

Roosevelt Island Operating Corporation

Balance Sheet

	5/31/2019	5/31/2018	5/31/2017
Assets			
Cash	6,436,926	2,497,732	4,162,032
Investments	72,691,724	62,188,580	66,888,611
Accounts Receivable	5,466,815	10,422,943	586,266
Due From Other Funds	3,863,701	1,696,788	50,000
Capital Assets Net	93,173,269	78,481,965	74,937,047
Other Assets	1,562,479	1,441,847	1,435,663
Deferred Outflows of Resources	1,629,022	1,122,734	2,065,057
Total Assets	184,823,937	157,852,588	150,124,676
Liabilities & Fund Balance			
Liabilities :			
Total Accounts Payable & Accrued Expenses	1,838,486	1,216,544	935,639
Deferred Revenue	35,857,458	36,580,634	37,303,810
Compensated Absences	770,317	733,812	650,001
Other Post Employment Benefit	11,225,445	12,569,915	4,601,499
Due to Other Funds	3,863,701	1,696,788	50,000
Net Pension Liability	418,777	1,137,738	1,848,752
Other Liabilities	0	0	314
Deferred Inflows of Resources	3,135,017	212,731	262,610
Total Liabilities	57,109,202	54,148,163	45,652,625
Net Assets/ Fund Balance :			
Fund Balance	3,565,898	8,706,014	9,141,622
Restricted for Capital Projects	124,148,837	94,998,411	95,330,429
Total Fund Balance	127,714,735	103,704,425	104,472,051
Total Liabilities & Fund Balance	184,823,937	157,852,588	150,124,676
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	127,166,128	104,393,871	104,287,417
NET SURPLUS/(DEFICIT)	548,607	(689,446)	184,634
ENDING NET ASSETS	127,714,735	103,704,425	104,472,051

Roosevelt Island Operating Corporation
Profit and Loss Statement
Two Months Ending May 31, 2019

	<u>5/31/2019</u>	%	<u>5/31/2018</u>	%	<u>5/31/2017</u>	%
Revenue						
Residential fees	316,525		241,525		255,402	
Ground rent	2,313,937		1,813,499		1,800,727	
Commercial rent	271,855		278,780		268,007	
Tramway revenue	854,542		847,538		899,760	
Public safety reimbursement	375,636		365,299		352,274	
Transport/parking revenue	481,235		410,573		441,881	
Interest income	201,406		28,656		23,262	
Other revenue	84,508		178,535		235,732	
Total Revenue	<u>4,899,643</u>		<u>4,164,403</u>		<u>4,277,046</u>	
Operating expenses						
Salary & Benefits :	1,952,287	40%	2,456,315	59%	1,834,974	43%
Insurance	303,080	6%	285,485	7%	277,627	6%
Professional services and legal services	13,837	0%	170,680	4%	144,721	3%
Management fees	954,246	19%	834,325	20%	816,291	19%
Telecommunications	29,488	1%	17,956	0%	22,040	1%
Repairs and maintenance	57,877	1%	124,386	3%	71,185	2%
Vehicles maintenance	41,602	1%	48,912	1%	33,553	1%
Equipment purchases/lease	16,010	0%	15,772	0%	13,622	0%
Supplies/Services	209,054	4%	219,353	5%	162,411	4%
Other expenses	27,127	1%	31,713	1%	123,365	3%
Total Expenses	<u>3,604,608</u>	74%	<u>4,204,897</u>	101%	<u>3,499,789</u>	82%
Operatong Profit	1,295,035		(40,493)		777,257	
Depreciation Expenses						
Depreciation expense	(746,428)		(648,953)		(592,623)	
NET SURPLUS/(DEFICIT)	<u>548,607</u>		<u>(689,446)</u>		<u>184,634</u>	

Roosevelt Island Operating Corporation
Profit and Loss Statement
 Month Ending May 31, 2019

	<u>5/31/2019</u>	%	<u>5/30/2018</u>	%	<u>5/31/2017</u>	%
Revenue						
Residential fees	94,052		55,272		60,292	
Ground rent	1,156,968		906,749		900,364	
Commercial rent	130,155		139,390		134,004	
Tramway revenue	392,600		401,763		414,257	
Public safety reimbursement	144,087		140,192		134,916	
Transport/parking revenue	259,364		201,125		226,617	
Interest income	251,367		14,427		11,585	
Other revenue	411,958		62,529		27,395	
Total Revenue	<u>2,840,551</u>		<u>1,921,447</u>		<u>1,909,429</u>	
Operating expenses						
Salary & Benefits :	1,426,803	50%	1,426,551	74%	892,605	47%
Insurance	151,903	5%	142,742	7%	138,814	7%
Professional services and legal services	185,432	7%	106,527	6%	54,520	3%
Management fees	448,434	16%	417,080	22%	408,701	21%
Telecommunications	18,651	1%	11,121	1%	11,395	1%
Repairs and maintenance	211,489	7%	64,580	3%	29,652	2%
Vehicles maintenance	69,748	2%	26,689	1%	18,120	1%
Equipment purchases/lease	7,771	0%	7,012	0%	8,673	0%
Supplies/Services	176,679	6%	105,319	5%	83,989	4%
Other expenses	68,512	2%	8,611	0%	10,514	1%
Total Expenses	<u>2,765,423</u>	97%	<u>2,316,232</u>	121%	<u>1,656,982</u>	87%
Operatong Profit	75,128		(394,785)		252,447	
Depreciation Expenses						
Depreciation expense	(374,061)		(325,052)		(296,244)	
NET SURPLUS/(DEFICIT)	<u>(298,932)</u>		<u>(719,837)</u>		<u>(43,797)</u>	

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/19

	<u>05/31/19</u>	<u>05/31/18</u>	<u>05/31/17</u>
Revenue			
Residential Fees Revenue			
01-40123-5000			
5750 - Southtown Building # 5	\$36,156	\$36,156	\$36,156
5760 - Southtown Building # 6	\$55,425	\$55,425	\$55,425
5770 - Southtown Building # 7	\$50,400	\$50,400	\$50,400
01-40401-5000			
5740 - Southtown Building # 4	\$112	\$112	\$112
5750 - Southtown Building # 5	\$180	\$180	\$180
5760 - Southtown Building # 6	\$277	\$277	\$277
5770 - Southtown Building # 7	\$316	\$316	\$316
03-40400-5000			
5200 - Island House	\$0	\$11,000	\$0
5300 - Rivercross	\$31,550	\$0	\$0
5730 - Southtown Building # 3	\$54,450	\$0	\$24,877
03-40401-5000			
5740 - Southtown Building # 4	\$4,481	\$4,481	\$4,481
5750 - Southtown Building # 5	\$7,206	\$7,206	\$7,206
5760 - Southtown Building # 6	\$11,091	\$11,091	\$11,091
5770 - Southtown Building # 7	\$12,640	\$12,640	\$12,640
04-40401-5000			
5740 - Southtown Building # 4	\$6,610	\$6,610	\$6,610
5750 - Southtown Building # 5	\$10,629	\$10,629	\$10,629
5760 - Southtown Building # 6	\$16,359	\$16,359	\$16,359
5770 - Southtown Building # 7	\$18,643	\$18,643	\$18,643
Total	<u>\$316,525</u>	<u>\$241,525</u>	<u>\$255,402</u>
Ground rent			
01-40090-5000			
5100 - Eastwood	\$294,384	\$277,901	\$276,513
5200 - Island House	\$44,808	\$40,875	\$40,875
5300 - Rivercross	\$416,667	\$6,907	\$6,642
5400 - Manhattan Park- River Road	\$1,023,442	\$1,023,442	\$1,023,442
5401 - Manhattan Park - Bus Reimbursement	\$28,000	\$28,000	\$28,000
5600 - Westview	\$10,830	\$0	\$0
5710 - Southtown Building # 1	\$5,306	\$5,306	\$5,306
5720 - Southtown Building # 2	\$5,063	\$5,063	\$5,063
5730 - Southtown Building # 3	\$10,820	\$10,820	\$10,820
5740 - Southtown Building # 4	\$2,904	\$2,904	\$2,904
5750 - Southtown Building # 5	\$110,771	\$107,806	\$104,921
5760 - Southtown Building # 6	\$169,284	\$164,753	\$160,344
5770 - Southtown Building # 7	\$132,176	\$128,326	\$124,589
5780 - Southtown Building # 8	\$48,000	\$0	\$0
5888 - Octagon	\$11,483	\$11,395	\$11,310
Total	<u>\$2,313,937</u>	<u>\$1,813,499</u>	<u>\$1,800,727</u>

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/19

	<u>05/31/19</u>	<u>05/31/18</u>	<u>05/31/17</u>
Commercial Rent			
01-40208-4000			
<No Project>	\$0	\$170,585	\$166,424
4281 - HCK Recreation- Tennis Bubble	\$45,833	\$45,833	\$45,833
4282 - HCK Recreation- Parking	\$4,218	\$4,056	\$3,900
4283 - HCK Recreation - % Rent	\$11,706	\$0	\$0
4587 - Child School	\$58,306	\$58,306	\$51,850
4895 - Hudson Related	\$151,791	\$0	\$0
Total Commercial Rent	<u>\$271,855</u>	<u>\$278,780</u>	<u>\$268,007</u>
Tramway Revenue			
01-40020-2900			
2900 - Tramway	\$825,971	\$815,930	\$863,487
01-40021-2900			
2900 - Tramway	\$28,571	\$31,608	\$36,273
Total Tramway Revenue	<u>\$854,542</u>	<u>\$847,538</u>	<u>\$899,760</u>
Public Safety Reimbursement			
01-40080-2100			
0000 - General	\$3,000	\$3,000	\$0
5100 - Eastwood	\$96,166	\$93,365	\$90,646
5200 - Island House	\$32,131	\$31,195	\$30,286
5300 - Rivercross	\$34,088	\$33,095	\$32,131
5400 - Manhattan Park- River Road	\$87,462	\$84,915	\$82,442
5600 - Westview	\$24,077	\$24,077	\$24,077
5710 - Southtown Building # 1	\$6,341	\$6,157	\$5,977
5720 - Southtown Building # 2	\$8,209	\$7,969	\$7,737
5730 - Southtown Building # 3	\$13,117	\$12,735	\$12,364
5740 - Southtown Building # 4	\$12,931	\$12,434	\$11,956
5750 - Southtown Building # 5	\$7,003	\$6,733	\$6,474
5760 - Southtown Building # 6	\$13,778	\$13,248	\$12,738
5770 - Southtown Building # 7	\$11,969	\$11,508	\$11,066
5888 - Octagon	\$25,365	\$24,868	\$24,380
Total Public Safety Reimbursement	<u>\$375,636</u>	<u>\$365,299</u>	<u>\$352,274</u>
Transport/ Parking Revenue			
01-40000-5000			
3050 - Main Street	\$70,597	\$48,805	\$65,466
01-40010-5000			
5888 - Octagon	\$21,137	\$20,723	\$20,317
01-40030-6000			
5688 - Motorgate Complex	\$389,501	\$341,045	\$356,098
Total	<u>\$481,235</u>	<u>\$410,573</u>	<u>\$441,881</u>
Interest Income			
01-40050-0000			

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/19

	<u>05/31/19</u>	<u>05/31/18</u>	<u>05/31/17</u>
0000 - General	(\$147,183)	\$6,996	\$6,029
5300 - Rivercross	\$200,548	\$0	\$0
03-40050-0000			
0000 - General	\$4,211	\$398	\$672
04-40050-0000			
0000 - General	\$143,830	\$21,262	\$16,562
Total Interest Income	<u>\$201,406</u>	<u>\$28,656</u>	<u>\$23,262</u>
Other Revenue			
01-40060-2310			
0000 - General	\$14,132	\$5,000	\$14,000
01-40100-2310			
0000 - General	\$0	\$0	\$350
01-40200-2310			
3310 - Fields: Fire Fighters Field	\$1,138	\$41,710	\$17,975
3320 - Fields: Octagon Park- Soccer Field	\$0	\$14,736	\$126,208
3330 - Fields: Octagon Park- Pony (Softball) Field	\$1,500	\$14,575	\$15,815
3350 - Fields: Capobianco - Softball Field	\$0	\$675	\$553
01-40203-3400			
0000 - General	\$0	\$150	(\$2,070)
3410 - Sportspark Gym	\$5,365	\$7,548	\$6,524
3420 - Sportspark Pool	\$23,869	\$21,395	\$16,479
01-40205-5000			
0000 - General	\$6,440	\$26,706	\$11,625
3543 - Good Shepherd's Chapel	\$170	\$2,310	\$3,198
3548 - Cultural Center	\$1,600	\$730	\$1,015
01-40206-3000			
0000 - General	\$0	\$0	\$1,125
01-40212-1500			
0000 - General	\$24,074	\$23,255	\$22,464
01-40300-1000			
0000 - General	\$3,646	\$19,746	\$474
1240 - Roosevelt Island Day	\$1,300	\$0	\$0
7032 - Bench Donation	\$1,275	\$0	\$0
01-40700-1500			
0000 - General			
Total Other Revenue	<u>\$84,508</u>	<u>\$178,535</u>	<u>\$235,732</u>
Total Revenue	<u>\$4,899,643</u>	<u>\$4,164,403</u>	<u>\$4,277,046</u>

Roosevelt Island Operating Corporation
Statement of Cash Flows
For the Period of April 1, 2019 to May 31, 2019

	FY 2020	FY 2019	FY 2018
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 5,000,969.89	57,346,993.44	23,733,033.22
Payments related to employees (PS)	(1,861,425.23)	(12,523,281.01)	(11,572,050.66)
Payments vendors (OTPS)	(3,823,143.52)	(12,672,020.50)	(9,577,955.94)
	(683,598.86)	32,151,691.93	2,583,026.62
Net cash provided by operating activities	(683,598.86)	32,151,691.93	2,583,026.62
Cash flows from capital and related financing activities:			
Purchase of capital assets	(948,273.01)	(19,391,688.12)	(6,120,461.85)
Purchase of noncurrent investments	3,717,961.93 *	(12,688,732.21)	3,207,837.54
Sale of short-term investments	(55,911.01)	(21,154.09)	(21,149.01)
	2,713,777.91	(32,101,574.42)	(2,933,773.32)
Net cash provided by (used in) capital and related financing activities	2,713,777.91	(32,101,574.42)	(2,933,773.32)
Net increase in cash	2,030,179.05	50,117.51	(350,746.70)
Cash at beginning of year	4,406,746.52	4,356,629.01	4,707,375.71
Cash at end of year	\$ 6,436,925.57	\$ 4,406,746.52	\$ 4,356,629.01
Cash flows from operating activities:			
Operating income	548,607.02	22,772,256.80	106,454.55
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	746,427.70	4,159,718.54	3,671,280.19
Loss on disposition of asset	-	0.00	47,080.00
Cumulative effect of change in accounting principle	-	0.00	0.00
Changes in:			
Receivables	221,856.69	4,723,662.31	(9,891,504.63)
Prepaid expenses and accrued interest	648,377.62	(466,805.05)	3,130.83
Deferred outflows of resources - pensions	0.00	(506,288.00)	942,323.00
Accounts payable and accrued expenses	(2,698,519.19)	1,159,907.32	1,152,406.16
Compensated absences	0.00	36,504.81	83,811.36
Unearned revenue	(120,529.30)	(723,175.80)	(723,175.80)
Postemployment benefits other than pension	(29,819.40)	(1,207,414.00)	7,952,273.50
Net Pension Liability	0.00	(718,961.00)	(711,014.00)
Other liabilities	0.00	0.00	(159.54)
Deferred inflows of resources - pensions	0.00	2,922,286.00	(49,879.00)
	(683,598.86)	32,151,691.93	2,583,026.62
Net cash provided by operating activities	\$ (683,598.86)	\$ 32,151,691.93	\$ 2,583,026.62
	\$ -	\$ -	\$ -

* Represents transfers from Cash to Investment accounts

Roosevelt Island Operating Corporation Income Statement 5/31/19

	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Total Fund 01	Fund 02	Fund 03	Fund 04	Total
	Operations	Public Safety	Bus	Parking	Parks/Rec.	Tram	Gen. Fund	Pub. Purpose	Cap. Fund	Resvd Cap	All Funds
Revenue											
Residential Fees Revenue	443	0	0	0	0	0	443	0	67,489	26,121	94,052
Ground rent	1,156,968	0	0	0	0	0	1,156,968	0	0	0	1,156,968
Commercial Rent	130,155	0	0	0	0	0	130,155	0	0	0	130,155
Tramway Revenue	0	0	0	0	0	392,600	392,600	0	0	0	392,600
Public Safety Reimbursement	0	144,087	0	0	0	0	144,087	0	0	0	144,087
Transport/ Parking Revenue	0	0	10,569	248,795	0	0	259,364	0	0	0	259,364
Interest Income	215,591	0	0	0	0	0	215,591	0	3,412	32,364	251,367
Other Revenue	384,877	0	0	0	27,081	0	411,958	0	0	0	411,958
Total Revenue	1,888,035	144,087	10,569	248,795	27,081	392,600	2,711,166	0	70,900	58,485	2,840,551
Expenses											
Salary & Benefits :											
Salaries	359,868	390,638	346,200	0	72,823	0	1,169,528	0	0	0	1,169,528
Employee Benefits	104,122	86,639	48,049	0	18,466	0	257,276	0	0	0	257,276
Total Salary & Benefits	463,989	477,277	394,248	0	91,289	0	1,426,803	0	0	0	1,426,803
Other :											
Insurance	134,121	0	0	0	0	17,782	151,903	0	0	0	151,903
Professional Services	138,565	0	0	0	4,960	7,070	150,595	0	0	0	150,595
Management Fees	0	0	0	85,960	0	362,474	448,434	0	0	0	448,434
Legal Services	34,837	0	0	0	0	0	34,837	0	0	0	34,837
Telecommunications	18,651	0	0	0	0	0	18,651	0	0	0	18,651
Rent	338	0	0	0	0	0	338	0	0	0	338
Repairs & Maintenance	210,718	0	432	0	0	0	211,150	0	0	0	211,150
Vehicles Maintenance	3,343	2,652	63,686	0	67	0	69,748	0	0	0	69,748
Equipment Purchases/ Lease	7,201	476	94	0	0	0	7,771	0	0	0	7,771
Supplies/ Services	137,330	2,865	3,155	(1,183)	21,109	13,403	176,679	0	0	0	176,679
Other Expenses	39,297	2,724	67	0	26,424	0	68,512	0	0	0	68,512
Total Other Than Personal Services (OTPS)	724,401	8,717	67,435	84,777	52,560	400,729	1,338,620	0	0	0	1,338,620
Total Expenses	1,188,391	485,994	461,683	84,777	143,848	400,729	2,765,423	0	0	0	2,765,423
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	374,061	0	374,061
Total Depreciation Expenses	0	0	0	0	0	0	0	0	374,061	0	374,061
Total	1,188,391	485,994	461,683	84,777	143,848	400,729	2,765,423	0	374,061	0	3,139,484
NET SURPLUS/(DEFICIT)	699,644	(341,908)	(451,115)	164,018	(116,767)	(8,130)	(54,257)	0	(303,160)	58,485	(298,932)

Roosevelt Island Operating Corporation
Income Statement - For the Two Months Ending 5/31/19

	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Total Fund 01	Fund 02	Fund 03	Fund 04	Total
	Operations	Public Safety	Bus	Parking	Parks/Rec.	Tram	Gen. Fund	Pub. Purpose	Cap. Fund	Resvd Cap	All Funds
Revenue											
Residential Fees Revenue	142,866	0	0	0	0	0	142,866	0	121,418	52,241	316,525
Ground rent	2,313,937	0	0	0	0	0	2,313,937	0	0	0	2,313,937
Commercial Rent	271,855	0	0	0	0	0	271,855	0	0	0	271,855
Tramway Revenue	0	0	0	0	0	854,542	854,542	0	0	0	854,542
Public Safety Reimbursement	0	375,636	0	0	0	0	375,636	0	0	0	375,636
Transport/ Parking Revenue	0	0	21,137	460,097	0	0	481,235	0	0	0	481,235
Interest Income	53,365	0	0	0	0	0	53,365	0	4,211	143,830	201,406
Other Revenue	38,505	0	0	0	46,004	0	84,508	0	0	0	84,508
Total Revenue	2,820,528	375,636	21,137	460,097	46,004	854,542	4,577,944	0	125,628	196,071	4,899,643
Expenses											
Salary & Benefits :											
Salaries	755,420	406,613	191,402	0	150,348	0	1,503,783	0	0	0	1,503,783
Temporary Employees	0	0	0	0	(83)	0	(83)	0	0	0	(83)
Employee Benefits	216,940	145,063	51,298	0	35,286	0	448,587	0	0	0	448,587
Total Salary & Benefits	972,360	551,676	242,700	0	185,551	0	1,952,287	0	0	0	1,952,287
Other :											
Insurance	267,516	0	0	0	0	35,564	303,080	0	0	0	303,080
Professional Services	58,819	0	0	0	26,610	7,070	92,499	0	0	0	92,499
Management Fees	0	0	0	229,297	0	724,948	954,246	0	0	0	954,246
Legal Services	(78,662)	0	0	0	0	0	(78,662)	0	0	0	(78,662)
Telecommunications	29,488	0	0	0	0	0	29,488	0	0	0	29,488
Rent	24,539	0	0	0	0	0	24,539	0	0	0	24,539
Repairs & Maintenance	30,743	4,215	432	-2,051	0	0	33,339	0	0	0	33,339
Vehicles Maintenance	11,504	4,056	25,912	0	130	0	41,602	0	0	0	41,602
Equipment Purchases/ Lease	14,770	1,146	94	0	0	0	16,010	0	0	0	16,010
Supplies/ Services	97,665	8,609	8,087	18,293	41,586	34,814	209,054	0	0	0	209,054
Other Expenses	19,353	4,509	215	0	3,065	0	27,142	(15)	0	0	27,127
Total Other Than Personal Services (OTPS)	475,734	22,534	34,741	245,539	71,391	802,396	1,652,335	(15)	0	0	1,652,320
Total Expenses	1,448,094	574,211	277,441	245,539	256,942	802,396	3,604,623	(15)	0	0	3,604,608
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	746,428	0	746,428
Total Depreciation Expenses	0	0	0	0	0	0	0	0	746,428	0	746,428
Total	1,448,094	574,211	277,441	245,539	256,942	802,396	3,604,623	(15)	746,428	0	4,351,035
NET SURPLUS/(DEFICIT)	1,372,434	(198,575)	(256,303)	214,558	(210,939)	52,145	973,321	15	(620,799)	196,071	548,607

The Roosevelt Island Operating Corporation (RIOC)
UNAUDITED CAPITAL IMPROVEMENTS 2019/2020
For the Two Months Ending May 31, 2019

	Approved Budget FY 2019	Projected Actual FY 2019	Actual FY 2019	Balance 3/31/19	Approved Budget FY 2020	Expenditures as of May 2019
1 Sports Fields/Parks	3,850,000	4,629,000	681,998	3,168,002	8,609,000	56,450
504 Main Street Reading Room	400,000			400,000		
Al Lewis Playground renovation (Construction)		100,000		0		
Blackwell Pk East - inc Kallos (Construction)		450,000		0		
Blackwell Pk East - inc Kallos (Design)		122,000	30,100	(30,100)		56,450
Blackwell pk playground reno (Construction) - PHASE 1		120,000	151,071	(151,071)		
Fire fighters field relocation/com station (Construction)		600,000	9,150	(9,150)	225,000	
Fire fighters field relocation/com station (Design)		57,000		0	18,000	
Islandwide Playground Equipment	250,000			250,000		
Lighthouse Park - Entrance & Landscaping			24,120	(24,120)		
Octagon Sports field & Comfort station (Construction)	3,000,000	2,550,000	182,175	2,817,825	600,000	
Octagon Sports field & Comfort station (Design)		380,000		0	73,000	
Southpoint Park - Upgrades/Landscaping			282,148	(282,148)		
Sport Park renovation (Construction)				0	7,500,000	
Sport Park renovation (Design)		250,000	3,234	(3,234)	193,000	
Miscellaneous Upgrades & Improvements - Reserve	200,000			200,000		
2 Historic & Landmark Structures	1,550,000	3,861,000	2,225,484	(675,484)	1,703,000	175,088
Blackwell House Renovation (Construction)	630,000	2,334,000	2,102,617	(1,472,617)		
Blackwell House Renovation (Design)		131,000	23,393	(23,393)		
Blackwell House Renovation (FF&E)		300,000		0		
Good Shepherd - Alarm System			51,013	(51,013)		
Hope Memorial (Construction/Granite procurement)		550,000		0	449,000	175,088
Lighthouse Restoration (Construction)		150,000	33,113	(33,113)	840,000	
Lighthouse Restoration (Design)		46,000		0	64,000	
Lighthouse Survey			8,000	(8,000)		
Smallpox Hospital (Design)	670,000	350,000	7,348	662,652	350,000	
Miscellaneous Upgrades & Improvements - Reserve	250,000			250,000		
3 Infrastructure Improvements	19,975,000	16,637,000	12,024,613	7,950,387	20,188,000	535,470
AVAC Upgrades (Construction)		1,750,000		0		
AVAC Upgrades (Design)		85,000		0		
Bike Ramp & Lane (Construction)	300,000		13,880	286,120		
Bike Ramp & Lane (Design)		87,000	294,333	(294,333)	400,000	360
Blackwell Plaza & Sidewalk renovation (Construction)				0	3,106,000	
Blackwell Plaza & Sidewalk renovation (Design)		158,000	10,800	(10,800)	160,000	
BMS (incl in Sports Park? - TBD) (Construction)				0	250,000	
BMS (incl in Sports Park? - TBD) (Design)				0	48,000	
Good Shepherd - Land & Streetscape	50,000			50,000		
Good Shepherd Plaza - Sculpture Project			36,800	(36,800)		
Ground - Remove & Install Benches (Labor Only)			90,640	(90,640)		
Ground - Island-Wid Irrigation Assessment			25,490	(25,490)		
Helix Ramp & Flat Plaza Repairs (Construction)	1,000,000	1,435,000	4,568,052	(3,568,052)		
Helix Ramp & Flat Plaza Repairs (Design)		235,000	243,152	(243,152)		
Hope Memorial - Construction/Granite Procurement			66,140	(66,140)		
Island-Wide Road Improvements - Reserve	250,000		398,372	(148,372)		
Islandwide Sidewalk Replacement, Crosswalks	200,000			200,000		
Islandwide Z Brick Replacement - Reserve	100,000			100,000		
IT - DC Networking Project at Warehouse			7,200	(7,200)		
Motorgate - Camera Power Lines			7,448	(7,448)		
Motorgate Repairs PHASE 1 (Construction)				0	9,000,000	
Motorgate Repairs PHASE 1 (Design)				0	22,000	
Motorgate Repairs PHASE 1 (Construction)		5,000,000		0		
Motorgate Repairs PHASE 1 (Design)		40,000		0		
RIOC Elevator/ Escalator /Conveyance Capital Repairs (Construction)- PH 1		100,000		0	139,000	
RIOC Elevator/ Escalator /Conveyance Capital Repairs (Design) - PH 1		136,000		0	43,000	
RIOC Elevator/ Escalator /Conveyance Capital Improvements (Construction) - PH 2				0	165,000	
RIOC Elevator/ Escalator /Conveyance Capital Improvements (Design) - PH 2				0	25,000	
RIOC - General Coordination			108,393	(108,393)		
Seawall - Islandwide Reserve	1,500,000			1,500,000		
Seawall - Railings Replacement (Construction)	7,100,000	7,474,000	5,917,577	1,182,423	1,500,000	
Seawall - Railings Replacement (Design)		67,000	164,935	(164,935)	50,000	483,076
Seawall - Southpoint Open Space Park (Construction)	9,000,000		25,760	8,974,240	5,000,000	
Seawall - Southpoint Open Space Park (Design)				0	30,000	
Sewer Upgrades - Reserve	250,000			250,000		
Site Amenities - Benches, Waste Receptacles - Res.	100,000			100,000		
Southpoint Open Space Park - Seawall (Design)		70,000		0		
Tree Planting at Rivercross Area			12,950	(12,950)		
Utilities Infrastructure Improvements - Reserve	125,000			125,000		
Water Distribution System Study			32,691	(32,691)	250,000	52,034
4 Facilities & Offices	7,725,000	1,797,000	1,605,977	6,144,228	0	41,458
AVAC - General Repair Reserve	500,000		199,239	300,761		
AVAC - Improvements	4,250,000			4,250,000		
Blackwell House - Furniture			59,759	(59,759)		
Bus Garage			6,488	(6,488)		
Bus Garage - Special Inspection for Fire, Heating, Sprinkler			10,000	(10,000)		
Good Shepherd's Chapel - Furniture			45,732	(45,732)		
Island House			1,010	(1,010)		
Motorgate - Garage - Reserve	250,000		27,244	222,756		
Motorgate - Parking Access & Revenue Control System			25,205	0		37,808
P.S. - Power Heart GS Diffibrillators			8,035	(8,035)		
Sportspark - Design - Develop -Interior - Signage			5,460	(5,460)		
Sportspark - Electric			7,658	(7,658)		
Sportspark - General Refurbishment			15,639	(15,639)		
Sportspark - HVAC	100,000		138,810	(38,810)		
Sportspark - 2 Ice Machine			9,361	(9,361)		
Sportspark - Locker Rooms/Bathrooms/Ceilings/Floors	1,000,000			1,000,000		
Sportspark - Replace Windows and Doors	1,000,000			1,000,000		
Sportspark - Rehabilitation Reserve	500,000			500,000		
Warehouse/Bus Garage Rehabilitation			20,750	(20,750)		3,650
Westview - Leasehold Improvement			329,846	(329,846)		
Youth Center Refurbishment (Construction)		1,700,000	620,426	(620,426)		
Youth Center Refurbishment (Design)		97,000	62,837	(62,837)		
Miscellaneous Facilities & Offices - Reserve	125,000			125,000		
- Southpoint Park - ADA Flusho, Sensors Sink & Toilet			12,478	(12,478)		

The Roosevelt Island Operating Corporation (RIOC)
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 For the Two Months Ending May 31, 2019

	Approved Budget FY 2019	Projected Actual FY 2019	Actual FY 2019	Balance 3/31/19	Approved Budget FY 2020	Expenditures as of May 2019
5 Equipment & Vehicles	700,000	350,000	1,250,367	(550,367)	500,000	107,153
Bus - F-350 Pickup	40,000	40,000		40,000		
Bus - Hybrid Buses			878,663	(878,663)		
Ground - Fence in the Playground				0		7,220
Grounds - Ford F-550 (Garbage Truck)						87,845
Ground - Honda Air Flow Salt Spreader			5,266	(5,266)		
Grounds - Graco Linelazer/ Line Stripper Machine			13,321	(13,321)		
Grounds - Recycled Plastic Lumber Benches			22,800	(22,800)		
Grounds - Trash Receptacles			26,130	(26,130)		
IT - CPU & Monitor (Workstations)	15,000	20,000	33,582	(18,582)	20,000	
IT - Disaster Recovery (on/offsite data storage)	50,000	45,000		50,000	45,000	
IT - Firewall (Sonicwall & Implementation Prof Services)				0	15,000	
IT - Lap Top (6)			5,974	(5,974)		
IT - Security (access control - Camera)	100,000	55,000	37,538	62,462	55,000	
IT - Security (access control - Motorgate)						10,596
IT - Security (access control - Tennis Court)				0		
IT - Security (access control - Swipe Cards)			5,464	(5,464)	25,000	
IT - Security (access control - Tennis Court) (move to IT - security camera)			6,440	(6,440)		
IT - Servers Infrastructure	100,000	45,000		100,000	45,000	
IT - Software Upgrades	60,000	30,000		60,000	30,000	
IT - Storage System (Hardware)	50,000	30,000		50,000	30,000	
IT - Telecom (Cables/Fiber to Connect to Data Center)				0	75,000	
IT - Telecommunication (New Phone System)				0	5,000	
IT - Upgrade of Network Switches & Hubs	50,000	50,000		50,000	50,000	
IT - Wireless Access Point				0	5,000	
Maintenance - Maintenance/Mgmt Computer System/Software			19,827	(19,827)		1,492
P.S. - Misc. Equipment	10,000	10,000		10,000	75,000	
P.S. - Radios			16,450	(16,450)		
P.S. - Vehicles	25,000	25,000		25,000	25,000	
Misc. Reserve	200,000			200,000		
- AVAC - 45 Yard Garbage Container			41,500	(41,500)		
- Blackwell Park - Playgrounds Equipments			43,022	(43,022)		
- For Blackwell & Lighthouse Park Entries Rules/Signs			9,180	(9,180)		
- Sportspark - Pool Heater Repair (move to sportspark - pool)			6,470	(6,470)		
- Sportspark - Replace Basketball Hoops & Backboards			48,590	(48,590)		
- Warehouse - Shelving			30,150	(30,150)		
6 Special Projects	150,000	0	0	150,000	0	0
P.S. - Island Wireless Security Camera System	150,000			150,000		
7 Lighting & Signage	60,000	60,000	0	60,000	280,000	0
Signage & Traffic Analysis (Construction)				0	250,000	
Signage & Traffic Analysis (Design)		60,000		0	30,000	
Street Light Replacement & Signage - Reserve	60,000			60,000		
8 Tram	7,050,000	4,788,000	1,686,898	5,363,102	1,721,000	39,773
Tram - Elevator Manhattan Station (Construction)	5,500,000	3,765,000	721,722	4,778,278	1,649,000	
Tram - Elevator Manhattan Station (Design)		184,000	69,197	(69,197)	72,000	
Tram - Long Term Overhaul Projects	1,050,000		1,500	1,048,500		39,773
Tram - Platforms Roosevelt Island, Manhattan		819,000	719,947	(719,947)		
Tram - Rope Replacement			45,185	(45,185)		
Tram - Sidewalk			600	(600)		
Tram Station Platform (Design)		20,000	3,482	(3,482)		
Tram Capital Reserve	500,000			500,000		
- Tree Restitution			94,000	(94,000)		
- Metro Card Machines			31,265	(31,265)		
9 Southpoint Park	0	0	0	0	0	0
Southpoint Park - Community Plan Facilitator				0		
RESERVE				0		
10 Miscellaneous	500,000	1,350,000	18,888	384,830	1,663,000	0
Reserve	500,000			500,000		
Capital Improvement Project CONTINGENCY		750,000		0	750,000	
Owner's Representative (allocation to Capital Project)			(96,282)			
Owner's Representative		600,000	115,170	(115,170)	788,000	
Roosevelt Island Investment Plan (Design)				0	125,000	
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TOTAL CAPITAL IMPROVEMENTS	41,560,000	33,472,000	19,494,225	21,994,698	34,664,000	955,392

Reserve

1,500,000