

**Roosevelt Island Operating Corporation (RIOC)**  
**Balance Sheet**

	03/31/2026	03/31/2025	03/31/2024
<b>Assets</b>			
Cash	3,207,667	4,456,751	3,847,708
Investment	30,376,222	31,326,377	9,265,620
Accounts Receivable	477,562,758	484,322,842	490,575,975
Due From Other Funds	0	0	4,940,806
Capital Assets Net	141,448,206	147,045,723	151,329,156
Other Assets	418,539	542,436	356,831
Deferred Outflows of Resources	10,665,889	10,665,889	12,398,891
<b>Total Assets</b>	<b>663,679,281</b>	<b>678,360,018</b>	<b>672,714,987</b>
<b>Liabilities &amp; Fund Balance</b>			
Liabilities			
Accounts Payable & Accrued Expenses	786,865	1,246,203	2,122,514
Compensated Absences	1,778,682	1,778,682	939,446
Other Post Employment Benefit	21,335,211	21,724,299	23,805,947
Due to Other Funds	0	0	4,937,806
Other Liabilities	537,652,653	547,536,499	531,635,046
Deferred Inflows of Resources	9,627,582	9,627,582	6,907,323
Liabilities	<u>571,180,993</u>	<u>581,913,265</u>	<u>570,348,082</u>
Net Assets/ Fund Balance			
Fund Balance	(33,358,444)	(29,219,987)	(23,109,842)
Restricted for Capital Projects	125,856,732	125,666,740	125,476,747
Net Assets/ Fund Balance	<u>92,498,288</u>	<u>96,446,753</u>	<u>102,366,905</u>
<b>Liabilities &amp; Fund Balance</b>	<b>663,679,281</b>	<b>678,360,018</b>	<b>672,714,987</b>
<b>Net Assets_BEGIN</b>	<b>96,446,753</b>	<b>102,366,905</b>	<b>111,555,832</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(3,948,465)</b>	<b>(5,918,816)</b>	<b>(9,188,927)</b>
<b>Net Assets_END</b>	<b>92,498,288</b>	<b>96,448,089</b>	<b>102,366,905</b>

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**Roosevelt Island Operating Corporation (RIOC)**  
**Profit and Loss Statement (YTD)**

	03/31/2026	%	03/31/2025	%	03/31/2024	%
<b>Income Statement</b>						
Revenue						
Residential Fees Revenue	5,396,022	-	7,153,191	-	3,188,642	-
Ground Rent	12,887,312	-	10,470,267	-	9,424,096	-
Commercial Rent	1,471,416	-	1,374,705	-	1,341,487	-
Tramway Revenue	5,199,471	-	5,487,676	-	6,273,357	-
Public Safety Reimbursement	2,709,957	-	2,532,624	-	2,442,219	-
Transport/ Parking Revenue	2,928,108	-	2,703,146	-	2,560,283	-
Interest Income	9,977,187	-	10,075,671	-	9,963,050	-
Realized Gain (Loss)	4,005	-	9,292	-	-	-
Other Revenue	2,450,677	-	2,965,170	-	1,315,944	-
Revenue	<u>43,024,155</u>	-	<u>42,771,742</u>	-	<u>36,509,078</u>	-
Operating Expenses						
Salaries & Benefits	18,383,261	43 %	19,928,638	47 %	18,795,583	51 %
Insurance	5,297,877	12 %	4,915,531	11 %	4,265,221	12 %
Professional Services						
Professional Services	1,832,503	4 %	2,854,647	7 %	2,574,243	7 %
Marketing/ Advertising	71,612	-	39,371	-	86,004	-
Total Professional Services	<u>1,904,115</u>	4 %	<u>2,894,018</u>	7 %	<u>2,660,247</u>	7 %
Legal Services	793,447	2 %	1,657,328	4 %	1,316,290	4 %
Management Fees	7,279,820	17 %	6,834,866	16 %	6,398,801	18 %
Telecommunications	242,229	1 %	251,045	1 %	258,414	1 %
Rent	725,508	2 %	611,530	1 %	588,751	2 %
Repairs & Maintenance	661,705	2 %	707,375	2 %	685,434	2 %
Vehicles Maintenance	427,877	1 %	310,422	1 %	264,472	1 %
Equipment Purchases/ Lease	190,185	-	167,550	-	184,877	1 %
Supplies/ Services	1,635,028	4 %	1,508,640	4 %	1,300,598	4 %
Other Expenses	835,038	2 %	488,206	1 %	602,865	2 %
Total Operating Expenses	<u>38,376,090</u>	89 %	<u>40,275,149</u>	94 %	<u>37,321,553</u>	102 %
<b>Operating Profit (Loss)</b>	<u><b>4,648,065</b></u>	<b>-</b>	<u><b>2,496,593</b></u>	<b>-</b>	<u><b>(812,475)</b></u>	<b>-</b>
<b>Depreciation Expenses</b>	<b>8,596,530</b>	<b>-</b>	<b>8,415,409</b>	<b>-</b>	<b>8,376,452</b>	<b>-</b>
<b>NET SURPLUS/(DEFICIT)</b>	<u><b>(3,948,465)</b></u>	<b>-</b>	<u><b>(5,918,816)</b></u>	<b>-</b>	<u><b>(9,188,927)</b></u>	<b>-</b>

**Roosevelt Island Operating Corporation (RIOC)**  
**Profit and Loss Statement (MTD)**

	03/31/2026	%	03/31/2025	%	03/31/2024	%
<b>Income Statement</b>						
Revenue						
Residential Fees Revenue	687,896	-	(401,485)	-	(265,282)	-
Ground Rent	(4,506,662)	-	(5,105,516)	-	(5,595,888)	-
Commercial Rent	(486,538)	-	(339,780)	-	(343,983)	-
Tramway Revenue	384,941	-	399,969	-	603,733	-
Public Safety Reimbursement	190,765	-	184,968	-	172,171	-
Transport/ Parking Revenue	234,217	-	229,873	-	216,612	-
Interest Income	8,959,362	-	9,711,217	-	9,662,375	-
Other Revenue	91,521	-	652,021	-	84,636	-
Revenue	<u>5,555,502</u>	-	<u>5,331,267</u>	-	<u>4,534,374</u>	-
Operating Expenses						
Salaries & Benefits	1,972,134	35 %	5,442,464	102 %	4,765,748	105 %
Insurance	440,093	8 %	411,448	8 %	355,435	8 %
Professional Services						
Professional Services	114,379	2 %	131,012	2 %	217,983	5 %
Marketing/ Advertising	8,874	-	5,311	-	992	-
Total Professional Services	<u>123,253</u>	<u>2 %</u>	<u>136,323</u>	<u>3 %</u>	<u>218,975</u>	<u>5 %</u>
Legal Services	57,761	1 %	175,501	3 %	501,715	11 %
Management Fees	597,401	11 %	557,644	10 %	538,969	12 %
Telecommunications	14,113	-	18,364	-	17,569	-
Rent	58,676	1 %	51,195	1 %	8,838	-
Repairs & Maintenance	56,866	1 %	72,951	1 %	34,637	1 %
Vehicles Maintenance	51,795	1 %	30,075	1 %	27,784	1 %
Equipment Purchases/ Lease	6,497	-	9,934	-	6,571	-
Supplies/ Services	169,448	3 %	147,690	3 %	119,118	3 %
Other Expenses	50,548	1 %	25,797	-	45,108	1 %
Total Operating Expenses	<u>3,598,585</u>	<u>65 %</u>	<u>7,079,386</u>	<u>133 %</u>	<u>6,640,467</u>	<u>146 %</u>
<b>Operating Profit (Loss)</b>	<u>1,956,917</u>	-	<u>(1,748,119)</u>	-	<u>(2,106,093)</u>	-
<b>Depreciation Expenses</b>	<b>726,668</b>	-	<b>713,566</b>	-	<b>698,201</b>	-
<b>NET SURPLUS/(DEFICIT)</b>	<u>1,230,249</u>	-	<u>(2,461,685)</u>	-	<u>(2,804,294)</u>	-

**Roosevelt Island Operating Corporation (RIOC)**  
**Revenue By Building MTD**

	<u>03/31/2026</u>	<u>03/31/2025</u>	<u>03/31/2024</u>
<b>Revenue</b>			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	98,144	101,110	64,081
Southtown Building # 9	0	(28,727)	0
	<u>98,144</u>	<u>72,383</u>	<u>64,081</u>
40401_NET PRESENT VALUE			
Southtown Building # 4	56	56	56
Southtown Building # 5	90	90	90
Southtown Building # 6	139	139	139
Southtown Building # 7	158	158	158
Southtown Building # 8	288	289	288
General	4,995	(5,819)	(4,021)
	<u>5,726</u>	<u>(5,087)</u>	<u>(3,290)</u>
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Island House	17,350	0	0
Rivercross	0	14,250	0
Westview	0	4,682	0
Southtown Building # 4	0	16,600	0
	<u>17,350</u>	<u>35,532</u>	<u>0</u>
40400_CONDO/CO-OP ADDITIONAL SALES			
Southtown Building # 4	2,240	2,241	2,241
Southtown Building # 5	3,603	3,603	3,603
Southtown Building # 6	5,546	5,545	5,546
Southtown Building # 7	6,319	6,320	6,319
Southtown Building # 8	11,547	11,546	11,547
General	199,709	(233,008)	(160,999)
	<u>228,964</u>	<u>(203,753)</u>	<u>(131,743)</u>
Fund 04 - Reserved Fund			
40401_NET PRESENT VALUE			
Southtown Building # 4	3,305	3,305	3,305
Southtown Building # 5	5,314	5,314	5,314
Southtown Building # 6	8,180	8,180	8,180
Southtown Building # 7	9,322	9,321	9,321
Southtown Building # 8	17,031	17,031	17,031
General	294,560	(343,711)	(237,481)
	<u>337,712</u>	<u>(300,560)</u>	<u>(194,330)</u>
<b>Total</b>	<u>687,896</u>	<u>(401,485)</u>	<u>(265,282)</u>
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	202,283	184,458	180,427
Island House	24,568	24,568	24,568
Rivercross	216,222	221,113	222,564
Manhattan Park- River Road	763,269	644,067	519,634
Manhattan Park - Bus Reimbursement	15,680	15,680	15,680
Westview	29,791	27,084	27,083
Southtown Building # 1	2,653	2,653	2,653
Southtown Building # 2	2,532	2,531	2,532
Southtown Building # 3	5,410	5,410	5,410
Southtown Building # 4	1,452	1,452	1,452
Southtown Building # 5	66,968	65,176	63,431

**Roosevelt Island Operating Corporation (RIOC)**  
**Revenue By Building MTD**

	<u>03/31/2026</u>	<u>03/31/2025</u>	<u>03/31/2024</u>
Southtown Building # 6	102,343	99,604	96,938
Southtown Building # 7	81,280	78,913	76,615
Southtown Building # 8	55,645	54,024	52,450
Southtown Building # 9	83,059	80,639	40,320
Octagon	3,946	6,029	5,977
General	(6,139,414)	(6,594,569)	(6,909,273)
40090_GROUND RENT	<u>(4,482,313)</u>	<u>(5,081,168)</u>	<u>(5,571,539)</u>
Fund 03 - Capital Project			
40141_LAND TRANSFER FEE - CORNELL			
General	(24,349)	(24,348)	(24,349)
40141_LAND TRANSFER FEE - CORNELL	<u>(24,349)</u>	<u>(24,348)</u>	<u>(24,349)</u>
Total	<u>(4,506,662)</u>	<u>(5,105,516)</u>	<u>(5,595,888)</u>
Commercial Rent			
Fund 01 - Operating			
40208_COMMERCIAL RENT			
HCK Recreation- Tennis Bubble	29,167	25,000	25,000
HCK Recreation- Parking	2,564	2,442	2,442
HCK Recreation- % Rent	0	138,445	129,391
Child School	37,036	35,330	32,362
Hudson Related	90,216	88,016	85,869
General	(645,521)	(629,013)	(619,047)
40208_COMMERCIAL RENT	<u>(486,538)</u>	<u>(339,780)</u>	<u>(343,983)</u>
Total	<u>(486,538)</u>	<u>(339,780)</u>	<u>(343,983)</u>
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	384,941	399,969	603,733
40020_TRAMWAY REVENUE	<u>384,941</u>	<u>399,969</u>	<u>603,733</u>
Total	<u>384,941</u>	<u>399,969</u>	<u>603,733</u>
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Eastwood	57,414	55,742	54,118
Island House	19,758	19,183	18,625
Rivercross	20,351	19,758	19,183
Westview	14,375	13,956	13,549
Southtown Building # 1	3,899	3,786	3,675
Southtown Building # 2	5,048	4,900	4,758
Southtown Building # 3	8,066	7,832	7,603
Southtown Building # 4	8,415	8,091	7,564
Southtown Building # 5	4,607	4,430	4,260
Southtown Building # 6	9,066	8,717	8,382
Southtown Building # 7	7,875	7,572	7,280
Southtown Building # 8	8,297	7,978	7,672
Southtown Building # 9	7,426	7,140	0
Octagon	14,568	14,283	14,002
General	1,600	1,600	1,500
40080_PUBLIC SAFETY REIMBURSEMENT	<u>190,765</u>	<u>184,968</u>	<u>172,171</u>
Total	<u>190,765</u>	<u>184,968</u>	<u>172,171</u>
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			

**Roosevelt Island Operating Corporation (RIOC)**  
**Revenue By Building MTD**

	<u>03/31/2026</u>	<u>03/31/2025</u>	<u>03/31/2024</u>
Main Street	14,462	21,464	21,064
General	0	0	0
40000_MAIN STREET PARKING	<u>14,462</u>	<u>21,464</u>	<u>21,064</u>
40010_BUS REVENUE			
Octagon	12,140	0	11,669
40010_BUS REVENUE	<u>12,140</u>	<u>0</u>	<u>11,669</u>
40030_MOTORGATE REVENUE			
Motorgate Complex	207,615	208,409	183,879
40030_MOTORGATE REVENUE	<u>207,615</u>	<u>208,409</u>	<u>183,879</u>
Total	<u>234,217</u>	<u>229,873</u>	<u>216,612</u>
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	176	242	1,811
40050_INTEREST INCOME	<u>176</u>	<u>242</u>	<u>1,811</u>
40550_INTEREST EARNED ON LEASE			
General	8,851,162	9,577,978	9,600,875
40550_INTEREST EARNED ON LEASE	<u>8,851,162</u>	<u>9,577,978</u>	<u>9,600,875</u>
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	416	689	3,136
40050_INTEREST INCOME	<u>416</u>	<u>689</u>	<u>3,136</u>
40550_INTEREST EARNED ON LEASE			
General	29,137	30,082	31,025
40550_INTEREST EARNED ON LEASE	<u>29,137</u>	<u>30,082</u>	<u>31,025</u>
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	78,471	102,226	25,528
40050_INTEREST INCOME	<u>78,471</u>	<u>102,226</u>	<u>25,528</u>
Total	<u>8,959,362</u>	<u>9,711,217</u>	<u>9,662,375</u>
Other Revenue			
Fund 01 - Operating			
40060_FILMING			
General	0	(1,000)	5,010
40060_FILMING	<u>0</u>	<u>(1,000)</u>	<u>5,010</u>
40200_SPORTS FIELD RENTAL			
Fields: Octagon Park- Soccer Field	0	4,690	18,682
Fields: Capobianco - Softball Field	0	180	2,430
General	0	0	1,980
40200_SPORTS FIELD RENTAL	<u>0</u>	<u>4,870</u>	<u>23,092</u>
40203_SPORTSPARK - Membership			
Sportspark	99,434	105,667	0
Sportspark Gym	0	2,880	0
Sportspark Pool	12,920	4,764	0
General	0	0	63,195
40203_SPORTSPARK - Membership	<u>112,354</u>	<u>113,311</u>	<u>63,195</u>
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	854	966	797
General	0	0	0
40204_SPORTSPARK - Equipment and Apparel	<u>854</u>	<u>966</u>	<u>797</u>
40205_PERMIT REVENUES			
Good Shepherd's Chapel	50	663	375
Cultural Center	80	255	122

**Roosevelt Island Operating Corporation (RIOC)**  
**Revenue By Building MTD**

	<u>03/31/2026</u>	<u>03/31/2025</u>	<u>03/31/2024</u>
Lighthouse Park	0	278	0
General	0	465	26,866
40205_PERMIT REVENUES	<u>130</u>	<u>1,661</u>	<u>27,363</u>
40212_TELEPHONE COMMISSION			
Octagon	0	0	0
General	(30,409)	(36,429)	(35,671)
40212_TELEPHONE COMMISSION	<u>(30,409)</u>	<u>(36,429)</u>	<u>(35,671)</u>
40300_MISCELLANEOUS REVENUE			
Roosevelt Island Youth Center	0	0	(2,476)
Bench Donation	75	0	450
Ads Red Bus	(50)	0	0
Ads Lamppost Banners	4,400	0	0
Ads Digital Kiosks	1,500	0	0
Ads Digital Signage	300	0	0
General	2,367	6,642	2,876
40300_MISCELLANEOUS REVENUE	<u>8,592</u>	<u>6,642</u>	<u>850</u>
Fund 03 - Capital Project			
40300_MISCELLANEOUS REVENUE			
Southtown Building # 8	0	562,000	0
40300_MISCELLANEOUS REVENUE	<u>0</u>	<u>562,000</u>	<u>0</u>
Total	<u>91,521</u>	<u>652,021</u>	<u>84,636</u>
<b>Total Revenue</b>	<b><u>5,555,502</u></b>	<b><u>5,331,267</u></b>	<b><u>4,534,374</u></b>

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**Roosevelt Island Operating Corporation (RIOC)  
Income Statement By Fund (All) - MTD**

	Fund 01 03/31/2026	Fund 02 03/31/2026	All Funds Fund 03 03/31/2026	Fund 04 03/31/2026	All Funds 03/31/2026
<b>Income Statement</b>					
Revenue					
Residential Fees Revenue	103,870	0	246,315	337,712	687,896
Ground Rent	(4,482,313)	0	(24,349)	0	(4,506,662)
Commercial Rent	(486,539)	0	0	0	(486,538)
Tramway Revenue	384,941	0	0	0	384,941
Public Safety Reimbursement	190,765	0	0	0	190,765
Transport/ Parking Revenue	234,217	0	0	0	234,217
Interest Income	8,851,338	0	29,553	78,471	8,959,362
Other Revenue	91,521	0	0	0	91,521
Revenue	<u>4,887,800</u>	<u>0</u>	<u>251,519</u>	<u>416,183</u>	<u>5,555,502</u>
Operating Expenses					
Salaries & Benefits	1,972,134	0	0	0	1,972,134
Insurance	440,093	0	0	0	440,093
Professional Services					
Professional Services	114,379	0	0	0	114,379
Marketing/ Advertising	8,874	0	0	0	8,874
Total Professional Services	<u>123,253</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>123,253</u>
Legal Services	57,761	0	0	0	57,761
Management Fees	597,401	0	0	0	597,401
Telecommunications	14,113	0	0	0	14,113
Rent	58,676	0	0	0	58,676
Repairs & Maintenance	56,811	0	0	0	56,811
Vehicles Maintenance	51,794	0	0	0	51,794
Equipment Purchases/ Lease	6,497	0	0	0	6,497
Supplies/ Services	169,449	0	0	0	169,449
Other Expenses	29,540	20,833	80	95	50,548
Total Operating Expenses	<u>3,577,522</u>	<u>20,833</u>	<u>80</u>	<u>95</u>	<u>3,598,530</u>
<b>Operating Profit (Loss)</b>	<u><b>1,310,278</b></u>	<u><b>(20,833)</b></u>	<u><b>251,439</b></u>	<u><b>416,088</b></u>	<u><b>1,956,972</b></u>
Depreciation Expenses					
Depreciation	0	0	726,668	0	726,668
<b>Depreciation Expenses</b>	<u><b>0</b></u>	<u><b>0</b></u>	<u><b>726,668</b></u>	<u><b>0</b></u>	<u><b>726,668</b></u>
<b>NET SURPLUS/(DEFICIT)</b>	<u><b>1,310,278</b></u>	<u><b>(20,833)</b></u>	<u><b>(475,229)</b></u>	<u><b>416,088</b></u>	<u><b>1,230,304</b></u>

**Roosevelt Island Operating Corporation (RIOC)**  
**Income Statement By Fund (All) - YTD**

	Fund 01 03/31/2026	Fund 02 03/31/2026	All Funds Fund 03 03/31/2026	Fund 04 03/31/2026	All Funds 03/31/2026
<b>Income Statement</b>					
Revenue					
Residential Fees Revenue	3,406,249	0	1,177,396	812,378	5,396,022
Ground Rent	12,503,661	0	383,651	0	12,887,312
Commercial Rent	1,471,415	0	0	0	1,471,416
Tramway Revenue	5,199,471	0	0	0	5,199,471
Public Safety Reimbursement	2,709,958	0	0	0	2,709,957
Transport/ Parking Revenue	2,928,107	0	0	0	2,928,108
Interest Income	8,853,509	0	36,862	1,086,817	9,977,187
Realized Gain (Loss)	0	0	4,005	0	4,005
Other Revenue	1,933,949	0	516,727	0	2,450,677
Revenue	<u>39,006,319</u>	<u>0</u>	<u>2,118,641</u>	<u>1,899,195</u>	<u>43,024,155</u>
Operating Expenses					
Salaries & Benefits	18,383,261	0	0	0	18,383,261
Insurance	5,297,877	0	0	0	5,297,877
Professional Services					
Professional Services	1,832,503	0	0	0	1,832,503
Marketing/ Advertising	71,612	0	0	0	71,612
Total Professional Services	<u>1,904,115</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,904,115</u>
Legal Services	792,879	568	0	0	793,447
Management Fees	7,279,820	0	0	0	7,279,820
Telecommunications	242,229	0	0	0	242,229
Rent	725,507	0	0	0	725,508
Repairs & Maintenance	661,650	0	0	0	661,649
Vehicles Maintenance	427,877	0	0	0	427,878
Equipment Purchases/ Lease	190,185	0	0	0	190,185
Supplies/ Services	1,635,001	27	0	0	1,635,028
Other Expenses	545,490	250,045	975	38,529	835,037
Total Operating Expenses	<u>38,085,891</u>	<u>250,640</u>	<u>975</u>	<u>38,529</u>	<u>38,376,034</u>
<b>Operating Profit (Loss)</b>	<u><b>920,428</b></u>	<u><b>(250,640)</b></u>	<u><b>2,117,666</b></u>	<u><b>1,860,666</b></u>	<u><b>4,648,121</b></u>
<b>Depreciation Expenses</b>	<b>0</b>	<b>0</b>	<b>8,596,530</b>	<b>0</b>	<b>8,596,530</b>
<b>NET SURPLUS/(DEFICIT)</b>	<u><b>920,428</b></u>	<u><b>(250,640)</b></u>	<u><b>(6,478,864)</b></u>	<u><b>1,860,666</b></u>	<u><b>(3,948,410)</b></u>

**Roosevelt Island Operating Corporation (RIOC)**  
**Income Statement Fund\_01 Details - MTD**

	Operations 03/31/2026	Public Safety 03/31/2026	Bus 03/31/2026	Total Fund Operations Parking 03/31/2026	Parks/Recs 03/31/2026	Tram 03/31/2026	Total Fund Operations 03/31/2026
<b>Income Statement</b>							
<b>Revenue</b>							
Residential Fees Revenue	103,870	0	0	0	0	0	103,870
Ground Rent	(4,482,313)	0	0	0	0	0	(4,482,313)
Commercial Rent	(486,539)	0	0	0	0	0	(486,539)
Tramway Revenue	0	0	0	0	0	384,941	384,941
Public Safety Reimbursement	0	190,765	0	0	0	0	190,765
Transport/ Parking Revenue	26,602	0	0	207,615	0	0	234,217
Interest Income	8,851,338	0	0	0	0	0	8,851,338
Other Revenue	(27,837)	0	0	0	119,358	0	91,521
<b>Revenue</b>	<b>3,985,121</b>	<b>190,765</b>	<b>0</b>	<b>207,615</b>	<b>119,358</b>	<b>384,941</b>	<b>4,887,800</b>
<b>Operating Expenses</b>							
Salaries & Benefits	846,936	610,203	176,027	0	338,969	0	1,972,134
Insurance	315,647	0	0	0	0	124,445	440,093
<b>Professional Services</b>							
Professional Services	89,816	6,261	0	0	18,303	0	114,379
Marketing/ Advertising	7,878	0	0	0	995	0	8,874
<b>Total Professional Services</b>	<b>97,694</b>	<b>6,261</b>	<b>0</b>	<b>0</b>	<b>19,298</b>	<b>0</b>	<b>123,253</b>
Legal Services	57,761	0	0	0	0	0	57,761
Management Fees	0	0	0	93,897	0	503,503	597,401
Telecommunications	14,113	0	0	0	0	0	14,113
Rent	58,676	0	0	0	0	0	58,676
Repairs & Maintenance	41,246	0	0	0	15,565	0	56,811
Vehicles Maintenance	2,626	3,390	28,621	0	17,158	0	51,794
Equipment Purchases/ Lease	3,825	117	0	0	1,802	753	6,497
Supplies/ Services	26,935	11,011	12,009	11,934	74,101	33,458	169,449
Other Expenses	23,182	4,689	600	0	1,069	0	29,540
<b>Total Operating Expenses</b>	<b>1,488,641</b>	<b>635,671</b>	<b>217,257</b>	<b>105,831</b>	<b>467,962</b>	<b>662,159</b>	<b>3,577,522</b>
<b>Operating Profit (Loss)</b>	<b>2,496,480</b>	<b>(444,906)</b>	<b>(217,257)</b>	<b>101,784</b>	<b>(348,604)</b>	<b>(277,218)</b>	<b>1,310,278</b>
<b>Depreciation Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>2,496,480</b>	<b>(444,906)</b>	<b>(217,257)</b>	<b>101,784</b>	<b>(348,604)</b>	<b>(277,218)</b>	<b>1,310,278</b>

**Roosevelt Island Operating Corporation (RIOC)**  
**Income Statement Fund\_01 Details - YTD**

	Operations 03/31/2026	Public Safety 03/31/2026	Bus 03/31/2026	Total Fund Operations Parking 03/31/2026	Parks/Recs 03/31/2026	Tram 03/31/2026	Total Fund Operations 03/31/2026
<b>Income Statement</b>							
Revenue							
Residential Fees Revenue	3,406,249	0	0	0	0	0	3,406,249
Ground Rent	12,503,661	0	0	0	0	0	12,503,661
Commercial Rent	1,471,415	0	0	0	0	0	1,471,415
Tramway Revenue	0	0	0	0	0	5,199,471	5,199,471
Public Safety Reimbursement	0	2,709,958	0	0	0	0	2,709,958
Transport/ Parking Revenue	366,134	0	0	2,561,973	0	0	2,928,107
Interest Income	8,853,509	0	0	0	0	0	8,853,509
Other Revenue	414,498	0	0	0	1,519,451	0	1,933,949
Revenue	<u>27,015,466</u>	<u>2,709,958</u>	<u>0</u>	<u>2,561,973</u>	<u>1,519,451</u>	<u>5,199,471</u>	<u>39,006,319</u>
Operating Expenses							
Salaries & Benefits	7,844,002	5,579,623	1,557,694	0	3,401,941	0	18,383,261
Insurance	3,805,184	0	0	0	0	1,492,693	5,297,877
Professional Services							
Professional Services	1,520,537	83,969	785	0	210,143	17,070	1,832,503
Marketing/ Advertising	66,846	0	0	0	4,766	0	71,612
Total Professional Services	<u>1,587,383</u>	<u>83,969</u>	<u>785</u>	<u>0</u>	<u>214,909</u>	<u>17,070</u>	<u>1,904,115</u>
Legal Services	792,879	0	0	0	0	0	792,879
Management Fees	0	0	0	1,329,548	0	5,950,273	7,279,820
Telecommunications	242,229	0	0	0	0	0	242,229
Rent	725,507	0	0	0	0	0	725,507
Repairs & Maintenance	323,394	5,377	8,000	771	281,743	42,363	661,650
Vehicles Maintenance	25,713	59,173	235,291	0	107,701	0	427,877
Equipment Purchases/ Lease	118,875	11,522	2,372	0	48,385	9,031	190,185
Supplies/ Services	369,062	163,909	122,165	96,343	601,331	282,191	1,635,001
Other Expenses	247,181	75,364	7,577	0	215,368	0	545,490
Total Operating Expenses	<u>16,081,409</u>	<u>5,978,937</u>	<u>1,933,884</u>	<u>1,426,662</u>	<u>4,871,378</u>	<u>7,793,621</u>	<u>38,085,891</u>
<b>Operating Profit (Loss)</b>	<b>10,934,057</b>	<b>(3,268,979)</b>	<b>(1,933,884)</b>	<b>1,135,311</b>	<b>(3,351,927)</b>	<b>(2,594,150)</b>	<b>920,428</b>
Depreciation Expenses	0	0	0	0	0	0	0
<b>NET SURPLUS/(DEFICIT)</b>	<b>10,934,057</b>	<b>(3,268,979)</b>	<b>(1,933,884)</b>	<b>1,135,311</b>	<b>(3,351,927)</b>	<b>(2,594,150)</b>	<b>920,428</b>

**Roosevelt Island Operating Corporation (RIOC)**  
**Budget Variance Report MTD**

	Actual (A) 03/31/2026	Budget (B) 03/31/2026 Operating Budget	Variance (A) - (B) 03/31/2026	Percent 03/31/2026
<b>Income Statement</b>				
<b>Revenue</b>				
<b>Residential Fees Revenue</b>				
40123 - TEP	98,144	372,861	(274,718)	(73.67) %
40400 - CONDO/CO-OP ADDITIONAL SALES	17,350	22,667	(5,316)	(23.45) %
40401 - NET PRESENT VALUE	572,402	121,682	450,720	370.41 %
<b>Residential Fees Revenue</b>	<b>687,896</b>	<b>517,210</b>	<b>170,686</b>	<b>33.00 %</b>
<b>Ground Rent</b>				
40090 - GROUND RENT	(4,482,313)	475,503	(4,957,815)	(1,042.64) %
40141 - LAND TRANSFER FEE - CORNELL	(24,349)	0	(24,349)	100.00 %
<b>Ground Rent</b>	<b>(4,506,662)</b>	<b>475,503</b>	<b>(4,982,164)</b>	<b>(1,047.76) %</b>
<b>Commercial Rent</b>				
40208 - COMMERCIAL RENT	(486,538)	158,797	(645,336)	(406.39) %
<b>Commercial Rent</b>	<b>(486,538)</b>	<b>158,797</b>	<b>(645,336)</b>	<b>(406.39) %</b>
<b>Tramway Revenue</b>				
40020 - TRAMWAY REVENUE	384,941	541,435	(156,495)	(28.90) %
<b>Tramway Revenue</b>	<b>384,941</b>	<b>541,435</b>	<b>(156,495)</b>	<b>(28.90) %</b>
<b>Public Safety Reimbursement</b>				
40080 - PUBLIC SAFETY REIMBURSEMENT	190,765	221,913	(31,147)	(14.03) %
<b>Public Safety Reimbursement</b>	<b>190,765</b>	<b>221,913</b>	<b>(31,147)</b>	<b>(14.03) %</b>
<b>Transport/ Parking Revenue</b>				
40000 - MAIN STREET PARKING	14,462	25,383	(10,921)	(43.02) %
40010 - BUS REVENUE	12,140	12,001	139	1.15 %
40030 - MOTORGATE REVENUE	207,615	170,578	37,037	21.71 %
<b>Transport/ Parking Revenue</b>	<b>234,217</b>	<b>207,962</b>	<b>26,255</b>	<b>12.62 %</b>
<b>Interest Income</b>				
40050 - INTEREST INCOME	79,062	27,107	51,955	191.66 %
40550 - INTEREST EARNED ON LEASE	8,880,300	10,554,434	(1,674,134)	(15.86) %
<b>Interest Income</b>	<b>8,959,362</b>	<b>10,581,541</b>	<b>(1,622,179)</b>	<b>(15.33) %</b>
<b>Other Revenue</b>				
40100 - SPECIAL EVENTS PERMITS	0	51	(51)	(100.00) %
40200 - SPORTS FIELD RENTAL	0	5,971	(5,972)	(100.00) %
40203 - SPORTSPARK - Membership	112,354	83,464	28,890	34.61 %
40204 - SPORTSPARK - Equipment and Apparel	854	1,034	(179)	(17.30) %
40205 - PERMIT REVENUES	130	20,269	(20,139)	(99.35) %
40212 - TELEPHONE COMMISSION	(30,409)	26,847	(57,256)	(213.26) %
40300 - MISCELLANEOUS REVENUE	8,592	11,106	(2,514)	(22.63) %
40302 - FEMA REIMB - HURRICAN SANDY	0	49,003	(49,002)	(100.00) %
<b>Other Revenue</b>	<b>91,521</b>	<b>197,745</b>	<b>(106,223)</b>	<b>(53.71) %</b>
<b>Revenue</b>	<b>5,555,502</b>	<b>12,902,106</b>	<b>(7,346,603)</b>	<b>(56.94) %</b>
<b>Operating Expenses</b>				
<b>Salaries &amp; Benefits</b>				
60010 - SALARIES	1,334,554	1,037,307	297,247	28.65 %
60030 - SALARIES HOURLY OT	72,933	35,512	37,421	105.37 %
60100 - TEMPORARY EMPLOYEE	88,931	29,609	59,322	200.35 %
60060 - WORKERS COMPENSATION	25,317	20,833	4,485	21.52 %
60070 - DISABILITY INSURANCE	(586)	3,937	(4,524)	(114.89) %
60071 - MCTMT TAXES	3,434	3,735	(300)	(8.04) %
60080 - ER PAYROLL TAXES	138,931	89,305	49,625	55.56 %

**Roosevelt Island Operating Corporation (RIOC)**  
**Budget Variance Report MTD**

	Actual (A) 03/31/2026	Budget (B) 03/31/2026	Variance (A) - (B) 03/31/2026	Percent 03/31/2026
		Operating Budget		
60090 - HEALTH INSURANCE	271,153	225,800	45,354	20.08 %
60091 - DENTAL/ VISION	8,798	5,976	2,821	47.19 %
60092 - PENSION	20,018	37,932	(17,914)	(47.22) %
60093 - FRINGE BENEFITS ANNUITY - Grounds	390	500	(110)	(22.00) %
60094 - LEGAL SERVICES	767	600	167	27.89 %
60095 - OTHER POST EMPLOYMENT BENEFIT	0	45,833	(45,833)	(100.00) %
60096 - TERM LIFE/ LTD	4,974	3,811	1,163	30.51 %
60098 - SCHOLARSHIP AND EDUCA- TION	600	384	217	56.51 %
60099 - SUPPLEMENTAL BENEFITS	1,920	1,166	753	64.57 %
<b>Total Salaries &amp; Benefits</b>	<b>1,972,134</b>	<b>1,542,240</b>	<b>429,894</b>	<b>27.87 %</b>
<b>Insurance</b>				
60200 - INSURANCE	440,093	455,438	(15,345)	(3.36) %
<b>Insurance</b>	<b>440,093</b>	<b>455,438</b>	<b>(15,345)</b>	<b>(3.36) %</b>
<b>Professional Services</b>				
<b>Professional Services</b>				
60220 - PROFESSIONAL SERVICES	114,379	164,286	(49,907)	(30.37) %
<b>Professional Services</b>	<b>114,379</b>	<b>164,286</b>	<b>(49,907)</b>	<b>(30.37) %</b>
<b>Marketing/ Advertising</b>				
60540 - MARKETING/ ADVERTISING	8,874	7,687	1,187	15.43 %
<b>Marketing/ Advertising</b>	<b>8,874</b>	<b>7,687</b>	<b>1,187</b>	<b>15.43 %</b>
<b>Total Professional Services</b>	<b>123,253</b>	<b>171,973</b>	<b>(48,720)</b>	<b>(28.33) %</b>
<b>Legal Services</b>				
60240 - LEGAL SERVICES - Legal Gen- eral	464	41,667	(41,203)	(98.88) %
60241 - LEGAL SERVICES - Employ- ment Matters	2,422	12,500	(10,078)	(80.62) %
60242 - LEGAL SERVICES - Commer- cial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	833	(833)	(100.00) %
60244 - LEGAL SERVICES - Develop- ment/Residential	54,875	834	54,042	6,485.01 %
60246 - LEGAL SERVICES - LITIGA- TION/SETTLEMENT	0	33,333	(33,334)	(100.00) %
<b>Legal Services</b>	<b>57,761</b>	<b>90,417</b>	<b>(32,656)</b>	<b>(36.11) %</b>
<b>Management Fees</b>				
60210 - MANAGEMENT FEES	570,155	557,840	12,315	2.20 %
60211 - MANAGEMENT FEES - OMNY	27,246	19,834	7,412	37.36 %
<b>Management Fees</b>	<b>597,401</b>	<b>577,674</b>	<b>19,727</b>	<b>3.41 %</b>
<b>Telecommunications</b>				
60400 - TELEPHONE	2,116	2,333	(217)	(9.30) %
60401 - TELEPHONE - LONG DIS- TANCE	0	167	(167)	(100.00) %
60402 - TELEPHONE - CELL	4,102	5,417	(1,315)	(24.27) %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	7,055	10,833	(3,778)	(34.87) %
60690 - WEB SITE HOSTING	0	125	(125)	(100.00) %
60700 - TV CABLE SERVICES	840	583	257	43.99 %
<b>Telecommunications</b>	<b>14,113</b>	<b>19,458</b>	<b>(5,345)</b>	<b>(27.47) %</b>
<b>Rent</b>				
61081 - COMMERCIAL SPACE RENT	58,676	50,591	8,085	15.98 %
<b>Rent</b>	<b>58,676</b>	<b>50,591</b>	<b>8,085</b>	<b>15.98 %</b>

**Roosevelt Island Operating Corporation (RIOC)**  
**Budget Variance Report MTD**

	Actual (A) 03/31/2026	Budget (B) 03/31/2026 Operating Budget	Variance (A) - (B) 03/31/2026	Percent 03/31/2026
<b>Repairs &amp; Maintenance</b>				
60407 - REPAIR & MAINT PARKING METER	2,182	1,800	383	21.24 %
60408 - REPAIRS & MAINT POT-HOLES/LINE STRIPING	11,390	1,833	9,556	521.27 %
60410 - REPAIRS & MAINT SEWERS	0	188	(187)	(100.00) %
60411 - REPAIRS & MAINT ISLAND FIXTURES	12,015	3,416	8,598	251.65 %
60412 - REPAIRS & MAINT BUILDING	6,094	4,001	2,093	52.30 %
60413 - REPAIR & MAINT ELEVATORS	0	17,917	(17,917)	(100.00) %
60414 - REPAIRS & MAINT OTHER	7,090	2,583	4,507	174.45 %
60415 - REPAIR & MAINT HVAC - Maintenance	2,713	2,500	213	8.53 %
60416 - REPAIR & MAINT BMS - Maintenance	0	4,167	(4,166)	(100.00) %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	591	2,916	(2,326)	(79.73) %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,667	(1,667)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	215	1,667	(1,452)	(87.13) %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,833	(1,833)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	0	4,167	(4,167)	(100.00) %
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	0	1,250	(1,250)	(100.00) %
60440 - REPAIRS & MAINT EQUIPMENT	2,191	5,416	(3,225)	(59.53) %
60480 - TREE & LAWN SERVICE-Grounds	8,108	17,167	(9,059)	(52.77) %
60490 - TREES, SHRUBS & SOD	2,079	14,833	(12,754)	(85.97) %
60620 - SNOW REMOVAL - Grounds	2,198	834	1,364	163.72 %
<b>Repairs &amp; Maintenance</b>	<b>56,866</b>	<b>90,155</b>	<b>(33,289)</b>	<b>(36.92) %</b>
<b>Vehicles Maintenance</b>				
60450 - VEHICLES GAS	17,495	12,729	4,766	37.43 %
60500 - VEHICLE REPAIR & MAINT	2,903	10,875	(7,972)	(73.30) %
60640 - VEHICLES PARTS	31,397	4,250	27,147	638.75 %
<b>Vehicles Maintenance</b>	<b>51,795</b>	<b>27,854</b>	<b>23,941</b>	<b>85.94 %</b>
<b>Equipment Purchases/ Lease</b>				
60300 - LEASED EQUIPMENT	943	3,858	(2,915)	(75.54) %
60301 - LEASED EQUIPMENT - OMNY	753	439	314	71.44 %
60470 - OFFICE EQUIP PURCHASE	0	3,667	(3,667)	(100.00) %
60510 - EQUIPMENT PURCHASE	4,722	4,669	54	1.14 %
60660 - COMPUTER PURCHASE SOFTWARE	79	1,666	(1,589)	(95.28) %
60780 - COMPUTER PURCHASES	0	1,250	(1,250)	(100.00) %
<b>Equipment Purchases/ Lease</b>	<b>6,497</b>	<b>15,549</b>	<b>(9,053)</b>	<b>(58.21) %</b>
<b>Supplies/ Services</b>				
60250 - EXTERMINATOR	0	613	(612)	(100.00) %
60290 - UNIFORMS	6,857	4,704	2,153	45.77 %
60291 - UNIFORMS CLEANING	2,403	2,479	(76)	(3.07) %
60320 - LIGHT, POWER, HEAT	132,609	52,000	80,609	155.01 %
60322 - WATER & SEWER	3,388	3,484	(95)	(2.74) %

**Roosevelt Island Operating Corporation (RIOC)**  
**Budget Variance Report MTD**

	Actual (A) 03/31/2026	Budget (B) 03/31/2026	Variance (A) - (B) 03/31/2026	Percent 03/31/2026
		Operating Budget		
60420 - OFFICE SUPPLIES	3,304	1,962	1,341	68.33 %
60430 - PARTS & SUPPLIES	18,862	22,802	(3,940)	(17.27) %
60750 - SERVICE MAINTENANCE AGREE	785	6,750	(5,965)	(88.37) %
60751 - SERVICE MAINTENANCE AGREE - OMNY	1,240	723	517	71.42 %
<b>Supplies/ Services</b>	<b>169,448</b>	<b>95,517</b>	<b>73,932</b>	<b>77.40 %</b>
<b>Other Expenses</b>				
60520 - EMPL TRV & MEAL	0	284	(283)	(100.00) %
60530 - EMPLOYEE TRAINING	11,494	9,762	1,731	17.73 %
60550 - POSTAGE	0	154	(154)	(100.00) %
60551 - SHIPPING	1,139	984	155	15.76 %
60552 - UPS SHIPPING	0	125	(125)	(100.00) %
60560 - SUBSCRIPTIONS / MEMBER- SHIP	6,093	5,675	418	7.36 %
60570 - BANK CHARGES	7,003	3,519	3,484	98.98 %
60580 - MISCELLANEOUS	186	550	(363)	(66.08) %
60600 - PUBLIC WORK ENFORCE- MENT F - Administrative	0	833	(834)	(100.00) %
60681 - ISLAND EVENTS	0	14,459	(14,458)	(100.00) %
60790 - MTA METRO CARD PUR- CHASE	3,800	2,200	1,600	72.72 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,833	0	0.00 %
<b>Other Expenses</b>	<b>50,548</b>	<b>59,378</b>	<b>(8,829)</b>	<b>(14.86) %</b>
<b>Total Operating Expenses</b>	<b>3,598,585</b>	<b>3,196,244</b>	<b>402,342</b>	<b>12.58 %</b>
<b>Operating Profit (Loss)</b>	<b>1,956,917</b>	<b>9,705,862</b>	<b>(7,748,945)</b>	<b>(79.83) %</b>
<b>Depreciation Expenses</b>				
<b>Depreciation</b>				
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPMENT	4,524	3,540	984	27.78 %
70010 - DEPRCN EXPENSES BUILD- INGS	34,170	22,238	11,932	53.65 %
70020 - DEPRCN EXPENSES BUILD- INGS IMPROVEMENTS	405,006	443,817	(38,811)	(8.74) %
70030 - DEPRECN EXPENSES INFRAS- STRUCTURE	154,333	159,678	(5,345)	(3.34) %
70040 - DEPRECN EXPENSES SEA- WALL	17,292	18,157	(865)	(4.76) %
70100 - DEPRECIATION EXPENSE VE- HICLES	7,947	3,280	4,667	142.26 %
70400 - DEPRECIATION EXPENSE BUSES	25,935	15,126	10,809	71.45 %
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL PROPERTY	2,490	2,615	(125)	(4.76) %
70600 - DEPRECIATION EXPENSE LANDMARKS	30,549	32,204	(1,655)	(5.14) %
70800 - DEPRECIATION EQUIPMENT	44,422	29,879	14,543	48.67 %
<b>Depreciation</b>	<b>726,668</b>	<b>730,534</b>	<b>(3,866)</b>	<b>(0.52) %</b>
<b>Depreciation Expenses</b>	<b>726,668</b>	<b>730,534</b>	<b>(3,866)</b>	<b>(0.52) %</b>

**Roosevelt Island Operating Corporation (RIOC)  
Budget Variance Report MTD**

	Actual (A) 03/31/2026	Budget (B) 03/31/2026 Operating Budget	Variance (A) - (B) 03/31/2026	Percent 03/31/2026
<b>NET SURPLUS/(DEFICIT)</b>	<b>1,230,249</b>	<b>8,975,328</b>	<b>(7,745,079)</b>	<b>(86.29) %</b>

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The Roosevelt Island Operating Corporation (RIOC)  
**UNAUDITED CAPITAL IMPROVEMENTS 2025/2026**  
For The Twelve Month Ending March 31, 2026 (In Thousands)

	Project #	Approved Budget FY 2024-25	Actual FY 2024-25	Balance 3/31/25	Approved Budget FY 2025-26	Forecasted FY 2025-26	Expenditures as of March 31, 2026	Balance as of January 31, 2026
<b>1</b>	<b>Sports Fields/Parks</b>	<b>2,699</b>	<b>983</b>	<b>1,716</b>	<b>130</b>	<b>692</b>	<b>406</b>	<b>286</b>
	Blackwell Pk East - inc Kallos (Design)	3101	499	499			0	0
	Octagon Park - Sports Field Construction	5888		0	80	80	0	80
	Octagon Sports field (Construction Soccer Field)	3320	150	(150)			0	0
	Sports Field Equipment	8010	0	0			11	(11)
	Sport Park renovation (Construction)	3400	2,000	833		612	395	217
	Sport Park renovation (Design)	Not in Use	200	200			0	0
	<b>Miscellaneous Upgrades &amp; Improvements - Reser</b>	<b>General</b>		0	50		0	0
<b>2</b>	<b>Historic &amp; Landmark Structures</b>	<b>0</b>	<b>24</b>	<b>(24)</b>	<b>250</b>	<b>250</b>	<b>73</b>	<b>177</b>
	Good Shepherd	3543	24	(24)	200	130	68	62
	Sports Park - Infrastructure Improvements	3400		0		70	0	70
	Lighthouse Park	3900		0		50	5	45
	<b>Miscellaneous Upgrades &amp; Improvements - Reser</b>	<b>General</b>		0	50	0	0	0
<b>3</b>	<b>Infrastructure Improvements</b>	<b>2,500</b>	<b>468</b>	<b>2,032</b>	<b>3,665</b>	<b>3,765</b>	<b>804</b>	<b>2,961</b>
	AVAC Upgrades (Construction & Design)	2800		0	250	150	83	67
	Bike Ramp (Design)	7036	47	(47)			0	0
	Blackwell Playground	3101		0	120	120	0	120
	West Side Pier	8000/8001	10	(10)			0	0
	Helix Ramp & Flat Plaza Repairs (Design)	7020		0	132	132	0	132
	Island Operations	do not use	287	(287)			0	0
	Island wide Main Street Trees & Sidewalks	8003		0	725	350	113	237
	Island-wide Road Improvements	do not use	0	0			0	0
	Motorgate Elevator Controls	5688		0		500	183	317
	Prow - East Promenade Boat Sculpture Structural Repairs	8000	300	300			0	0
	Island Wide Elevator/ Escalator /Conveyance Capital Repairs (Costruction)- PH 1	8003		0	150	100	0	100
	Roadway Rehabilitation (Design)	8003		0	114	890	263	627
	Roadway Rehabilitation (Construction)	8003		0	1,714	938	96	842
	Seawall - Railings Maintenance	50		50			0	0
	Seawall - Special Inspection	3800	46	(46)			0	0
	Steam Tunnel	Not in Use		0			0	0
	Steam Tunnel Construction	7033	2,000	2,000			0	0
	Steam Tunnel design	7033	0	35			13	(13)
	Water Distribution System Study	Not in Use	150	150			0	0
	West Promenade Enhancements	8000		0	210	100	12	88
	West Side Pier	8001		0		485	41	444
	<b>Miscellaneous Repairs</b>	<b>General</b>	<b>43</b>	<b>(43)</b>	<b>250</b>		<b>0</b>	<b>0</b>
<b>4</b>	<b>Facilities &amp; Offices</b>	<b>160</b>	<b>62</b>	<b>98</b>	<b>35</b>	<b>125</b>	<b>169</b>	<b>(44)</b>
	AVAC - Mechanical/Piping	2800	60	60			0	0
	AVAC - Equip. Replacement	2800	27	(27)			0	0
	Waste Compactor Unit	2210		0	35	35	32	4
	Motorgate Parking Garage Inspection	5688	100	100			0	0
	Motorgate Plaza & Atrium	5688	35	(35)			0	0
	Warehouse/Bus Garage Rehabilitation	2230/2231		0			33	(33)
	<b>Miscellaneous Facilities &amp; Offices - Reserve</b>	<b>General</b>		0		90	105	(15)
<b>5</b>	<b>Equipment &amp; Vehicles</b>	<b>170</b>	<b>1,554</b>	<b>(1,384)</b>	<b>2,310</b>	<b>2,210</b>	<b>737</b>	<b>1,473</b>
	IT - CPU & Monitor (Workstations)	1500	10	10	10	10	0	10
	IT - Disaster Recovery (on/offsite data storage)	1500	20	20	15	15	0	15
	IT-Dark Fiber	1500	33	(33)			(6)	6
	IT - Firewall (Sonicwall & Implementation Prof Service)	1500	15	15	10	10	19	(9)
	IT - Security (access control - Camera)	1500	15	15	10	10	0	10
	IT - Outdoor Signage Display	1500		0			3	(3)
	IT - Security (access control - swipe cards)	1500	15	15	15	15	14	1
	IT - Servers Infrastructure	1500	25	25	10	10	0	10
	IT - Software Upgrades	1500	15	(32)	15	15	11	4
	IT - Storage System (Hardware)	1500	10	10	15	15	0	15
	IT - Telecommunication (New Phone System)	8011		0			7	(7)
	IT - Upgrade of Network Switches & Hubs	1500	10	10	10	10	14	(4)
	IT - Wireless Access Point	1500	10	10	10	10	0	10
	IT - Website Redesign	1500		0			23	(23)
	AVAC-Top Roll Containers/Wheels	2800		0			40	(40)
	Bus Operation	2240	1,408	(1,408)			0	0
	Vehicle Purchase - Grounds	2210	38	(38)			0	0
	Parks & Recs BBQ Grills	2300		0			9	(9)
	Ground Small Medium Equipment and Tools	8012		0			11	(11)
	P.S. - Misc. Equipment	2100	25	25	10	10	0	10
	P.S. - Vehicles	2100		0			77	(77)
	Vehicle, Bus & Minibus / + Infrastructure	2240		0	2,080	2,080	515	1,565
	Youth Center - Equipment	5101	28	(28)			0	0
	<b>Misc. Reserve</b>			0	100		0	0
<b>6</b>	<b>Special Projects</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7</b>	<b>Lighting &amp; Signage</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8</b>	<b>Tram</b>	<b>0</b>	<b>464</b>	<b>(464)</b>	<b>1,493</b>	<b>1,493</b>	<b>866</b>	<b>627</b>
	Tram - Modernization	2901		0	1,493	1,493	866	627
	Tram - Repairs	2900	385	(385)			0	0
	Tram - Sway Dampener	2900	79	(79)			0	0
	<b>Tram Capital Reserve</b>			0			0	0
<b>10</b>	<b>Miscellaneous</b>	<b>900</b>	<b>475</b>	<b>425</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Owner's Representative	General	900	475	425	100	0	0
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>6,429</b>	<b>4,029</b>	<b>2,400</b>	<b>7,983</b>	<b>8,535</b>	<b>3,055</b>	<b>5,480</b>