Temporary)	\$7,785,907	\$8,838,477	\$8,838,477	\$9,226,477	(\$388,000)	-4.39%
Workers Compensation & Disability						
WORKERS COMPENSATION - General	\$307,217	\$244,000	\$350,000	\$250,000	\$100,000	28.57%
DISABILITY INSURANCE - Administrative	\$3,233	\$2,391	\$2,391	\$2,391	\$0	0.00%
Total Workers Compensation & Disability	\$310,450	\$246,391	\$352,391	\$252,391	\$100,000	28.38%
ER Payroll Taxes						
ER PAYROLL TAXES- Administrative	\$7,769	\$0	\$0	\$0	\$0	0.00%
ER PAYROLL TAXES - Administrative Services	\$16,292	\$18,707	\$18,707	\$10,079	\$8,628	46.12%
ER PAYROLL TAXES - Executive	\$50,179	\$51,123	\$51,123	\$59,055	(\$7,932)	-15.52%
ER PAYROLL TAXES - Finance	\$45,974	\$53,998	\$53,998	\$68,936	(\$14,938)	-27.66%
ER PAYROLL TAXES - Human Resources	\$14,199	\$15,244	\$15,244	\$16,905	(\$1,661)	-10.90%
ER PAYROLL TAXES - Information Technology	\$20,984	\$22,598	\$22,598	\$23,611	(\$1,013)	-4.48%
ER PAYROLL TAXES - Legal	\$23,803	\$23,854	\$23,854	\$23,952	(\$98)	-0.41%
ER PAYROLL TAXES - Community Relations	\$14,295	\$15,844	\$15,844	\$12,237	\$3,607	22.77%
ER PAYROLL TAXES - Capital Projects & Planning	\$20,593	\$40,097	\$40,097	\$48,765	(\$8,668)	-21.62%
ER PAYROLL TAXES - Public Safety	\$176,063	\$188,108	\$188,108	\$194,757	(\$6,649)	-3.53%
ER PAYROLL TAXES - Grounds	\$64,739	\$65,691	\$65,691	\$65,916	(\$225)	-0.34%
ER PAYROLL TAXES - Maintenance	\$42,695	\$45,618	\$45,618	\$38,381	\$7,237	15.86%
ER PAYROLL TAXES - Warehouse	\$8,067	\$9,002	\$9,002	\$7,221	\$1,781	19.78%
ER PAYROLL TAXES - Bus Operations	\$79,011	\$86,801	\$86,801	\$84,560	\$2,241	2.58%
ER PAYROLL TAXES - Motor Pool	\$18,523	\$20,174	\$20,174	\$21,047	(\$873)	-4.33%
ER PAYROLL TAXES - Parks & Recreations	\$0	\$0	\$0	\$7,792	(\$7,792)	0.00%
ER PAYROLL TAXES - Permits & Film	\$12,730	\$11,853	\$11,853	\$16,878	(\$5,025)	-42.39%
ER PAYROLL TAXES - Sportspark	\$26,334	\$31,428	\$31,428	\$35,716	(\$4,288)	-13.64%
Total ER Payroll Taxes	\$642,250	\$700,140	\$700,140	\$735,808	(\$35,668)	-5.09%
Other Post Employment Benefits Other Than Pension (GASB 45)						
OTHER POST EMPLOYMENT BENEFIT(OPEB)	\$774,318	\$300,000	\$300,000	\$800,000	(\$500,000)	-166.67%
MCTMT Taxes						
MCTMT TAXES- Administrative	\$43	\$0	\$0	\$0	\$0	0.00%
MCTMT TAXES - Administrative Services	\$529	\$786	\$786	\$415	\$371	47.20%
MCTMT TAXES - Executive	\$1,783	\$2,839	\$2,839	\$3,211	(\$372)	-13.10%
MCTMT TAXES - Finance	\$1,563	\$2,305	\$2,305	\$2,951	(\$646)	-28.03%
MCTMT TAXES - Human Resources	\$481	\$656	\$656	\$726	(\$70)	-10.67%
MCTMT TAXES - Information Technology	\$695	\$973	\$973	\$1,012	(\$39)	-4.01%
MCTMT TAXES - Legal	\$738	\$1,029	\$1,029	\$1,027	\$2	0.19%
MCTMT TAXES - Community Relations	\$473	\$673	\$673	\$519	\$154	22.88%
MCTMT TAXES - Capital Projects & Planning	\$661	\$1,714	\$1,714	\$2,080	(\$366)	-21.35%
MCTMT TAXES - Public Safety	\$5,694	\$7,896	\$7,896	\$8,104	(\$208)	-2.63%
MCTMT TAXES - Grounds	\$2,066	\$2,694	\$2,694	\$2,694	\$0	0.00%
MCTMT TAXES - Maintenance	\$1,361	\$1,891	\$1,891	\$1,545	\$346	18.30%
MCTMT TAXES - Warehouse	\$261	\$370	\$370	\$284	\$86	23.24%
MCTMT TAXES - Bus Operations	\$2,574	\$3,626	\$3,626	\$3,495	\$131	3.61%
MCTMT TAXES - Motor Pool	\$623	\$854	\$854	\$885	(\$31)	-3.63%
MCTMT TAXES - Parks & Recreations	\$0	\$0	\$0	\$334	(\$334)	0.00%
MCTMT TAXES - Permits & Film	\$400	\$487	\$487	\$675	(\$188)	-38.60%
MCTMT TAXES - Sportspark	\$811	\$1,259	\$1,259	\$1,413	(\$154)	-12.23%
Total MCTMT Taxes	\$20,756	\$30,052	\$30,052	\$31,370	(\$1,318)	-4.39%

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Health Insurance						
HEALTH INSURANCE - Administrative Services	\$31,921	\$39,452	\$39,452	\$32,873	\$6,579	16.68%
HEALTH INSURANCE - Executive	\$60,210	\$90,858	\$90,858	\$84,477	\$6,381	7.02%
HEALTH INSURANCE - Finance	\$89,885	\$122,510	\$122,510	\$140,858	(\$18,348)	-14.98%
HEALTH INSURANCE - Human Resources	\$37,801	\$43,606	\$43,606	\$47,016	(\$3,410)	-7.82%
HEALTH INSURANCE - Information Technology	\$47,779	\$52,431	\$52,431	\$56,381	(\$3,950)	-7.53%
HEALTH INSURANCE - Legal	\$39,578	\$39,452	\$39,452	\$42,238	(\$2,786)	-7.06%
HEALTH INSURANCE - Community Relations	\$40,369	\$30,628	\$30,628	\$56,385	(\$25,757)	-84.10%
HEALTH INSURANCE - Capital Projects & Planning	\$45,260	\$89,686	\$89,686	\$89,255	\$431	0.48%
HEALTH INSURANCE - Public Safety	\$604,766	\$686,822	\$686,822	\$655,556	\$31,266	4.55%
HEALTH INSURANCE - Grounds	\$210,801	\$204,996	\$204,996	\$217,820	(\$12,824)	-6.26%
HEALTH INSURANCE - Maintenance	\$81,117	\$87,251	\$87,251	\$77,988	\$9,263	10.62%
HEALTH INSURANCE - Warehouse	\$39,970	\$21,803	\$21,803	\$35,384	(\$13,581)	-62.29%
HEALTH INSURANCE - Bus Operations	\$164,597	\$231,552	\$231,552	\$179,465	\$52,087	22.49%
HEALTH INSURANCE - Motor Pool	\$37,065	\$44,677	\$44,677	\$33,358	\$11,319	25.34%
HEALTH INSURANCE - Parks & Recreations	\$0	\$0	\$0	\$9,365	(\$9,365)	0.00%
HEALTH INSURANCE - Permits & Film	\$27,196	\$30,628	\$30,628	\$9,365	\$21,263	69.42%
HEALTH INSURANCE - Sportspark	\$55,074	\$61,255	\$61,255	\$65,750	(\$4,495)	-7.34%
Total Health Insurance	\$1,613,389	\$1,877,607	\$1,877,607	\$1,833,534	\$44,073	2.35%
Dental/Vision						
DENTAL/ VISION - Administrative Services	\$4,002	\$2,468	\$2,468	\$1,895	\$573	23.22%
DENTAL/ VISION - Executive	\$5,165	\$4,979	\$4,979	\$6,595	(\$1,616)	-32.46%
DENTAL/ VISION - Finance	\$6,649	\$8,459	\$8,459	\$10,324	(\$1,865)	-22.05%
DENTAL/ VISION - Human Resources	\$2,839	\$2,981	\$2,981	\$2,981	\$0	0.00%
DENTAL/ VISION - Information Technology	\$3,739	\$3,759	\$3,759	\$4,302	(\$543)	-14.45%
DENTAL/ VISION - Legal	\$1,638	\$1,720	\$1,720	\$1,720	\$0	0.00%
DENTAL/ VISION - Community Relations	\$3,181	\$3,011	\$3,011	\$3,759	(\$748)	-24.84%
DENTAL/ VISION - Capital Projects & Planning	\$3,689	\$6,740	\$6,740	\$5,448	\$1,292	19.17%
DENTAL/ VISION - Public Safety	\$36,038	\$36,016	\$36,016	\$39,570	(\$3,554)	-9.87%
DENTAL/ VISION - Grounds	\$974	\$1,116	\$1,116	\$1,116	\$0	0.00%
DENTAL/ VISION - Maintenance	\$936	\$1,116	\$1,116	\$1,331	(\$215)	-19.27%
DENTAL/ VISION - Warehouse	\$1,332	\$2,438	\$2,438	\$573	\$1,865	76.50%
DENTAL/ VISION - Bus Operations	\$3,635	\$4,670	\$4,670	\$2,232	\$2,438	52.21%
DENTAL/ VISION - Motor Pool	\$1,063	\$1,116	\$1,116	\$1,116	\$0	0.00%
DENTAL/ VISION - Permits & Film	\$1,804	\$1,895	\$1,895	\$573	\$1,322	69.76%
DENTAL/ VISION - Sportspark	\$3,297	\$3,378	\$3,378	\$3,378	\$0	0.00%
Total Dental/Vision	\$79,981	\$85,862	\$85,862	\$86,913	(\$1,051)	-1.22%
Term Life /LTD						
TERM LIFE/LTD - Administrative Services	\$1,191	\$1,592	\$1,592	\$952	\$640	40.20%
TERM LIFE/LTD - Executive	\$2,616	\$3,463	\$3,463	\$3,463	\$0	0.00%
TERM LIFE/LTD - Finance	\$3,613	\$4,457	\$4,457	\$4,944	(\$487)	-10.93%
TERM LIFE/LTD - Human Resources	\$1,049	\$1,127	\$1,127	\$1,105	\$22	1.95%
TERM LIFE/LTD - Information Technology	\$1,515	\$1,684	\$1,684	\$1,620	\$64	3.80%
TERM LIFE/LTD - Legal	\$2,070	\$1,806	\$1,806	\$1,773	\$33	1.83%
TERM LIFE/LTD - Community Relations	\$1,043	\$1,440	\$1,440	\$1,435	\$5	0.35%
TERM LIFE/LTD - Capital Projects & Planning	\$1,420	\$2,655	\$2,655	\$2,697	(\$42)	-1.58%
TERM LIFE/LTD - Public Safety	\$15,678	\$18,175	\$18,175	\$17,731	\$444	2.44%
TERM LIFE/LTD - Grounds	\$420	\$558	\$558	\$558	\$0	0.00%
TERM LIFE/LTD - Maintenance	\$419	\$527	\$527	\$527	\$0	0.00%
TERM LIFE/LTD - Warehouse	\$429	\$957	\$957	\$358	\$599	62.59%
TERM LIFE/LTD - Bus Operations	\$1,359	\$1,977	\$1,977	\$1,108	\$869	43.96%
TERM LIFE/LTD - Motor Pool	\$498	\$564	\$564	\$564	\$0	0.00%

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TERM LIFE/LTD - Permits & Film	\$912	\$1,061	\$1,061	\$612	\$449	42.32%
TERM LIFE/LTD - Sportspark	\$1,633	\$2,005	\$2,005	\$2,005	\$0	0.00%
Total Dental/Vision	\$35,865	\$44,048	\$44,048	\$41,452	\$2,596	5.89%
Pension						
PENSION - Administrative Services	\$38,810	\$39,830	\$39,830	\$18,742	\$21,088	52.95%
PENSION - Executive	\$123,087	\$151,154	\$151,154	\$151,118	\$36	0.02%
PENSION - Finance	\$117,098	\$121,798	\$121,798	\$138,069	(\$16,271)	-13.36%
PENSION - Human Resources	\$31,954	\$34,944	\$34,944	\$34,177	\$767	2.19%
PENSION - Information Technology	\$49,291	\$51,420	\$51,420	\$47,293	\$4,127	8.03%
PENSION - Legal	\$46,847	\$54,754	\$54,754	\$48,326	\$6,428	11.74%
PENSION - Community Relations	\$17,750	\$35,259	\$35,259	\$23,934	\$11,325	32.12%
PENSION - Capital Projects & Planning	\$47,919	\$87,798	\$87,798	\$95,478	(\$7,680)	-8.75%
PENSION - Public Safety	\$122,357	\$177,215	\$177,215	\$166,353	\$10,862	6.13%
PENSION - Grounds	\$77,490	\$83,224	\$83,224	\$70,842	\$12,382	14.88%
PENSION - Maintenance	\$29,303	\$48,148	\$48,148	\$30,672	\$17,476	36.30%
PENSION - Warehouse	\$13,759	\$18,066	\$18,066	\$11,750	\$6,316	34.96%
PENSION - Bus Operations	\$103,899	\$136,413	\$136,413	\$126,101	\$10,312	7.56%
PENSION - Motor Pool	\$27,651	\$29,056	\$29,056	\$29,199	(\$143)	-0.49%
PENSION - Parks & Recreations	\$0	\$0	\$0	\$15,707	(\$15,707)	0.00%
PENSION - Permits & Film	\$22,033	\$24,138	\$24,138	\$29,857	(\$5,719)	-23.69%
PENSION - Sportspark	\$29,239	\$29,793	\$29,793	\$36,458	(\$6,665)	-22.37%
Total Pension	\$898,487	\$1,123,010	\$1,123,010	\$1,074,076	\$48,934	4.36%
Other Employee Benefits						
FRINGE BENEFITS ANNUITY - Grounds	\$7,629	\$8,687	\$8,687	\$6,950	\$1,737	20.00%
LEGAL SERVICES - Grounds	\$2,295	\$2,223	\$2,223	\$2,223	\$0	0.00%
LEGAL SERVICES - Maintenance	\$1,065	\$1,080	\$1,080	\$1,080	\$0	0.00%
LEGAL SERVICES - Bus Operations	\$2,160	\$2,880	\$2,880	\$2,700	\$180	6.25%
LEGAL SERVICES - Motor Pool	\$495	\$540	\$540	\$360	\$180	33.33%
SCHOLARSHIP AND EDUCATION - Maintenance	\$1,095	\$1,240	\$1,240	\$1,260	(\$20)	-1.61%
SCHOLARSHIP AND EDUCATION - Bus Operations	\$2,160	\$2,880	\$2,880	\$2,700	\$180	6.25%
SCHOLARSHIP AND EDUCATION - Motor Pool	\$495	\$360	\$360	\$360	\$0	0.00%
SUPPLEMENTAL BENEFITS - Maintenance	\$4,680	\$4,680	\$4,680	\$4,680	\$0	0.00%
SUPPLEMENTAL BENEFITS - Bus Operations	\$9,295	\$12,480	\$12,480	\$11,700	\$780	6.25%
SUPPLEMENTAL BENEFITS - Motor Pool	\$2,210	\$2,340	\$2,340	\$1,560	\$780	33.33%
OTHER FRINGE BENEFITS - Executive	(\$2,928)	\$0	\$0	\$0	\$0	0.00%
Total Other Employee Benefits	\$30,651	\$39,390	\$39,390	\$35,573	\$3,817	9.69%
COMPENSATED ABSCENCES						
	\$43,934					0.00%
Total Fringe Benefits	\$4,450,081	\$4,446,500	\$4,552,500	\$4,891,117	(\$338,617)	-7.44%
Total Personal Services (PS)	\$12,235,988	\$13,284,977	\$13,390,977	\$14,117,594	(\$726,617)	-5.43%
Other Than Personal Services (OTPS) :						
Insurance						
INSURANCE - General	\$1,511,927	\$1,656,000	\$1,656,000	\$1,739,000	(\$83,000)	-5.01%
INSURANCE - Tramway	\$191,249	\$175,000	\$175,000	\$185,000	(\$10,000)	-5.71%
Total Insurance	\$1,703,176	\$1,831,000	\$1,831,000	\$1,924,000	(\$93,000)	-5.08%
Professional Services						
PROFESSIONAL SERVICES - Administrative	\$78,031	\$1,000	\$1,000	\$292,000	(\$291,000)	-29100.00%

**The Roosevelt Island Operating Corporation (RIOC)
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	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
PROFESSIONAL SERVICES - Executive	\$0	\$3,000	\$3,000	\$0	\$3,000	100.00%
PROFESSIONAL SERVICES - Finance	\$34,951	\$45,000	\$45,000	\$45,000	\$0	0.00%
PROFESSIONAL SERVICES - ADP Payroll	\$78,714	\$75,000	\$75,000	\$90,000	(\$15,000)	-20.00%
PROFESSIONAL SERVICES - Information Technology	\$42,722	\$20,000	\$20,000	\$25,000	(\$5,000)	-25.00%
PROFESSIONAL SERVICES - Marketing/ Advertising/ PR	\$0	\$3,000	\$3,000	\$3,000	\$0	0.00%
PROFESSIONAL SERVICES - Community Relations	\$24,418	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Capital Projects & Planning	\$82,171	\$100,000	\$100,000	\$100,000	\$0	0.00%
PROFESSIONAL SERVICES - Public Safety	\$0	\$25,000	\$25,000	\$5,000	\$20,000	80.00%
PROFESSIONAL SERVICES - AVAC	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
PROFESSIONAL SERVICES - RI Locations Points	\$6,782	\$155,000	\$155,000	\$0	\$155,000	100.00%
PROFESSIONAL SERVICES - Sportspark	\$32,010	\$50,000	\$50,000	\$50,000	\$0	0.00%
PROFESSIONAL SERVICES - PM Housing	\$0	\$368,529	\$678,917	\$310,388	\$368,529	54.28%
Total Professional Services	\$379,799	\$846,529	\$1,156,917	\$921,388	\$235,529	20.36%
Marketing / Advertising						
MARKETING/ ADVERTISING - Administrative	\$4,764	\$1,500	\$1,500	\$5,000	(\$3,500)	-233.33%
MARKETING/ ADVERTISING - Community Relations	\$0	\$24,000	\$24,000	\$47,600	(\$23,600)	-98.33%
Total Marketing / Advertising	\$4,764	\$25,500	\$25,500	\$52,600	(\$27,100)	-106.27%
Management Fees						
MANAGEMENT FEES -Tramway	\$3,808,768	\$4,100,000	\$3,720,000	\$4,223,000	(\$503,000)	-13.52%
MANAGEMENT FEES - Motorgate	\$801,296	\$800,000	\$800,000	\$819,000	(\$19,000)	-2.38%
FRANCHISE FEE - Tramway	\$26,309	\$30,000	\$30,000	\$30,000	\$0	0.00%
Total Management Fees	\$4,636,373	\$4,930,000	\$4,550,000	\$5,072,000	(\$522,000)	-11.47%
Legal Services						
LEGAL SERVICES - Legal General	\$147,508	\$15,000	\$15,000	\$25,000	(\$10,000)	-66.67%
LEGAL SERVICES - Employment Matters	\$1,589	\$25,000	\$25,000	\$50,000	(\$25,000)	-100.00%
LEGAL SERVICES - Commercial	\$3,180	\$15,000	\$15,000	\$15,000	\$0	0.00%
LEGAL SERVICES - Residential	\$276,877	\$350,000	\$350,000	\$300,000	\$50,000	14.29%
LEGAL SERVICES - Development/Residential	\$3,627	\$150,000	\$150,000	\$150,000	\$0	0.00%
LEGAL SERVICES - Litigation/Settlements	\$3,315	\$0	\$0	\$50,000	(\$50,000)	0.00%
Total Legal Services	\$436,097	\$555,000	\$555,000	\$590,000	(\$35,000)	-6.31%
Telecommunications						
TELEPHONE	\$54,676	\$60,000	\$60,000	\$64,000	(\$4,000)	-6.67%
TELEPHONE - LONG DISTANCE	\$737	\$1,200	\$1,200	\$1,200	\$0	0.00%
TELEPHONE - CELL	\$24,872	\$28,000	\$28,000	\$30,000	(\$2,000)	-7.14%
MAINTENANCE- INTERNAL TELEPHONE SYSTEM HARDWARE	\$6,437	\$3,000	\$3,000	\$2,000	\$1,000	33.33%
INTERNET SERVICE PROVIDER- DATA LINE	\$44,864	\$40,000	\$40,000	\$65,000	(\$25,000)	-62.50%
WEB SITE HOSTING	\$10,215	\$5,000	\$5,000	\$5,000	\$0	0.00%
Total Telecommunications	\$141,801	\$137,200	\$137,200	\$167,200	(\$30,000)	-21.87%
Commercial Space Rent						
COMMERCIAL SPACE RENT - 591 OFFICE	\$0	\$0	\$0	\$180,000	(\$180,000)	0.00%
COMMERCIAL SPACE RENT - CAPITAL PROJECTS & PLANNING	\$4,000	\$5,000	\$5,000	\$5,000	\$0	0.00%
COMMERCIAL SPACE RENT - ISLAND HOUSE	\$76,192	\$160,000	\$160,000	\$84,000	\$76,000	47.50%
COMMERCIAL SPACE RENT - WESTVIEW	\$42,292	\$42,000	\$42,000	\$42,292	(\$292)	-0.70%
Total Commercial Space Rent	\$122,484	\$207,000	\$207,000	\$311,292	(\$104,292)	-50.38%
Repairs & Maintenance						

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REPAIRS & MAINT PARKING METERS - Island Operations	\$520	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT PARKING METERS - PM Housing	\$2,517	\$7,000	\$7,000	\$4,000	\$3,000	42.86%
REPAIRS & MAINT POTHoles / LINE STRIPING- RI Locations Points	\$0	\$102,000	\$150,000	\$0	\$150,000	100.00%
REPAIRS & MAINT SEWERS - Maintenance	\$6,365	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Bus Operations	\$0	\$2,000	\$2,000	\$1,000	\$1,000	50.00%
REPAIRS & MAINT SEWERS - Tramway	\$0	\$3,000	\$3,000	\$1,000	\$2,000	66.67%
REPAIRS & MAINT SEWERS - RI Locations Points	\$4,916	\$0	\$0	\$5,000	(\$5,000)	0.00%
REPAIRS & MAINT ISLAND FIX - Maintenance	\$1,920	\$5,000	\$5,000	\$2,000	\$3,000	60.00%
REPAIRS & MAINT ISLAND FIX - Motorgate	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT BUILDING- General	\$495	\$10,000	\$10,000	\$5,000	\$5,000	50.00%
REPAIRS & MAINT BUILDING- Administrative	\$0	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT BUILDING- Public Safety	\$1,511	\$3,500	\$3,500	\$2,000	\$1,500	42.86%
REPAIRS & MAINT BUILDING - Island Operations	\$420	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT BUILDING - Maintenance	\$5,352	\$2,000	\$2,000	\$2,000	\$0	0.00%
REPAIRS & MAINT BUILDING - Bus Operations	\$4,050	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT BUILDING - AVAC	\$386	\$2,000	\$2,000	\$1,000	\$1,000	50.00%
REPAIRS & MAINT BUILDING - Tramway	\$195	\$1,500	\$1,500	\$1,000	\$500	33.33%
REPAIRS & MAINT BUILDING - RI Locations Points	\$5,395	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT BUILDING - Sportspark	\$7,963	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT BUILDING - Motorgate	\$1,717	\$2,000	\$2,000	\$1,000	\$1,000	50.00%
REPAIRS & MAINT ELEVATORS - Capital Projects & Planning	\$51,033	\$100,000	\$100,000	\$75,000	\$25,000	25.00%
REPAIRS & MAINT OTHER - Administrative	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT OTHER - Maintenance	\$0	\$5,000	\$5,000	\$2,000	\$3,000	60.00%
REPAIRS & MAINT OTHER - Bus Operations	\$131	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT OTHER - RI Locations Points	\$0	\$5,000	\$5,000	\$2,000	\$3,000	60.00%
REPAIRS & MAINT OTHER- Sportspark	\$683	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Repairs & Maintenance	\$95,569	\$269,000	\$317,000	\$123,000	\$194,000	61.20%
Repairs & Maintenance Equipment						
REPAIRS & MAINT EQUIP - Administrative	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT EQUIP - IT	\$7,576	\$2,500	\$2,500	\$2,500	\$0	0.00%
REPAIRS & MAINT EQUIP - Public Safety	\$1,203	\$3,500	\$3,500	\$1,500	\$2,000	57.14%
REPAIRS & MAINT EQUIP - Grounds	\$2,995	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Maintenance	\$8,547	\$7,000	\$7,000	\$9,000	(\$2,000)	-28.57%
REPAIRS & MAINT EQUIP - Bus Operations	\$22,058	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Motor Pool	\$177	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT EQUIP - AVAC	\$1,162	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Tramway	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Repairs & Maintenance Equipment	\$43,718	\$31,000	\$31,000	\$31,000	\$0	0.00%
Other Repairs & Maintenance						
TREES, SHRUBS & SOD- Grounds	\$64,463	\$80,000	\$80,000	\$100,000	(\$20,000)	-25.00%
SNOW REMOVAL - Ground	\$9,950	\$10,000	\$10,000	\$10,000	\$0	0.00%
Total Other Repairs & Maintenance	\$74,413	\$90,000	\$90,000	\$110,000	(\$20,000)	-22.22%
Vehicles Gas						
VEHICLES GAS - Administrative Services	\$135	\$500	\$500	\$500	\$0	0.00%
VEHICLES GAS - Public Safety	\$7,673	\$10,000	\$10,000	\$8,000	\$2,000	20.00%
VEHICLES GAS - Grounds	\$8,787	\$10,000	\$10,000	\$10,000	\$0	0.00%
VEHICLES GAS - Maintenance	\$2,930	\$4,000	\$4,000	\$3,000	\$1,000	25.00%
VEHICLES GAS - Warehouse	\$1,510	\$2,000	\$2,000	\$2,000	\$0	0.00%
VEHICLES GAS - Bus Operations	\$86,087	\$100,000	\$100,000	\$90,000	\$10,000	10.00%
VEHICLES GAS - Sportspark	\$0	\$1,000	\$1,000	\$500	\$500	50.00%
Total Vehicles Gas	\$107,122	\$127,500	\$127,500	\$114,000	\$13,500	10.59%

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Vehicles Repair & Maintenance						
VEHICLE REPAIRS & MAINT - Administrative	\$389	\$3,000	\$3,000	\$1,000	\$2,000	66.67%
VEHICLE REPAIRS & MAINT - Administrative Services	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Public Safety	\$16,197	\$6,000	\$6,000	\$10,000	(\$4,000)	-66.67%
VEHICLE REPAIRS & MAINT - Grounds	\$6,901	\$2,000	\$2,000	\$3,000	(\$1,000)	-50.00%
VEHICLE REPAIRS & MAINT - Maintenance	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Warehouse	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Bus Operations	\$102,746	\$70,000	\$70,000	\$100,000	(\$30,000)	-42.86%
VEHICLE REPAIRS & MAINT - Motor Pool	\$23,586	\$25,000	\$25,000	\$25,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Sportspark	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Vehicles Repair & Maintenance	\$149,819	\$110,000	\$110,000	\$143,000	(\$33,000)	-30.00%
Vehicles Parts						
VEHICLES PARTS - Public Safety	\$722	\$3,000	\$3,000	\$1,000	\$2,000	66.67%
VEHICLES PARTS - Grounds	\$827	\$3,000	\$3,000	\$3,000	\$0	0.00%
VEHICLES PARTS - Maintenance	\$828	\$1,000	\$1,000	\$1,000	\$0	0.00%
VEHICLES PARTS - Warehouse	\$43	\$1,000	\$1,000	\$1,000	\$0	0.00%
VEHICLES PARTS - Bus Operations	\$6,168	\$20,000	\$20,000	\$10,000	\$10,000	50.00%
VEHICLES PARTS - Motor Pool	\$2,076	\$3,000	\$3,000	\$2,500	\$500	16.67%
VEHICLES PARTS - Sportspark	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Vehicles Parts	\$10,664	\$32,000	\$32,000	\$19,500	\$12,500	39.06%
Equipment Lease						
LEASED EQUIPMENT - Other	\$11,427	\$10,000	\$10,000	\$12,000	(\$2,000)	-20.00%
LEASED EQUIPMENT - Grounds	\$3,256	\$1,000	\$1,000	\$1,000	\$0	0.00%
LEASED EQUIPMENT - Maintenance	\$6,254	\$5,000	\$5,000	\$5,000	\$0	0.00%
LEASED EQUIPMENT - Warehouse	\$76	\$1,000	\$1,000	\$1,000	\$0	0.00%
LEASED EQUIPMENT - Bus Operations	\$13,013	\$2,000	\$2,000	\$2,000	\$0	0.00%
LEASED EQUIPMENT - Tramway	\$5,207	\$3,000	\$3,000	\$5,000	(\$2,000)	-66.67%
LEASED EQUIPMENT - Sportspark	\$1,441,035	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Equipment Lease	\$1,480,268	\$23,000	\$23,000	\$27,000	(\$2,000)	-8.70%
Office Equipment Purchase						
OFFICE EQUIP PURCHASE - General	\$2,619	\$2,500	\$2,500	\$2,500	\$0	0.00%
OFFICE EQUIP PURCHASE - Administrative	\$1,311	\$2,000	\$2,000	\$2,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Information Technology	\$6,967	\$4,000	\$4,000	\$6,500	(\$2,500)	-62.50%
OFFICE EQUIP PURCHASE - Capital Projects & Planning	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Public Safety	\$862	\$2,000	\$2,000	\$1,000	\$1,000	50.00%
OFFICE EQUIP PURCHASE - Warehouse	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Motor Pool	\$180	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Tramway	\$538	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Sportspark	\$3,052	\$1,500	\$1,500	\$11,000	(\$9,500)	-633.33%
Total Office Equipment Purchase	\$15,529	\$15,000	\$15,000	\$26,000	(\$11,000)	-73.33%
Equipment Purchases						
EQUIPMENT PURCHASE - Administrative Services	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
EQUIPMENT PURCHASE - IT	\$3,735	\$0	\$0	\$0	\$0	0.00%
EQUIPMENT PURCHASE - Community Relations	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
EQUIPMENT PURCHASE - Public Safety	\$2,165	\$5,000	\$5,000	\$2,500	\$2,500	50.00%
EQUIPMENT PURCHASE - Grounds	\$5,589	\$4,000	\$4,000	\$5,000	(\$1,000)	-25.00%
EQUIPMENT PURCHASE - Maintenance	\$5,684	\$3,000	\$3,000	\$6,000	(\$3,000)	-100.00%
EQUIPMENT PURCHASE - Warehouse	\$618	\$1,500	\$1,500	\$1,500	\$0	0.00%
EQUIPMENT PURCHASE - Bus Operations	\$4,391	\$2,000	\$2,000	\$2,000	\$0	0.00%

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EQUIPMENT PURCHASE - Motor Pool	\$0	\$1,000	\$1,000	\$0	\$1,000	100.00%
EQUIPMENT PURCHASE - Tramway	\$0	\$1,000	\$1,000	\$0	\$1,000	100.00%
EQUIPMENT PURCHASE - Sportspark	\$6,520	\$2,000	\$2,000	\$8,000	(\$6,000)	-300.00%
Total Equipment Purchases	\$28,702	\$21,500	\$21,500	\$27,000	(\$5,500)	-25.58%
Other Equipment Purchases						
COMPUTER PURCHASE SOFTWARE	\$8,058	\$0	\$0	\$0	\$0	0.00%
COMPUTER PURCHASE	\$1,901	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Other Equipment Purchases	\$9,959	\$1,000	\$1,000	\$1,000	\$0	0.00%
Exterminator						
EXTERMINATOR - Admin	\$0	\$1,500	\$1,500	\$2,500	(\$1,000)	-66.67%
EXTERMINATOR - Public Safety	\$308	\$3,000	\$3,000	\$1,500	\$1,500	50.00%
EXTERMINATOR - Grounds	\$43	\$1,500	\$1,500	\$2,000	(\$500)	-33.33%
EXTERMINATOR - Warehouse	\$0	\$1,500	\$1,500	\$1,500	\$0	0.00%
EXTERMINATOR - Bus Operations	\$308	\$1,500	\$1,500	\$1,000	\$500	33.33%
EXTERMINATOR - Motor Pool	\$0	\$1,500	\$1,500	\$1,000	\$500	33.33%
EXTERMINATOR - Tramway	\$308	\$1,500	\$1,500	\$1,000	\$500	33.33%
EXTERMINATOR - RI Locations Points	\$922	\$0	\$0	\$0	\$0	0.00%
EXTERMINATOR - Sportspark	\$307	\$1,500	\$1,500	\$3,000	(\$1,500)	-100.00%
Total Exterminator	\$2,196	\$13,500	\$13,500	\$13,500	\$0	0.00%
Uniforms						
UNIFORMS - Administrative	\$2,763	\$4,300	\$4,300	\$3,000	\$1,300	30.23%
UNIFORMS - Capital Projects & Planning	\$155	\$500	\$500	\$500	\$0	0.00%
UNIFORMS - Public Safety	\$25,021	\$27,000	\$27,000	\$25,000	\$2,000	7.41%
UNIFORMS - Grounds	\$1,834	\$3,500	\$3,500	\$3,500	\$0	0.00%
UNIFORMS - Maintenance	\$2,743	\$2,000	\$2,000	\$3,500	(\$1,500)	-75.00%
UNIFORMS - Warehouse	\$155	\$1,200	\$1,200	\$1,200	\$0	0.00%
UNIFORMS - Bus Operations	\$44	\$3,000	\$3,000	\$3,000	\$0	0.00%
UNIFORMS - Motor Pool	\$310	\$1,000	\$1,000	\$1,000	\$0	0.00%
UNIFORMS - Sportspark	\$438	\$1,000	\$1,000	\$1,300	(\$300)	-30.00%
UNIFORMS CLEANING - Administrative	\$337	\$0	\$0	\$500	(\$500)	0.00%
UNIFORMS CLEANING - Public Safety	\$5,857	\$8,500	\$8,500	\$6,000	\$2,500	29.41%
UNIFORMS CLEANING - Grounds	\$8,476	\$5,000	\$5,000	\$8,500	(\$3,500)	-70.00%
UNIFORMS CLEANING - Maintenance	\$2,563	\$3,500	\$3,500	\$3,500	\$0	0.00%
UNIFORMS CLEANING - Warehouse	\$833	\$1,000	\$1,000	\$1,000	\$0	0.00%
UNIFORMS CLEANING - Bus Operations	\$1,445	\$2,000	\$2,000	\$2,000	\$0	0.00%
UNIFORMS CLEANING - Motor Pool	\$439	\$500	\$500	\$500	\$0	0.00%
UNIFORMS CLEANING - Sportspark	\$34	\$500	\$500	\$500	\$0	0.00%
Total Uniforms	\$53,447	\$64,500	\$64,500	\$64,500	\$0	0.00%
Light, Power, Heat						
LIGHT, POWER, HEAT - Admin	\$26,776	\$30,000	\$40,000	\$30,000	\$10,000	25.00%
LIGHT, POWER, HEAT - Public Safety	\$15,452	\$25,000	\$25,000	\$20,000	\$5,000	20.00%
LIGHT, POWER, HEAT - Bus Operations	\$78,162	\$50,000	\$50,000	\$80,000	(\$30,000)	-60.00%
LIGHT, POWER, HEAT - AVAC	\$19,511	\$30,000	\$50,000	\$25,000	\$25,000	50.00%
LIGHT, POWER, HEAT - Tramway	\$143,334	\$140,000	\$160,000	\$160,000	\$0	0.00%
LIGHT, POWER, HEAT - RI Locations Points	\$192,263	\$190,000	\$200,000	\$205,000	(\$5,000)	-2.50%
LIGHT, POWER, HEAT - Sportspark	\$86,727	\$175,000	\$205,000	\$175,000	\$30,000	14.63%
LIGHT, POWER, HEAT - Motorgate	\$42,150	\$50,000	\$50,000	\$45,000	\$5,000	10.00%
Total Light, Power, Heat	\$604,375	\$690,000	\$780,000	\$740,000	\$40,000	5.13%
Water & Sewer						

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WATER & SEWER - Maintenance	\$16,931	\$4,000	\$4,000	\$15,000	(\$11,000)	-275.00%
WATER & SEWER - Bus Operations	(\$1,762)	\$0	\$0	\$0	\$0	0.00%
WATER & SEWER - Tramway	\$3,128	\$3,000	\$3,000	\$3,500	(\$500)	-16.67%
WATER & SEWER - Sportspark	\$12,315	\$20,000	\$20,000	\$20,000	\$0	0.00%
Total Water & Sewer	\$30,612	\$27,000	\$27,000	\$38,500	(\$11,500)	-42.59%
Office Supplies						
OFFICE SUPPLIES - Administrative	\$15,208	\$10,000	\$10,000	\$15,000	(\$5,000)	-50.00%
OFFICE SUPPLIES - Information Technology	\$0	\$1,500	\$1,500	\$1,500	\$0	0.00%
OFFICE SUPPLIES - Community Relations	\$0	\$600	\$600	\$600	\$0	0.00%
OFFICE SUPPLIES - Capital Projects & Planning	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE SUPPLIES - Public Safety	\$3,804	\$4,000	\$4,000	\$4,000	\$0	0.00%
OFFICE SUPPLIES - Warehouse	\$0	\$500	\$500	\$500	\$0	0.00%
OFFICE SUPPLIES - Bus Operations	\$181	\$300	\$300	\$300	\$0	0.00%
OFFICE SUPPLIES - RI Locations Points	\$340	\$0	\$0	\$0	\$0	0.00%
OFFICE SUPPLIES - Sportspark	\$938	\$500	\$500	\$1,500	(\$1,000)	-200.00%
Total Office Supplies	\$20,471	\$18,400	\$18,400	\$24,400	(\$6,000)	-32.61%
Parts & Supplies						
PARTS & SUPPLIES - Administrative	\$2,885	\$2,600	\$2,600	\$3,500	(\$900)	-34.62%
PARTS & SUPPLIES - Information Technology	\$3,035	\$4,000	\$4,000	\$5,000	(\$1,000)	-25.00%
PARTS & SUPPLIES - Access Control	\$2,517	\$2,500	\$2,500	\$3,000	(\$500)	-20.00%
PARTS & SUPPLIES - Community Relations	\$3,573	\$2,000	\$2,000	\$3,000	(\$1,000)	-50.00%
PARTS & SUPPLIES - Capital Projects & Planning	\$1,229	\$500	\$500	\$1,500	(\$1,000)	-200.00%
PARTS & SUPPLIES - Public Safety	\$1,955	\$6,000	\$6,000	\$2,500	\$3,500	58.33%
PARTS & SUPPLIES - Grounds	\$18,671	\$30,000	\$30,000	\$20,000	\$10,000	33.33%
PARTS & SUPPLIES - Maintenance	\$39,832	\$50,000	\$50,000	\$40,000	\$10,000	20.00%
PARTS & SUPPLIES - Warehouse	\$85,125	\$45,000	\$45,000	\$75,000	(\$30,000)	-66.67%
PARTS & SUPPLIES - Bus Operations	\$998	\$10,000	\$10,000	\$2,000	\$8,000	80.00%
PARTS & SUPPLIES - Motor Pool	\$970	\$1,000	\$1,000	\$1,000	\$0	0.00%
PARTS & SUPPLIES - AVAC	\$16,861	\$15,000	\$15,000	\$17,000	(\$2,000)	-13.33%
PARTS & SUPPLIES - Tramway	\$1,034	\$3,000	\$3,000	\$1,000	\$2,000	66.67%
PARTS & SUPPLIES - RI Locations Points	\$1,852	\$9,000	\$9,000	\$2,000	\$7,000	77.78%
PARTS & SUPPLIES - Sportspark	\$35,026	\$30,000	\$30,000	\$40,000	(\$10,000)	-33.33%
PARTS & SUPPLIES - Motorgate	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Parts & Supplies	\$215,563	\$211,600	\$211,600	\$217,500	(\$5,900)	-2.79%
Service Maintenance Agreement						
SERVICE MAINTENANCE AGREEMENT - General	\$78	\$2,000	\$2,000	\$2,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - IT	\$20,362	\$81,055	\$81,055	\$45,000	\$36,055	44.48%
SERVICE MAINTENANCE AGREEMENT - Access Control	\$1,460	\$0	\$0	\$2,000	(\$2,000)	0.00%
SERVICE MAINTENANCE AGREEMENT - Capital Projects & Planning	\$1,837	\$1,000	\$1,000	\$2,000	(\$1,000)	-100.00%
SERVICE MAINTENANCE AGREEMENT - Public Safety	\$943	\$2,000	\$2,000	\$2,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Bus Operations	\$10,424	\$8,000	\$8,000	\$11,000	(\$3,000)	-37.50%
SERVICE MAINTENANCE AGREEMENT - AVAC	\$672	\$1,000	\$1,000	\$1,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Tramway	\$2,694	\$3,000	\$3,000	\$3,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - RI Locations	\$8,454	\$4,000	\$4,000	\$2,500	\$1,500	37.50%
SERVICE MAINTENANCE AGREEMENT - Sportspark	\$1,809	\$6,000	\$6,000	\$5,000	\$1,000	16.67%
Total Service Maintenance Agreement	\$48,733	\$108,055	\$108,055	\$75,500	\$32,555	30.13%
Employee Travel & Meal						
EMPL TRV & MEAL- Administrative	\$127	\$3,000	\$3,000	\$1,500	\$1,500	50.00%
EMPL TRV & MEAL- Executive	\$106	\$500	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Finance	\$2,943	\$2,000	\$2,000	\$3,000	(\$1,000)	-50.00%

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Approved Budget FY 2019

	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
EMPL TRV & MEAL- Human Resources	\$452	\$300	\$300	\$500	(\$200)	-66.67%
EMPL TRV & MEAL- Information Technology	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
EMPL TRV & MEAL- Legal	\$663	\$0	\$0	\$300	(\$300)	0.00%
EMPL TRV & MEAL- Community Relation	\$123	\$800	\$800	\$800	\$0	0.00%
EMPL TRV & MEAL- Capital Projects & Planning	\$0	\$500	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Public Safety	\$1,357	\$600	\$600	\$1,500	(\$900)	-150.00%
EMPL TRV & MEAL- Grounds	\$142	\$600	\$600	\$600	\$0	0.00%
EMPL TRV & MEAL- Maintenance	(\$352)	\$500	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Warehouse	\$0	\$0	\$0	\$500	(\$500)	0.00%
EMPL TRV & MEAL- Bus Operations	\$1,796	\$600	\$600	\$1,500	(\$900)	-150.00%
EMPL TRV & MEAL- Sportspark	\$96	\$0	\$0	\$500	(\$500)	0.00%
Total Employee Travel & Meal	\$7,453	\$10,400	\$10,400	\$13,200	(\$2,300)	-22.12%
Employee Training						
EMPLOYEE TRAINING - Human Resources	\$58,467	\$50,000	\$50,000	\$47,400	\$2,600	5.20%
EMPLOYEE TRAINING - Community Relations	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Public Safety	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Grounds	\$1,950	\$0	\$0	\$2,000	(\$2,000)	0.00%
EMPLOYEE TRAINING - Sportspark	\$0	\$0	\$0	\$600	(\$600)	0.00%
Total Employee Training	\$60,417	\$50,000	\$50,000	\$50,000	\$0	0.00%
Shipping						
POSTAGE - Administrative	\$5,536	\$5,000	\$5,000	\$6,000	(\$1,000)	-20.00%
POSTAGE - Public Safety	\$0	\$100	\$100	\$100	\$0	0.00%
SHIPPING - Administrative Services	\$214	\$500	\$500	\$500	\$0	0.00%
SHIPPING - IT	\$123	\$100	\$100	\$100	\$0	0.00%
SHIPPING - Community Relations	\$22	\$200	\$200	\$800	(\$600)	-300.00%
SHIPPING - Capital Projects & Planning	\$3	\$150	\$150	\$200	(\$50)	-33.33%
SHIPPING - Public Safety	\$447	\$800	\$800	\$800	\$0	0.00%
SHIPPING - Grounds	\$202	\$750	\$750	\$500	\$250	33.33%
SHIPPING - Maintenance	\$0	\$200	\$200	\$200	\$0	0.00%
SHIPPING - Warehouse	\$7,327	\$3,500	\$3,500	\$3,000	\$500	14.29%
SHIPPING - Bus Operations	\$1,537	\$2,000	\$2,000	\$2,000	\$0	0.00%
SHIPPING - Motor Pool	\$74	\$500	\$500	\$500	\$0	0.00%
SHIPPING - AVAC	\$127	\$500	\$500	\$500	\$0	0.00%
SHIPPING - TRAMWAY	\$76	\$0	\$0	\$0	\$0	0.00%
SHIPPING - Sportspark	\$2,041	\$1,500	\$1,500	\$1,500	\$0	0.00%
UPS SHIPPING - Administrative	\$785	\$1,500	\$1,500	\$1,500	\$0	0.00%
UPS SHIPPING - IT	\$69	\$350	\$350	\$350	\$0	0.00%
Total Shipping	\$18,583	\$17,650	\$17,650	\$18,550	(\$900)	-5.10%
Subscriptions						
SUBSCRIPTIONS - Administrative	\$7,264	\$9,000	\$9,000	\$8,000	\$1,000	11.11%
SUBSCRIPTIONS - Legal	\$14,938	\$14,000	\$14,000	\$15,000	(\$1,000)	-7.14%
SUBSCRIPTIONS - Public Safety	\$0	\$600	\$600	\$1,000	(\$400)	-66.67%
Total Subscriptions	\$22,202	\$23,600	\$23,600	\$24,000	(\$400)	-1.69%
Other Expenses						
BANK CHARGES - General	\$22,610	\$30,000	\$30,000	\$25,000	\$5,000	16.67%
MISCELLANEOUS - Administrative	\$944	\$3,000	\$3,000	\$2,000	\$1,000	33.33%
MISCELLANEOUS - IT	\$0	\$100	\$100	\$100	\$0	0.00%
MISCELLANEOUS - Community Relations	\$84	\$0	\$0	\$1,000	(\$1,000)	0.00%
MISCELLANEOUS - Public Safety	\$375	\$1,000	\$1,000	\$1,000	\$0	0.00%
MISCELLANEOUS - Grounds	\$0	\$250	\$250	\$250	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Approved Budget FY 2019

	Actual FY 2017	Projected FY 2018	Approved Budget FY 2018	Approved Budget FY 2019	Variance Favorable (Unfavorable)	Variance % Change
MISCELLANEOUS - Bus Operations	\$535	\$1,000	\$1,000	\$1,000	\$0	0.00%
MISCELLANEOUS - Sportspark	\$0	\$100	\$100	\$700	(\$600)	-600.00%
MTA METRO CARD PURCHASE- HR	\$14,210	\$18,500	\$18,500	\$16,000	\$2,500	13.51%
CONTRIBUTED RENTAL EXPENSE - GRANT	\$0	\$250,000	\$250,000	\$255,000	(\$5,000)	-2.00%
PUBLIC PURPOSE GRANTS	\$217,000	\$300,000	\$300,000	\$350,000	(\$50,000)	-16.67%
Total Other Expenses	<u>\$255,758</u>	<u>\$603,950</u>	<u>\$603,950</u>	<u>\$652,050</u>	<u>(\$48,100)</u>	<u>-7.96%</u>
Island Events - Community Relations						
ISLAND EVENTS - Community Relations	\$84,842	\$83,500	\$83,500	\$108,000	(\$24,500)	-29.34%
ISLAND EVENTS - Public Safety	\$2,345	\$2,500	\$2,500	\$5,000	(\$2,500)	-100.00%
Total Island Events - Community Relations	<u>\$87,187</u>	<u>\$86,000</u>	<u>\$86,000</u>	<u>\$113,000</u>	<u>(\$27,000)</u>	<u>-31.40%</u>
Depreciation Total Other Than Personal Services (OTPS) Before Depreciation	\$10,867,254	\$11,176,884	\$11,245,272	\$11,704,680	(\$456,908)	-4.06%
Total Expenses	<u>\$23,103,242</u>	<u>\$24,461,861</u>	<u>\$24,636,249</u>	<u>\$25,822,274</u>	<u>(\$1,186,025)</u>	<u>-4.81%</u>
	<u>\$6,768,952</u>	<u>\$876,139</u>	<u>\$3,332,751</u>	<u>\$25,380,726</u>	<u>\$22,047,975</u>	<u>661.55%</u>
Depreciation Expenses						
DEPRECN EXPENSES OFFICE FURNITURE, FIXTURES, EQUIPMENT	\$32,408	\$16,974	\$16,974	\$17,484	(\$509)	-3.00%
DEPRECN EXPENSES BUILDINGS	\$272,115	\$773,396	\$773,396	\$796,598	(\$23,202)	-3.00%
DEPRECN EXPENSES BUILDINGS IMPROVEMENTS	\$1,002,719	\$762,787	\$762,787	\$785,671	(\$22,884)	-3.00%
DEPRECN EXPENSES INFRASTRUCTURE	\$1,142,477	\$1,337,795	\$1,337,795	\$1,377,929	(\$40,134)	-3.00%
DEPRECN EXPENSES SEAWALL	\$56,972	\$61,532	\$61,532	\$63,378	(\$1,846)	-3.00%
DEPRECN EXPENSES VEHICLES	\$62,534	\$66,837	\$66,837	\$68,842	(\$2,005)	-3.00%
DEPRECN EXPENSES BUSES	\$198,789	\$421,177	\$421,177	\$433,813	(\$12,635)	-3.00%
DEPRECN EXPENSES LEASEHOULD IMPROVEMENT	\$7,897	\$5,305	\$5,305	\$5,464	(\$159)	-3.00%
DEPRECN EXPENSES LANDMARKS	\$217,067	\$346,914	\$346,914	\$357,322	(\$10,407)	-3.00%
DEPRECN EXPENSES EQUIPMENT	\$114,296	\$198,388	\$198,388	\$204,340	(\$5,952)	-3.00%
Total Depreciation Expenses	<u>\$3,107,274</u>	<u>\$3,991,106</u>	<u>\$3,991,106</u>	<u>\$4,110,839</u>	<u>(\$119,733)</u>	<u>-3.00%</u>
	<u>\$3,661,678</u>	<u>(\$3,114,967)</u>	<u>(\$658,355)</u>	<u>\$21,269,887</u>	<u>\$21,928,243</u>	<u>3330.76%</u>

Roosevelt Island Operating Corp
Approved Budget 18-19
Analysis of Extra Ordinary Items

	Actual 2017	Projected Budget 2018	Approved Budget 2018	Approved Budget 2019	Variance Favorable (Unfavorable)
Extra Ordinary Expenses					
- Insurance	\$225,000	\$225,000	\$225,000	\$225,000	\$0
- Contractual Real Estate	\$276,877	\$793,529	\$1,103,917	\$760,388	\$343,529
- Offset of Community Commercial Space	\$118,484	\$202,000	\$202,000	\$306,292	(\$104,292)
- Heating	\$74,000	\$65,000	\$65,000	\$100,000	(\$35,000)
- Capitalized Cost	\$1,022,363	\$1,949,100	\$1,949,100	\$2,075,271	(\$126,171)
- Management Fee		\$380,000		\$420,000	(\$420,000)
- Other Post Employment Benefit	\$335,850	\$224,752	\$224,752	\$500,000	(\$275,248)
- Grant and Community Support	\$378,951	\$761,000	\$761,000	\$928,427	(\$167,427)
Extra Ordinary Expenses	\$2,431,525	\$4,600,381	\$4,530,769	\$5,315,378	(\$784,609)

Capitalized Cost

Executive - 50% *	\$169,477	\$417,553	\$417,553	\$472,243
Finance - 40%	\$234,814	\$271,166	\$271,166	\$347,174
Capital Projects & Planning - 100%	\$249,686	\$504,072	\$504,072	\$611,739
Fringe	\$286,215	\$506,309	\$506,309	\$544,115
Sub-Total Salary	\$940,192	\$1,699,100	\$1,699,100	\$1,975,271
Infrastructure Repair	\$0	\$150,000	\$150,000	
Professional Services - Capital Projects & Planning	\$82,171	\$100,000	\$100,000	\$100,000
Total Capitalized Cost	\$1,022,363	\$1,949,100	\$1,949,100	\$2,075,271

Grant and Community Support

Island Events	\$87,187	\$86,000	\$86,000	\$113,000
Community Center	\$74,764	\$125,000	\$125,000	\$85,000
Salary & Fringe Benefit				\$125,427
Public Purpose Grants	\$217,000	\$550,000	\$550,000	\$605,000
Total Grant and Community Support	\$378,951	\$761,000	\$761,000	\$928,427

Salary Reconciliation

Gross Salary	\$7,785,907	\$8,838,477	\$8,838,477	\$9,226,477
Less Capitalized Cost - 50% Exec	(\$169,477)	(\$417,553)	(\$417,553)	(\$472,243)
Less Capitalized Cost - 40% Finance	(\$234,814)	(\$271,166)	(\$271,166)	(\$347,174)
Less Capitalized Cost - 100% Capital Projects & Planning	(\$249,686)	(\$504,072)	(\$504,072)	(\$611,739)
Less Community Support - 50% Community Relations				(\$76,293)
Adjusted Salary	\$7,131,930	\$7,645,686	\$7,645,686	\$7,719,029

Salary	FY 2017		Project Actual FY 2018		FY 2018		FY 2019	
	Actual Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost
Executive - 50%	\$677,907	\$169,477	\$835,106	\$417,553	\$835,106	\$417,553	\$944,486	\$472,243
Finance - 40%	\$587,036	\$234,814	\$677,916	\$271,166	\$677,916	\$271,166	\$867,935	\$347,174
Capital Projects & Planning - 100%	\$249,686	\$249,686	\$504,072	\$504,072	\$504,072	\$504,072	\$611,739	\$611,739
		\$653,977		\$1,192,791		\$1,192,791		\$1,431,156
Fringe Benefit								
Executive - 50%	\$243,040	\$60,760	\$304,416	\$152,208	\$304,416	\$152,208	\$307,919	\$153,960
Finance - 40%	\$264,782	\$105,913	\$313,527	\$125,411	\$313,527	\$125,411	\$366,082	\$146,433
Capital Projects & Planning - 100%	\$119,542	\$119,542	\$228,690	\$228,690	\$228,690	\$228,690	\$243,723	\$243,723
		\$286,215		\$506,309		\$506,309		\$544,115

Community Relations - 50%							\$152,585	\$76,293
Fringe Benefit							\$98,269	\$49,135

* Note: Effective for FY 17/18

The Roosevelt Island Operating Corporation (RIOC)
Significant Budget Dates
Approved Budget FY 2018-19

1.) Meeting with Department Heads	July 2017
2.) Presentation of Department Needs to Executive Management	July 2017
3.) Review of Preliminary Budget with Executive Management	July 2017
4.) Review of Proposed Budget with Division of Budget	August 2017
5.) Initial Review of Proposed Budget by Audit Committee	September 2017
6.) Presentation of Proposed Budget to Board of Directors	September 2017
7.) Submission of Proposed Budget to Division of Budget Director, Senate Finance Committee Chair & Assembly Ways and Means Committee Chair	September 2017
8.) Final Review of Proposed Budget with Audit Committee	December 2017
9.) Presentation of Proposed Budget to Board of Directors for Approval	December 2017
10.) Filing of Approved Budget to Public Authority Reporting System (PARIS)	December 2017