



**Roosevelt Island
Operating Corporation**



Proposed Budget Fiscal Year 2027-28



**Proposed Budget FY 2027-28
Overview**

Capital Projects

The Proposed Budget FY 2027-28 projects capital improvements in the amount of \$17,597,000, an increase of \$2,988,000 over the Approved Budget FY 2026-27 amount of \$14,609,000. The increase in capital expenditure projection primarily consists of Island wide infrastructure improvements \$1,316,000, sports fields and parks renovation of \$1,050,000, historical landmark and structure improvements \$1,380,000, long-term tramway improvements of \$450,000 and miscellaneous project contingency of \$650,000. These increases are offset with reduction in vehicle equipment replacement of \$1,834,000 and facilities and office improvements \$24,000.

For sports fields and parks, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$2,200,000 an increase of \$1,050,000 over the Approved Budget FY 2026-27 \$1,150,000. The increase is being attributed to the design and construction of Firefighters Field comfort station, irrigation and landscaping upgrades, Blackwell playground renovation, and Nellie Bly Monument upkeep.

For historic and landmark structures improvement, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$2,105,000, an increase of \$1,380,000 from the Approved Budget FY 2026-27 amount of \$725,000. The increase is mainly due to Blackwell House exterior and roof construction and Good Shepherd Chapel elevator room upgrade and exterior and interior repairs.

For infrastructure improvements, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$8,695,000, an increase of \$1,316,000 from the Approved Budget FY 2026-27 of \$7,379,000. The increase is mainly due to the flood risk assessment and interim protection study, AVAC upgrades, roadway rehabilitation, Cultural Center HVAC upgrade, and Island wide rehabilitation including Tramway overlook enhancement.

For facilities and office improvements, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$21,000, a decrease of \$24,000 from the Approved Budget FY 2026-27 amount of \$45,000. The decrease is primarily due to a reduction in planned office equipment purchases.

For equipment and vehicles, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$1,206,000, a decrease of \$1,834,000 over the Approved Budget FY 2026-27 of \$3,040,000. The decrease is mainly due to scale of equipment and vehicle purchases for this fiscal year.

For the Tramway, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$2,620,000, an increase of \$450,000, over the Approved Budget FY 2026-27 of \$2,170,000. The increase is primarily driven by long-term maintenance, tram infrastructure overhauls, and safety maintenance.

For miscellaneous, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$750,000 to engage in On Call Architects & Engineers, and Construction Managers.



Roosevelt Island Operating Corporation

Proposed Budget FY 2027-28 Overview

Revenues

RIOC's Proposed Budget FY 2027-28 projects revenues of \$47,484,119, an increase of \$5,404,038 or 12.8% over the Approved Budget FY 2026-27 amount of \$42,080,081. RIOC generates most of its revenues from long-term ground leases to developers of housing projects on the Island. These leases specify the methodology by 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 and interest income. Other revenues mostly consist of permit 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 increase by \$789,675 or 13.0%. This is mainly due to Southtown 3 and 6 Tax Equivalency Payment escalation.

Ground rents are projected to increase by \$3,810,203 or 41.6% and interest earned on lease to increase by \$1,129,897 or 11.8% per GASB 87 reporting guidelines. GASB 87 reflects the amortization of the leases and the recognition of interest over the lease term. The projected increase is also driven by ground rent reset from Manhattan Park and contractual escalations.

Commercial rents are projected to increase by \$166,758 or 7.9% due to contractual escalations.

Public Safety revenues are projected to increase by \$86,220 or 3.1% due to contractual escalations.

Transport/parking revenues are projected to increase by \$67,899 or 2.3% mainly due to the increase in monthly parking permit holder.

Tramway revenues are projected to decrease by \$425,475 or 6.9% with the reduction in ridership in anticipation of ongoing upgrades and maintenance.

Other revenues are projected to decrease by \$198,245 or 9.0%, mainly due to conservative assumption of permit revenues based on FY 2025-26 actual data.



**Proposed Budget FY 2027-28
Overview**

Expenses

Personnel Expenses

RIOC's Proposed Budget FY 2027-28 projects personnel expenses of \$23,841,561, an increase of \$3,353,088 or 16.4% over the Approved Budget FY 2026-27 of \$20,488,474. The projected increase is due to increase in staff, cost-of-living adjustments, conversion of temporary employees to full-time, and other post-employment benefits.

Other Than Personnel Services (OTPS)

The Proposed Budget FY 2027-28 projects total OTPS of \$22,983,560, an increase of \$1,415,601 or 6.6% over the Approved Budget FY 2026-27 of \$21,567,959. Significant increases and decreases in spending are described below, including but not limited to expenses for insurance, professional services, management fees, legal expenses, repairs and maintenance, vehicle expenses, trees/shrubs and sod, and parts and supplies.

For insurance costs, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$5,787,785, an increase of \$55,210 or 1.0% over the Approved Budget FY 2026-27 of \$5,732,575. The increase is mainly due to RIOCI's unique property schedule and carriers' reinsurance cost in the property insurance marketplace. Prior year, the insurance program achieved a favorable decrease of (-0.5%) for the overall premium and enhanced coverage through efforts in negotiations.

For management fees, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$7,951,023, an increase of \$362,712 or 4.8% over the Approved Budget FY 2026-27 of \$7,588,311. The amount budgeted mainly incorporates market adjustment increases.

For grant and community support, the Proposed Budget FY 2027-28 is a total of \$515,800, an increase of \$16,000 over the Approved Budget FY 2026-27 amount of \$499,800. This is mainly due to an increase in contractual holiday decorations.

For professional services, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$2,590,400, an increase of \$41,030 or 1.6% over the Approved Budget FY 2026-27 amount of \$2,549,370. The increase is mainly due to consultation services and service agreements that cater towards the needs of the corporation.

For trees/shrubs sod and snow removal services, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$325,000, an increase of \$44,000 or 15.7% under the Approved Budget FY 2026-27 of \$281,000. The increase is mainly due to contractual renegotiation.



Roosevelt Island Operating Corporation

For Marketing/Advertising, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$77,750, an increase of \$10,000 or 14.8% under the Approved Budget FY 2026-27 of \$67,750. The increase is mainly due to marketing efforts related to employee recruitment.

For legal fees, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$1,375,000, an increase of \$305,000 or 28.5% under the Approved Budget FY 2026-27 of \$1,070,000.

Offset by

For Service Maintenance, the Proposed Budget FY 2027-28 projects expenditures in the amount of \$116,377, a decrease of \$1,975 or 1.9% over the Approved Budget FY 2026-27 of \$118,352. The decrease is mainly due to maintenance service agreements.

Roosevelt Island Operating Corp.
Proposed Budget FY 27-28 Summary

	FY2025-26 Actual 3/31/2026	FY2026-27 Projected 3/31/2027	FY2026-27 Approved Budget 3/31/2027	FY2027-28 Proposed Budget 3/31/2028	Variance Fav/(Unfav)	Variance % Change
Income Statement						
Revenue						
Residential Fees Revenue	4,326,455	5,631,934	6,055,595	6,845,269	789,675	13.0%
Ground Rent	13,450,299	12,543,247	9,152,056	12,962,259	3,810,203	41.6%
Commercial Rent	1,471,416	2,235,635	2,112,748	2,279,506	166,758	7.9%
Tramway Revenue	5,199,472	5,572,923	6,143,062	5,717,588	(425,475)	(6.9%)
Public Safety Reimbursement	2,709,958	2,768,089	2,768,089	2,854,309	86,220	3.1%
Transport/ Parking Revenue	2,928,107	2,986,669	2,978,504	3,046,403	67,899	2.3%
Interest Income	9,977,188	11,550,565	10,656,054	11,763,058	1,107,004	10.4%
Realized Gain (Loss)	4,005	0	0	0	0	0.0%
Other Revenue	2,450,677	7,168,614	2,213,974	2,015,729	(198,245)	(9.0%)
						0.0%
Total Revenue	42,517,575	50,457,675	42,080,081	47,484,119	5,404,038	12.8%
Operating Expenses						
Total Salaries & Benefits	21,574,054	20,945,993	20,488,474	23,841,561	(3,353,088)	(16.4%)
Insurance	5,297,876	5,261,622	5,732,575	5,787,785	(55,210)	(1.0%)
Professional Services	1,904,117	2,031,530	2,617,120	2,668,150	(51,030)	(1.9%)
Legal Services	1,393,446	1,150,000	1,070,000	1,375,000	(305,000)	(28.5%)
Management Fees	7,279,821	7,527,704	7,588,311	7,951,023	(362,712)	(4.8%)
Telecommunications	242,228	249,000	270,000	253,000	17,000	6.3%
Repairs & Maintenance	1,387,202	1,543,252	1,625,853	1,728,244	(102,391)	(6.3%)
Vehicles Maintenance	427,877	370,033	238,850	329,350	(90,500)	(37.9%)
Equipment Purchases/ Lease	190,184	187,704	150,131	223,631	(73,500)	(49.0%)
Supplies/ Services	1,635,028	1,633,168	1,462,108	1,662,377	(200,269)	(13.7%)
Other Expenses	835,054	902,544	813,011	1,005,000	(191,989)	(23.6%)
Total Operating Expenses	42,166,888	41,802,551	42,056,433	46,825,121	(4,768,688)	(11.3%)
Operating Profit (Loss)	350,686	8,655,124	23,649	658,998	(635,350)	(2686.6%)
Depreciation Expenses	8,596,530	8,649,388	8,999,966	9,081,857	(81,892)	(0.9%)
NET SURPLUS/(DEFICIT)	(8,245,844)	5,736	(8,976,317)	(8,422,859)	(553,458)	6.2%

Roosevelt Island Operating Corp.
Proposed FY Budget 2027 - 2028 Yr Cash Flow Projection (In Thousands)

	FY2025-26 Actual	FY2026-27	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35	FY2035-36	FY2036-37
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
CASH BALANCE : 04/01/2025 projected	\$34,101	\$30,775	\$20,738	\$7,651	(\$4,863)	(\$3,711)	(\$781)	\$2,920	\$8,024	\$13,005	\$18,280	\$23,483
TOTAL REVENUES:	\$42,518	\$50,458	\$47,484	\$49,365	\$51,647	\$54,661	\$57,007	\$59,413	\$60,627	\$62,291	\$63,628	\$65,411
EXPENDITURES (EXCLUDING DEPRECIATION)												
PERSONAL EXPENSES (3% INCR.)	\$21,574	\$20,946	\$23,842	\$24,557	\$25,294	\$26,052	\$26,834	\$27,639	\$28,468	\$29,322	\$30,202	\$31,108
OTHER THAN PERSONAL EXPENSES (2 % INCR.)	\$20,593	\$20,857	\$22,984	\$23,443	\$23,912	\$24,390	\$24,878	\$25,376	\$25,883	\$26,401	\$26,929	\$27,467
TOTAL EXPENDITURES:	\$42,167	\$41,803	\$46,825	\$48,000	\$49,206	\$50,443	\$51,712	\$53,015	\$54,351	\$55,723	\$57,131	\$58,575
NET CASH FLOW FROM OPERATIONS	\$351	\$8,655	\$659	\$1,365	\$2,441	\$4,219	\$5,295	\$6,398	\$6,276	\$6,568	\$6,498	\$6,835
ADJUSTMENTS:												
REVERSAL OF DEFERRED REVENUES	(\$621)	(\$1,188)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)	(\$1,149)
COLLECTION OF RIVERCROSS RECEIVABLE												
ADD: PV PAYMENTS (DEFERRED REVENUE)												
ADD: DOT GRANT/ANTICIPATED GRANT		\$867	\$5,000									
CASH AVAILABLE FOR CAPITAL PROJECTS	\$33,831	\$39,109	\$25,248	\$7,867	(\$3,571)	(\$641)	\$3,365	\$8,169	\$13,150	\$18,425	\$23,628	\$29,170
CAPITAL PROJECT EXPENDITURES	\$3,056	\$18,371	\$17,597	\$12,730	\$140	\$140	\$445	\$145	\$145	\$145	\$145	\$145
CASH BALANCE: 03/31	\$30,775	\$20,738	\$7,651	(\$4,863)	(\$3,711)	(\$781)	\$2,920	\$8,024	\$13,005	\$18,280	\$23,483	\$29,025

The Roosevelt Island Operating Corporation (RIOC)
Proposed Capital Plan 2027/2028 (In Thousands)

	FY25/26	FY25/26	FY25/26	FY26/27	FY26/27	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	FY36/37
	Approved Budget	YTD Costs(Spent)	Accrual as of 3/31/26	Approved Budget	Revised Forecasted Budget	YTD Costs(Spent)	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
Sports Fields/Parks	\$250	\$406	\$179	\$1,150	\$880	\$0	\$2,200	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blackwell pk playground reno (Construction) - PHASE 1	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blackwell pk playground reno (Design) - PHASE 1	\$120	\$0	\$0	\$0	\$130	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capobianco Field Reconstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Eleanor's Pier Reactivation (Design)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Firefighters field Comfort station (Construction)	\$0	\$0	\$0	\$700	\$200	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Firefighters field Comfort station (Design)	\$0	\$0	\$0	\$100	\$100	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nellie Bly Monument	\$0	\$0	\$0	\$0	\$100	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Octagon - Tennis Court Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Octagon Park - Sports field construction	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
McManus Field	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southpoint Park - Bench Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation/Landscaping Upgrades	\$0	\$0	\$0	\$250	\$250	\$0	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sport Park renovation (Construction)	\$0	\$395	\$179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sports Field Equipment	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Upgrades & Improvements - Reserve	\$50	\$0	\$0	\$100	\$100	\$0	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Historic & Landmark Structures	\$250	\$73	\$0	\$725	\$825	\$0	\$2,105	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blackwell House Exterior and Roof	\$0	\$0	\$0	\$450	\$550	\$0	\$500	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd	\$200	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd Elevator Room Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd - ADA Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd - Façade Repointing	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd - Interior Repairs/Doors	\$0	\$0	\$0	\$225	\$225	\$0	\$450	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighthouse - Park	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Smallpox Hospital (Design)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Upgrades & Improvements - Reserve	\$50	\$0	\$0	\$50	\$50	\$0	\$75	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Infrastructure Improvements	\$3,545	\$804	\$1,088	\$7,379	\$8,426	\$388	\$8,695	\$7,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AVAC Upgrades (Construction & Design)	\$250	\$83	\$277	\$315	\$315	\$0	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bike Lane (Construction)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bike Lane (Design)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AVAC Yard Repaving	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blackwell Playground	\$0	\$0	\$0	\$130	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Culture Center - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flood Risk Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Good Shepherd - Land & Streetscape	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Helix Ramp & Flat Plaza Repairs (Design)	\$132	\$0	\$33	\$219	\$219	\$33	\$0	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Helix Repairs & Flat Plaza Repairs (Construction)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Island wide Railing Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Island wide Elevator/ Escalator /Conveyance Capital Repairs (Costruction)- PH 1	\$150	\$0	\$0	\$200	\$200	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Island wide Wayfinding & Implementation	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Island wide Main Street Trees & Sidewalks	\$725	\$209	\$141	\$200	\$200	\$0	\$750	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Islandwide Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Islandwide Railings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motorgate Elevator Controls	\$0	\$183	\$236	\$250	\$250	\$214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Morotgate Inspection (LL126)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motorgate Atrium & Plaza Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motorgate EV Charging Stations	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Street - Road Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadway Rehabilitation (Design)	\$114	\$263	\$348	\$65	\$65	\$122	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadway Rehabilitation (Construction)	\$1,714	\$0	\$0	\$5,600	\$5,600	\$0	\$3,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southpoint Park Benches	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The Roosevelt Island Operating Corporation (RIOC)
Proposed Capital Plan 2027/2028 (In Thousands)

	FY25/26	FY25/26	FY25/26	FY26/27	FY26/27	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	FY36/37
	Approved Budget	YTD Costs(Spent)	Accrual as of 3/31/26	Approved Budget	Revised Forecasted Budget	YTD Costs(Spent)	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
Steam Tunnel Design	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prow - East Promenade Boat Sculpture Structural Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram Rope Replacement/Stairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram Overlook	\$0	\$0	\$0	\$0	\$0	\$0	\$1,350	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Promenade Enhancements	\$210	\$12	\$53	\$250	\$250	\$0	\$300	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Side Pier AKA Eleanor's Pier	\$0	\$41	\$0	\$0	\$1,047	\$19	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Repairs	\$250	\$0	\$0	\$150	\$150	\$0	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities & Offices	\$35	\$170	\$70	\$45	\$45	\$51	\$21	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AVAC - Waste Collection System	\$35	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Waste Compactor Unit	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Warehouse/Bus Garage Rehabilitation	\$0	\$33	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Youth Center (FFE)	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Facilities & Offices - Reserve	\$0	\$105	\$0	\$45	\$45	\$1	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment & Vehicles	\$2,310	\$737	\$1,270	\$3,040	\$3,040	\$6	\$1,206	\$910	\$140	\$140	\$445	\$145	\$145	\$145	\$145	\$145
Street Sweeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT - CPU & Monitor (Workstations)	\$10	\$0	\$0	\$25	\$25	\$0	\$50	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
IT - Disaster Recovery (on/offsite data storage)	\$15	\$0	\$0	\$25	\$25	\$0	\$25	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
IT - Dark Fiber	\$0	(\$6)	\$0	\$250	\$250	\$0	\$150	\$300	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0
IT - Firewall (Sonicwall & Implementation Prof Services)	\$10	\$19	\$0	\$30	\$30	\$0	\$30	\$10	\$10	\$10	\$15	\$15	\$15	\$15	\$15	\$15
IT - Security (access control - Camera)	\$10	\$0	\$0	\$20	\$20	\$6	\$100	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
IT - Security (access control - swipe cards)	\$15	\$14	\$0	\$25	\$25	\$0	\$25	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
IT - Servers Infrastructure	\$10	\$0	\$0	\$25	\$25	\$0	\$30	\$25	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
IT - Software Upgrades	\$15	\$11	\$0	\$20	\$20	\$0	\$20	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
IT - Storage System (Hardware)	\$15	\$0	\$0	\$150	\$150	\$0	\$150	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
IT - Telecommunication (New Phone System)	\$0	\$7	\$0	\$10	\$10	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT - Upgrade of Network Switches & Hubs	\$10	\$14	\$0	\$25	\$25	\$0	\$25	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
IT - Website Redesign	\$0	\$23	\$0	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT - Wireless Access Point	\$10	\$3	\$0	\$15	\$15	\$0	\$15	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
AVAC-Top Roll Containers/Wheels	\$0	\$40	\$0	\$0	\$0	\$0	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Small Medium Equipment and Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$26	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recs BBQ Grills		\$9	\$0	\$0	\$0	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ground Small Medium Equipment and Tools	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
P.S. - Misc. Equipment	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Vehicle Purchase - Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
P.S. - Vehicles	\$0	\$77	\$0	\$0	\$0	\$0	\$90	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle, Bus & Minibus / + Infrastructure	\$2,080	\$515	\$1,270	\$2,300	\$2,300	\$0	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc. Reserve	\$100	\$0	\$0	\$100	\$100	\$0	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting & Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The Roosevelt Island Operating Corporation (RIOC)
Proposed Capital Plan 2027/2028 (In Thousands)

	FY25/26	FY25/26	FY25/26	FY26/27	FY26/27	FY26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	FY36/37
	Approved Budget	YTD Costs(Spent)	Accrual as of 3/31/26	Approved Budget	Revised Forecasted Budget	YTD Costs(Spent)	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget	Proposed Budget
Tram	\$1,493	\$866	\$148	\$2,170	\$2,300	\$151	\$2,620	\$1,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram Station Platform (Design)	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Modernization	\$1,493	\$866	\$148	\$0	\$130	\$151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Haul Rope	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Haul Rope Shortening/ReSplice	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Variable Frequency Drive/Controls Modernization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Cabin Floor	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Repairs	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Gearbox Overhaul	\$0	\$0	\$0	\$250	\$250	\$0	\$520	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Bullwheel Brakes Overhaul	\$0	\$0	\$0	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tram - Long-Term Overhaul Projects	\$0	\$0	\$0	\$1,400	\$1,400	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$100	\$0	\$0	\$100	\$100	\$0	\$750	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve	\$0	\$0	\$0	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On Call A&E	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On Call CM (not project specifci)	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On Call AE (not project specifci)	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Owner's Representative	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CAPITAL IMPROVEMENTS	\$7,983	\$3,056	\$2,755	\$14,609	\$15,616	\$596	\$17,597	\$12,730	\$140	\$140	\$445	\$145	\$145	\$145	\$145	\$145

Roosevelt Island Operating Corp.
Projected Budget FY27-28 Revenue (In Thousands)

	FY2027-28 Projected as of 6/30/2026	FY2028-29 Projected	FY2029-30 Projected	FY2030-31 Projected	FY2031-32 Projected	FY2032-33 Projected	FY2033-34 Projected	FY2034-35 Projected	FY2035-36 Projected	FY2036-37 Projected	FY2037-38 Projected
NET PRESENT VALUE - Capital Reserved (59%)	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
- Southtown #4 NPV Revenue \$39,659/yr thru 2068	40	40	40	40	40	40	40	40	40	40	40
- Southtown #5 NPV Revenue \$63,771/yr thru 2068	64	64	64	64	64	64	64	64	64	64	64
- Southtown #6 NPV Revenue \$98,156/yr thru 2068	98	98	98	98	98	98	98	98	98	98	98
- Southtown #7 NPV Revenue \$111,859/yr thru 2068	112	112	112	112	112	112	112	112	112	112	112
- Southtown #8 - Est. TCO 7/2020 240,000sq' \$70/sq'=\$16,800,000	213	213	213	213	213	213	213	213	213	213	213
- Southtown #9 - Est. TCO 4/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	335	335	335	335	335	335	335	335	335	335	335
-YE GASB87 Adjustment	(336)	(336)	(336)	(336)	(336)	(336)	(336)	(336)	(336)	(336)	(336)
Total: NET PRESENT VALUE - Capital Reserved (59%)	525	525	525	525	525	525	525	525	525	525	525
NET PRESENT VALUE - Capital (40%)											
- Southtown #4 NPV Revenue \$26,887/yr thru 2068	27	27	27	27	27	27	27	27	27	27	27
- Southtown #5 NPV Revenue \$43,235/yr thru 2068	43	43	43	43	43	43	43	43	43	43	43
- Southtown #6 NPV Revenue \$66,547/yr thru 2068	67	67	67	67	67	67	67	67	67	67	67
- Southtown #7 NPV Revenue \$75,837/yr thru 2068	76	76	76	76	76	76	76	76	76	76	76
- Southtown #8 - Est. TCO 7/2020 240,000sq' Est. @\$70/sq'=\$16,800,000	145	145	145	145	145	145	145	145	145	145	145
- Southtown #9 - Est. TCO 4/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	227	227	227	227	227	227	227	227	227	227	227
-YE GASB87 Adjustment	(228)	(228)	(228)	(228)	(228)	(228)	(228)	(228)	(228)	(228)	(228)
Total: NET PRESENT VALUE - Capital (40%)	356	356	356	356	356	356	356	356	356	356	356
NET PRESENT VALUE - Operating (1%)											
- Southtown #4 NPV Revenue \$672/yr thru 2068	1	1	1	1	1	1	1	1	1	1	1
- Southtown #5 NPV Revenue \$1,081/yr thru 2068	1	1	1	1	1	1	1	1	1	1	1
- Southtown #6 NPV Revenue \$1,664/yr thru 2068	2	2	2	2	2	2	2	2	2	2	2
- Southtown #7 NPV Revenue \$1,896/yr thru 2068	2	2	2	2	2	2	2	2	2	2	2
- Southtown #8 - Est. TCO 7/2020 240,000sq' Est. @\$70/sq'=\$16,800,000	4	4	4	4	4	4	4	4	4	4	4
- Southtown #9 - Est. TCO 4/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	6	6	6	6	6	6	6	6	6	6	6
-YE GASB87 Adjustment	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)
Total: NET PRESENT VALUE - Operating (1%)	9	9	9	9	9	9	9	9	9	9	9
CORNELL TECH LAND TRANSFER FEE											
- Cornell Tech (2% increase every 10 years)	384	384	384	384	391	391	391	391	391	391	391
Total: CORNELL TECH LAND TRANSFER FEE	384	384	384	384	391	391	391	391	391	391	391
CONDO ADDITIONAL SALES											
- Condo Conversion Fees - Resales - Southtown 1-5	250	250	250	250	250	250	250	250	250	250	250
-Southtown #5 - Initial Conversion (sale of remaining units)	0	0	0	0	0	0	0	0	0	0	0
-Southtown #7 - Developed as Rental	0	0	0	0	0	0	0	0	0	0	0
- Island House - Resale Fees	25	25	25	25	25	25	25	25	25	25	25
- Westview - Sponsor Sales	10	10	10	10	10	10	10	10	10	10	10
- Rivercross - Resale Fees	100	100	100	100	100	100	100	100	100	100	100
Total: CONDO ADDITIONAL SALES	385	385	385	385	385	385	385	385	385	385	385
COMMERCIAL RENT											
-281 Main Street - (HCK Tennis Bubble) - (fixed increase as per lease schedule) Leased thru 20	350	350	350	368	368	368	368	368	386	386	386
-281 Main Street - (HCK Monthly Parking Permit) - (Increases 5% Annually)	34	35	37	39	41	43	45	48	50	52	55
-281 Main Street - (HCK Tennis Bubble) (% Rent) - Leased thru 2066 Est. 3% Increase	200	200	200	200	200	200	200	200	200	200	200
-587 Main St. - The Child School (the percentage increase is based on increase in State Educat	474	488	503	518	534	550	566	583	601	619	637
HRR Master Lease Guaranteed Income (2.5% increase)	1,167	1,196	1,226	1,256	1,288	1,320	1,353	1,387	1,421	1,457	1,493
Hudson/Related Profit Participation (per H/R proforma)	0	0	0	0	0	0	0	0	0	0	0
Westview - Lost Retail Revenue Compensation - last pmt. 8/1/2030	55	55	55	55	0	0	0	0	0	0	0
-YE GASB87 Adjustment	0	0	0	0	0	0	0	0	0	0	0
Total: COMMERCIAL RENT	2,280	2,325	2,371	2,436	2,430	2,480	2,532	2,585	2,658	2,714	2,771
SOUTHTOWN PILOT/TEP											
PILOT - Southtown #3 - (begins April 1, 2027)	915	1,473	2,031	2,589	3,147	3,210	3,274	3,339	3,406	3,474	3,544
PILOT - Southtown #4 (begins July 1, 2028)	0	590	1,188	1,722	2,256	2,790	2,846	2,903	2,961	3,020	3,080
-TEP - Southtown #5 (started 7/1/2022)	1,567	1,865	1,964	2,262	2,361	2,408	2,461	2,505	2,555	2,606	2,659
-TEP - Southtown #6 (started 7/1/2022)	2,457	2,818	2,939	3,396	3,548	3,619	3,692	3,765	3,841	3,918	3,996
-TEP - Southtown #7 (begins July 1, 2028)	0	722	963	1,338	1,462	1,930	2,086	2,554	2,710	3,178	3,334
-TEP - Southtown #8 (begins 7/1/2056)	0	0	0	0	0	0	0	0	0	0	0
-TEP - Southtown #9 (begins 7/1/2060)	0	0	0	0	0	0	0	0	0	0	0
-YE GASB87 Adjustment	0	0	0	0	0	0	0	0	0	0	0
Total: SOUTHTOWN PILOT/TEP	4,939	7,469	9,084	11,306	12,774	13,957	14,354	15,067	15,473	16,197	16,613
SOUTHTOWN MINI TEP (Land Only - \$1 per square foot)											
-TEP - Southtown #5 (ended 7/1/2022)	0	0	0	0	0	0	0	0	0	0	0

Roosevelt Island Operating Corp.
Projected Budget FY27-28 Revenue (In Thousands)

	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35	FY2035-36	FY2036-37	FY2037-38
	Projected as of 6/30/2026	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
-TEP - Southtown #6 (ended 7/1/2022)	0	0	0	0	0	0	0	0	0	0	0
-TEP - Southtown #7 (ends July 1, 2028)	202	101	0	0	0	0	0	0	0	0	0
-TEP - Southtown #8 (ends 7/1/2056)	240	240	240	240	240	240	240	240	240	240	240
-TEP - Southtown #9 (ends 7/1/2060)	189	268	268	268	268	268	268	268	268	268	268
Total: SOUTHTOWN MINI TEP	631	609	508	508	508	508	508	508	508	508	508
- Principle GROUND RENT (GASB 87)											
-Eastwood Ground Rent - Est. increase of 3% annually	2,462	812	837	863	889	916	944	972	1,002	1,032	1,032
-Island House - 10% increase every five years	109	112	115	119	122	126	130	134	138	142	142
-Island House - (Retail Ground Rent)	9	9	9	9	9	9	9	9	9	9	9
-Rivercross - 10% increase each 5th anniversary	1,081	1,114	1,148	1,183	1,219	1,256	1,294	1,333	1,374	1,415	1,415
-Westview - \$325,000 a year - with 10% increase every 5 years	138	142	147	151	156	161	165	170	176	181	181
-Manhattan Park - Appraisal on 1/1/2028 multiply Assessed Value by 2.22	4,040	4,737	5,069	5,411	5,764	6,127	6,501	6,886	7,283	7,691	8,039
-Manhattan Park - Percentage Rent - Est. 1% increase in Manhattan Park's gross revenue	0	534	539	544	550	555	561	566	572	578	578
-Manhattan Park - New Bus Reimb. - 12% increase on every 6th anniversary	188	211	211	211	211	211	211	236	236	236	236
-Octagon - Deferred Revenue \$47,354/yr thru 2068	13	14	14	15	15	16	16	16	17	17	17
-Southtown #1 - Deferred Revenue \$31,836/yr thru 2068	9	10	10	10	10	11	11	11	12	12	12
-Southtown #2 - Deferred Revenue \$30,378/yr thru 2068	15	15	15	15	15	15	15	15	15	16	16
-Southtown #3 - Deferred Revenue \$64,920/yr thru 2068	19	19	20	21	21	22	23	23	24	25	25
-Southtown #4 - Deferred Revenue \$17,423/yr thru 2068	25	25	26	27	28	29	29	30	31	32	32
-Southtown #5 - 2.75% increase	352	365	376	388	400	412	424	437	451	464	464
-Southtown #6 - 2.75% increase	537	557	574	591	609	628	647	667	687	708	708
-Southtown #7 - 3% increase	456	470	484	499	514	530	546	562	579	597	597
-Southtown #8 - 3% increase	332	333	343	353	364	375	382	398	410	423	423
-Southtown #9 - Est. 3% increase - rent commencement date 4/2025	693	145	149	153	158	163	168	173	178	184	184
-YE GASB87 Adjustment	2,100	2,205	2,315	2,431	2,553	2,680	2,814	2,955	3,103	3,258	3,421
Total: GROUND RENT - Principle	12,579	11,829	12,402	12,994	13,606	14,240	14,869	15,597	16,297	17,021	17,532
- INTEREST EARNED ON LEASE - Ground (GASB 87)											
-Eastwood Ground Rent - Est. increase of 3% annually	1,397	1,373	1,348	1,323	1,406	1,488	1,460	1,431	1,402	1,491	1,491
-Island House - 10% increase every five years	177	181	199	195	192	188	192	212	208	203	203
-Island House - (Retail Ground Rent)	0	0	0	0	0	0	0	0	0	0	0
-Rivercross - 10% increase each 5th anniversary	1,944	1,911	1,877	1,842	1,806	2,072	2,034	1,994	1,954	1,912	1,912
-Westview - \$325,000 a year - with 10% increase every 5 years	219	215	211	215	237	233	228	223	227	252	252
-Manhattan Park - Appraisal on 1/1/2028 multiply Assessed Value by 2.22	4,532	4,422	4,365	4,306	4,245	4,182	4,117	4,051	3,982	3,911	3,911
-Manhattan Park - Percentage Rent - Est. 1% increase in Manhattan Park's gross revenue	0	0	0	0	0	0	0	0	0	0	0
-Manhattan Park - New Bus Reimb. - 12% increase on every 6th anniversary	0	0	0	0	0	0	0	0	0	0	0
-Octagon - Deferred Revenue \$47,354/yr thru 2068	34	34	33	33	32	32	31	31	30	30	30
-Southtown #1 - Deferred Revenue \$31,836/yr thru 2068	23	22	22	22	21	21	21	20	20	20	20
-Southtown #2 - Deferred Revenue \$30,378/yr thru 2068	15	15	15	15	15	15	15	15	15	15	15
-Southtown #3 - Deferred Revenue \$64,920/yr thru 2068	46	45	45	44	44	43	42	42	41	40	40
-Southtown #4 - Deferred Revenue \$17,423/yr thru 2068	60	59	59	58	57	56	55	54	53	52	52
-Southtown #5 - 2.75% increase	488	501	513	526	540	553	567	582	596	612	612
-Southtown #6 - 2.75% increase	744	763	783	803	823	844	865	887	910	933	933
-Southtown #7 - 3% increase	564	581	598	615	634	653	672	711	751	773	773
-Southtown #8 - 3% increase	392	404	416	428	441	454	468	482	496	511	511
-Southtown #9 - Est. 3% increase - rent commencement date 4/2025	344	339	335	330	326	321	316	311	306	300	300
-YE GASB87 Adjustment	(1,050)	(1,103)	(1,158)	(1,216)	(1,276)	(1,340)	(1,407)	(1,477)	(1,551)	(1,629)	(1,710)
Total: GROUND RENT INTEREST	9,930	9,763	9,661	9,541	9,542	9,814	9,677	9,568	9,440	9,426	9,345
PUBLIC SAFETY REIMBURSEMENT											
-Roosevelt Landings (Eastwood) - (3% increase)	731	753	775	799	823	847	873	899	926	954	982
-Island House - (3% increase)	246	253	261	269	277	285	294	303	312	321	331
-Rivercross - (3% increase)	259	267	275	283	292	300	309	319	328	338	348
-R.L. Associates (Manhattan Park) - (3% increase)	443	456	470	484	499	514	529	545	561	578	596
-Westview - (3% increase)	179	184	190	196	201	208	214	220	227	234	241
-Southtown #1 (Sloan/Kettering) - (3% increase)	49	50	52	53	55	57	58	60	62	64	66
-Southtown #2 (Weil Medical) - (3% increase)	63	65	67	69	71	73	75	78	80	82	85
-Southtown #3 (Riverwalk Place) - (3% increase)	101	104	108	111	114	118	121	125	129	132	136
-Southtown #4 (Riverwalk Landing) - (4% increase)	106	110	115	119	124	129	134	140	145	151	157
-Southtown #5 (Riverwalk Court) - (4% increase)	59	62	64	67	69	72	75	78	81	84	88
-Southtown #6 (Riverwalk 6) - (4% increase)	116	121	126	131	136	141	147	153	159	165	172
-Southtown #7 (Riverwalk 7) - (4% increase)	100	104	108	113	117	122	127	132	137	143	148
-Southtown #8 (Riverwalk 8) - (4% increase)	107	111	115	120	125	130	135	140	146	152	158
-Southtown #9 (Riverwalk 9) - (4% increase)	93	96	100	104	108	113	117	122	127	132	132
-Octagon - (2% increase)	180	183	187	191	195	199	202	207	211	215	219

Roosevelt Island Operating Corp.
Projected Budget FY27-28 Revenue (In Thousands)

	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32	FY2032-33	FY2033-34	FY2034-35	FY2035-36	FY2036-37	FY2037-38
	Projected as of 6/30/2026	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
-New York State Parks - PSD Fee - (1 yr. lease)	22	22	22	22	22	22	22	22	22	22	22
Total: PUBLIC SAFETY REIMBURSEMENT	2,854	2,943	3,035	3,130	3,228	3,329	3,433	3,541	3,652	3,767	3,880
	86	89	92	95	98	101	104	108	111	115	113
MOTORGATE											
-Motorgate - (2% Increase Annually)	2,665	2,719	2,773	2,829	2,885	2,943	3,002	3,062	3,123	3,185	3,249
TRAMWAY											
-Tram - Reduce Fare Reimb. (Est. 0% increase)	134	135	137	138	139	141	142	144	145	146	148
-Tram - (Est. 0% increase)	5,584	5,640	5,696	5,753	5,810	5,869	5,927	5,986	6,046	6,107	6,168
Total: TRAMWAY	5,718	5,775	5,833	5,891	5,950	6,009	6,069	6,130	6,191	6,253	6,316
BUS & PARKING											
-Octagon Bus - (2% increase)	158	161	164	168	171	174	178	181	185	189	192
-Main Street Parking - (Est. 2% increase)	223	227	232	237	241	246	251	256	261	267	272
Total: BUS & PARKING	381	389	396	404	412	421	429	438	446	455	464
TOTAL OPERATING INCOME:	43,635	45,478	47,721	50,697	53,002	55,367	56,539	58,161	59,454	61,192	62,344
OTHER INCOME											
-Miscellaneous Revenues (Est. 1% increase)	150	150	150	150	150	150	150	150	150	150	150
-Miscellaneous Revenues Bench Plaque	0	0	0	0	0	0	0	0	0	0	0
-Miscellaneous Revenues - Ads Red Bus	2	2	2	2	2	2	2	2	2	2	2
-Miscellaneous Revenues - Ads Tram Monitor	5	5	5	5	5	5	5	5	5	5	6
-Miscellaneous Revenues - Ads Lamppost Banners	0	0	0	0	0	0	0	0	0	0	0
-Miscellaneous Revenues - Ads Digital Kiosks	17	17	17	18	18	18	18	18	19	19	19
-Miscellaneous Revenues - Ads Digital Signage	8	8	8	8	8	8	8	8	8	8	8
-Telephone Commission - Verizon (current agreement gives option for 4 additional 5 year term	76	78	79	81	82	84	86	87	89	91	93
-Telephone Commission - T-Mobile (current agreement expires 8/2024 - estimate 2.5% increase	86	88	90	92	94	97	99	102	104	107	110
-Octagon Cell Tower - 2.5% increase	27	27	28	29	29	30	31	32	33	33	34
-License Fee - Crown Castle (\$3,390.48 per site increased by yearly CPI Adjustment)	184	189	193	198	203	208	214	219	224	230	236
-License Fee - Cablevision LightPath LLC (\$4,659.79 per mth/\$55,917.48 annual. Escalation = CI	27	28	28	29	30	30	31	32	33	34	34
-YE GASB87 Adjustment	0	0	0	0	0	0	0	0	0	0	0
-Permit Revenues - Sportpark Gym	3	3	3	3	4	4	4	4	4	4	4
-Permit Revenues - Good Shepherd	21	21	22	22	23	23	24	24	25	25	26
-Permit Revenues - Cultural Center	36	37	38	39	39	40	41	42	43	43	44
-Permit Revenues - General	34	35	36	36	37	38	39	39	40	41	42
-Sports Field Rental - General	0	0	0	0	0	0	0	0	0	0	0
-Sports Field Rental - Octagon Park - Soccer Field	67	68	70	71	73	74	75	77	79	80	82
-Sports Field Rental - Capobianco - Softball Field	7	7	7	7	7	7	7	7	7	7	7
-Sports Field Rental - Sportspark Gym	0	0	0	0	0	0	0	0	0	0	0
-Special Events Permits - (Est. 2% increase)	10	10	10	10	10	10	10	10	10	10	10
-Filming Fees - (Est. 2% increase)	40	40	40	40	40	40	40	40	40	40	40
-Contributed Rental Income (Est. 2% increase) (Note B)	0	0	0	0	0	0	0	0	0	0	0
Grants - Youth Center - Est. 1% increase)	0	0	0	0	0	0	0	0	0	0	0
- Sportspark Membership	1,057	1,078	1,100	1,122	1,144	1,167	1,190	1,214	1,238	1,263	1,288
- Sportspark GYM	0	0	0	0	0	0	0	0	0	0	0
- Sportspark Pool	0	0	0	0	0	0	0	0	0	0	0
- Sportspark Classes	146	148	151	154	157	161	164	167	170	174	177
- Sportspark Sales	13	13	13	13	14	14	14	14	15	15	15
Reliaze Gain/Loss	0	0	0	0	0	0	0	0	0	0	0
Total: OTHER INCOME	2,016	2,053	2,091	2,131	2,170	2,211	2,253	2,295	2,338	2,383	2,428
INTEREST INCOME											
Capital - Reserve	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007
Capital	8	8	9	9	9	9	9	9	9	10	10
Operating	2	2	3	3	3	3	3	3	3	3	3
Rivercross Interest on Running Balance of Retro Paid Ground Rent	0	0	0	0	0	0	0	0	0	0	0
Southtown #8 Interest on deferred NPV payment 7/20-7/22	0	0	0	0	0	0	0	0	0	0	0
Southtown #9 Interest on deferred NPV payment 3/23-9/24	0	0	0	0	0	0	0	0	0	0	0
-YE GASB87 Adjustment Commercial Lease	734	734	734	734	734	734	734	734	734	734	734
-YE GASB87 Adjustment Telecommunication Lease	53	53	53	53	53	53	53	53	53	53	53
-YE GASB87 Adjustment Ground Lease	29	29	29	29	29	29	29	29	29	29	29
Total: INTEREST INCOME	1,834	1,834	1,834	1,834	1,834	1,835	1,835	1,835	1,835	1,836	1,836
ROUNDING:											
TOTAL REVENUES:	47,484	49,365	51,647	54,661	57,007	59,413	60,627	62,291	63,628	65,411	66,608



The Roosevelt Island Operating Corporation (RIOC)
FY 2027/28 - Staffing Plan

			2.0%		2.5%		2.5%		3.0%		2.5%		2.5%	
JOB TITLE DESCR	NAME	FTE	Salary as of	COLA Increase	PSD increase	Union Increase	Total Salary	Potential Performance Based Increase	PSD increase	Union Increase	Budget Calculation			
							FY 26/27	FY 27/28				FY 27/28		
Summary (With Overtime):														
Executive	Administration:	5.00	1,040,397	20,808	0	0	1,061,205	3,473	0	0	1,064,678			
Finance		9.00	1,059,422	21,088	0	0	1,080,510	31,633	0	0	1,112,143			
Human Resources		4.00	508,838	10,177	0	0	519,015	15,265	0	0	534,280			
Legal		3.00	446,097	8,922	0	0	455,019	13,383	0	0	468,402			
Communications & Public Affairs		4.00	475,425	9,509	0	0	484,934	14,263	0	0	499,196			
Grant		0.00	22,400	448	0	0	22,848	672	0	0	23,520			
Total Administrative		25.00	3,552,579	70,952	0	0	3,623,531	78,689	0	0	3,702,219			
Administrative Services	Operations:	2.00	138,024	2,760	0	0	140,784	3,903	0	0	144,687			
IT		4.00	525,488	10,470	0	0	535,958	15,705	0	0	551,662			
Public Safety		51.50	3,620,810	19,174	62,803	0	3,702,787	28,761	64,373	0	3,835,921			
Operations		5.00	98,682	1,974	0	0	100,656	2,960	0	0	291,616			
Bus Operations		15.50	1,200,331	2,892	0	22,644	1,225,866	4,338	0	23,210	1,253,414			
Warehouse		1.00	85,349	1,667	0	0	87,016	2,500	0	0	89,516			
Motor Pool		6.00	519,087	4,702	0	6,950	530,739	7,053	0	7,124	544,915			
Capital Projects & Planning		3.00	542,570	10,811	0	0	553,381	16,217	0	0	569,599			
Maintenance		8.00	668,046	4,614	0	10,184	682,844	6,921	0	10,438	700,203			
Grounds		12.00	853,511	4,340	0	15,163	873,014	6,510	0	15,542	895,066			
Sportspark		8.00	1,399,181	13,619	0	0	1,412,800	20,429	0	0	1,433,229			
Programming & Partnerships/Youth Center		14.00	940,596	18,362	0	0	958,958	27,543	0	0	986,501			
Total Operations		130.00	10,591,675	95,385	62,803	54,940	10,804,803	142,839	64,373	56,313	11,296,328			
Total RIOC		155.00	14,144,254	166,336	62,803	54,940	14,428,333	221,528	64,373	56,313	14,998,548			
Total Vacant Positions:		13.00	879,128	15,348	1,197	1,597	897,269	23,022	1,226	1,636	1,103,154			

Roosevelt Island Operating Corp.
Proposed Budget FY 27-28 Summary

	FY2025-26 Actual 3/31/2026	FY2026-27 Projected 3/31/2027	FY2026-27 Approved Budget 3/31/2027	FY2027-28 Proposed Budget 3/31/2028	Variance Fav/(Unfav)	Variance % Change
Income Statement						
Revenue						
40123 - TEP	3,392,478	4,372,436	4,145,419	5,570,397	1,424,978	34.4%
40400 - CONDO/CO-OP ADDITIONAL SALES	626,624	385,000	450,000	385,000	(65,000)	(14.4%)
40401 - NET PRESENT VALUE	307,353	874,498	1,460,175	889,872	(570,303)	(39.1%)
Residential Fees Revenue	4,326,455	5,631,934	6,055,595	6,845,269	789,675	13.0%
40090 - GROUND RENT	13,066,648	12,159,596	8,744,056	12,578,608	3,834,552	43.9%
40141 - LAND TRANSFER FEE - CORNELL	383,651	383,651	408,000	383,651	(24,349)	(6.0%)
Ground Rent	13,450,299	12,543,247	9,152,056	12,962,259	3,810,203	41.6%
40208 - COMMERCIAL RENT	1,471,416	2,235,635	2,112,748	2,279,506	166,758	7.9%
Commercial Rent	1,471,416	2,235,635	2,112,748	2,279,506	166,758	7.9%
40020 - TRAMWAY REVENUE	5,100,639	5,442,407	5,928,517	5,583,684	(344,833)	(5.8%)
40021 - TRAMWAY REDUCED FARE REIMBURSEMENT	98,832	130,516	214,546	133,904	(80,642)	(37.6%)
Tramway Revenue	5,199,472	5,572,923	6,143,062	5,717,588	(425,475)	(6.9%)
40080 - PUBLIC SAFETY REIMBURSEMENT	2,709,958	2,768,089	2,768,089	2,854,309	86,220	3.1%
Public Safety Reimbursement	2,709,958	2,768,089	2,768,089	2,854,309	86,220	3.1%
40000 - MAIN STREET PARKING	214,357	218,644	301,606	223,017	(78,589)	(26.1%)
40010 - BUS REVENUE	151,777	154,813	146,895	157,909	11,014	7.5%
40030 - MOTORGATE REVENUE	2,561,973	2,613,212	2,530,003	2,665,477	135,474	5.4%
Transport/ Parking Revenue	2,928,107	2,986,669	2,978,504	3,046,403	67,899	2.3%
40050 - INTEREST INCOME	1,096,888	1,118,826	1,040,371	1,017,478	(22,893)	(2.2%)
40550 - INTEREST EARNED ON LEASE - General	8,880,300	10,431,739	9,615,683	10,745,580	1,129,897	11.8%
Interest Income	9,977,188	11,550,565	10,656,054	11,763,058	1,107,004	10.4%
40051 - REALIZED GAIN (LOSS)	4,005	0	0	0	0	0.0%
Realized Gain (Loss)	4,005	0	0	0	0	0.0%
40060 - FILMING	38,267	30,000	100,000	40,000	(60,000)	(60.0%)
40100 - SPECIAL EVENTS PERMITS	248	10,000	621	10,000	9,379	1510.3%
40200 - SPORTS FIELD RENTAL	78,449	73,025	69,934	74,339	4,405	6.3%
40203 - SPORTSPARK - Membership	1,338,914	1,155,475	892,957	1,057,000	164,043	18.4%
40204 - SPORTSPARK - Equipment and Apparel	12,486	12,691	13,000	12,611	(389)	(3.0%)
40205 - PERMIT REVENUES	91,379	94,443	454,543	240,571	(213,973)	(47.1%)
40206 - TENNIS FEE	0	0	0	0	0	0.0%
40212 - TELEPHONE COMMISSION	330,619	390,006	341,918	399,383	57,465	16.8%
40300 - MISCELLANEOUS REVENUE	43,587	5,402,975	341,000	181,825	(159,175)	(46.7%)
40302 - FEMA REIMB - HURRICAN SANDY	516,728	0	0	0	0	0.0%
40700 - GRANTS	0	0	0	0	0	0.0%
Other Revenue	2,450,677	7,168,614	2,213,974	2,015,729	(198,245)	(9.0%)
						0.0%
Total Revenue	42,517,575	50,457,675	42,080,081	47,484,119	5,404,038	12.8%
Operating Expenses						
60010 - SALARIES	11,378,702	13,026,529	12,855,002	13,832,823	(977,820)	(7.6%)
60011 - BONUS	0	0	0	0	0	0.0%
60030 - SALARIES HOURLY OT	553,425	376,150	376,150	416,150	(40,000)	(10.6%)
60100 - TEMPORARY EMPLOYEE	753,525	741,575	900,112	749,575	150,537	16.7%
60060 - WORKERS COMPENSATION	291,029	419,302	200,000	299,760	(99,760)	(49.9%)
60070 - DISABILITY INSURANCE	53,798	52,000	54,600	56,488	(1,888)	(3.5%)
60071 - MCTMT TAXES	39,244	29,367	35,843	41,206	(5,363)	(15.0%)
60080 - ER PAYROLL TAXES	1,136,502	1,029,586	1,117,078	1,170,597	(53,519)	(4.8%)
60090 - HEALTH INSURANCE	3,003,755	3,199,311	2,701,583	3,153,943	(452,360)	(16.7%)
60091 - DENTAL/ VISION	84,231	106,790	93,274	88,442	4,832	5.2%
60092 - PENSION	904,060	922,141	824,874	922,141	(97,267)	(11.8%)
60093 - FRINGE BENEFITS ANNUITY - Grounds	3,875	4,056	3,697	4,000	(303)	(8.2%)
60094 - LEGAL SERVICES	8,548	6,496	7,895	9,000	(1,105)	(14.0%)
60095 - OTHER POST EMPLOYMENT BENEFIT	2,964,273	550,000	550,000	2,500,000	(1,950,000)	(354.5%)
60096 - TERM LIFE/ LTD	64,891	62,511	41,904	68,136	(26,232)	(62.6%)
60098 - SCHOLARSHIP AND EDUCATION	6,700	4,500	6,300	6,800	(500)	(7.9%)
60099 - SUPPLEMENTAL BENEFITS	21,440	15,680	20,160	22,500	(2,340)	(11.6%)
60050 - COMPENSATED ABCSNCES	306,056	400,000	700,000	500,000	200,000	28.6%
Total Salaries & Benefits	21,574,054	20,945,993	20,488,474	23,841,561	(3,353,088)	(16.4%)
60200 - INSURANCE	5,297,876	5,261,622	5,732,575	5,787,785	(55,210)	(1.0%)
Insurance	5,297,876	5,261,622	5,732,575	5,787,785	(55,210)	(1.0%)

Roosevelt Island Operating Corp.
Proposed Budget FY 27-28 Summary

	FY2025-26 Actual 3/31/2026	FY2026-27 Projected 3/31/2027	FY2026-27 Approved Budget 3/31/2027	FY2027-28 Proposed Budget 3/31/2028	Variance Fav/(Unfav)	Variance % Change
Professional Services	1,832,505	1,972,530	2,549,370	2,590,400	(41,030)	(1.6%)
Marketing/ Advertising	71,612	59,000	67,750	77,750	(10,000)	(14.8%)
Professional Services	1,904,117	2,031,530	2,617,120	2,668,150	(51,030)	(1.9%)
60240 - LEGAL SERVICES - Legal General	180,212	475,000	475,000	650,000	(175,000)	(36.8%)
60241 - LEGAL SERVICES - Employment Matters	290,954	150,000	250,000	250,000	0	0.0%
60242 - LEGAL SERVICES - Commercial	0	15,000	15,000	15,000	0	0.0%
60243 - LEGAL SERVICES - Residential	0	10,000	10,000	10,000	0	0.0%
60244 - LEGAL SERVICES - Development/Residential	235,675	200,000	20,000	150,000	(130,000)	(650.0%)
60246 - LEGAL SERVICES - LITIGATION/SETTLEMENT	686,605	300,000	300,000	300,000	0	0.0%
Legal Services	1,393,446	1,150,000	1,070,000	1,375,000	(305,000)	(28.5%)
60210 - MANAGEMENT FEES	6,957,015	7,211,704	7,288,311	7,643,847	(355,536)	(4.9%)
60310 - FRANCHISE FEE - Tramway	26,038	26,000	50,000	57,176	(7,176)	(14.4%)
60211 - MANAGEMENT FEES - OMNY	296,768	290,000	250,000	250,000	0	0.0%
Management Fees	7,279,821	7,527,704	7,588,311	7,951,023	(362,712)	(4.8%)
60400 - TELEPHONE	25,559	26,000	26,000	26,000	0	0.0%
60401 - TELEPHONE - LONG DISTANCE	1,311	2,000	2,000	2,000	0	0.0%
60402 - TELEPHONE - CELL	51,180	55,000	65,000	60,000	5,000	7.7%
60404 - INTERNET SERVICE PROVIDER - DATA LINE	153,759	160,000	160,000	160,000	0	0.0%
60690 - WEB SITE HOSTING	0	0	12,000	0	12,000	100.0%
60700 - TV CABLE SERVICES	10,419	6,000	5,000	5,000	0	0.0%
Telecommunications	242,228	249,000	270,000	253,000	17,000	6.3%
61081 - COMMERCIAL SPACE RENT	725,497	704,396	702,229	723,120	(20,891)	(3.0%)
61171 - PLUMBING	0	0	0	0	0	0.0%
Rent	725,497	704,396	702,229	723,120	(20,891)	(3.0%)
60407 - REPAIR & MAINT PARKING METER	17,807	26,179	23,624	23,624	0	0.0%
60408 - REPAIRS & MAINT POTHOLES/LINE STRIPING	11,390	10,610	22,000	30,000	(8,000)	(36.4%)
60410 - REPAIRS & MAINT SEWERS	0	0	0	0	0	0.0%
60411 - REPAIRS & MAINT ISLAND FIXTURES	30,450	17,500	27,000	14,000	13,000	48.1%
60412 - REPAIRS & MAINT BUILDING	47,757	57,500	84,000	78,000	6,000	7.1%
60413 - REPAIR & MAINT ELEVATORS	41,916	56,400	55,000	55,500	(500)	(0.9%)
60414 - REPAIRS & MAINT OTHER	42,388	30,000	51,000	49,000	2,000	3.9%
60415 - REPAIR & MAINT HVAC - Maintenance	60,587	59,667	47,000	62,000	(15,000)	(31.9%)
60416 - REPAIR & MAINT BMS - Maintenance	5,921	10,000	10,000	25,000	(15,000)	(150.0%)
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	26,170	49,000	48,000	30,000	18,000	37.5%
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	5,000	20,000	20,000	0	0.0%
60419 - REPAIR & MAINT PLUMBING - Maintenance	15,461	11,000	5,000	20,000	(15,000)	(300.0%)
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	15,216	15,000	17,000	25,000	(8,000)	(47.1%)
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	40,152	50,000	50,000	50,500	(500)	(1.0%)
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	6,190	6,000	15,000	15,000	0	0.0%
60440 - REPAIRS & MAINT EQUIPMENT	76,323	153,000	168,000	182,500	(14,500)	(8.6%)
60480 - TREE & LAWN SERVICE- Grounds	169,144	212,000	206,000	210,000	(4,000)	(1.9%)
60490 - TREES, SHRUBS & SOD	17,732	45,000	50,000	85,000	(35,000)	(70.0%)
60620 - SNOW REMOVAL - Grounds	37,102	25,000	25,000	30,000	(5,000)	(20.0%)
Repairs & Maintenance	1,387,202	1,543,252	1,625,853	1,728,244	(102,391)	(6.3%)
60450 - VEHICLES GAS	154,678	153,117	128,250	183,350	(55,100)	(43.0%)
60500 - VEHICLE REPAIR & MAINT	28,248	30,000	53,000	45,000	8,000	15.1%
60640 - VEHICLES PARTS	244,951	186,916	57,600	101,000	(43,400)	(75.3%)
Vehicles Maintenance	427,877	370,033	238,850	329,350	(90,500)	(37.9%)
60300 - LEASED EQUIPMENT	31,992	35,611	38,000	36,500	1,500	3.9%
60301 - LEASED EQUIPMENT - OMNY	9,031	9,032	9,031	9,031	0	0.0%
60470 - OFFICE EQUIP PURCHASE	5,152	7,500	8,300	3,300	5,000	60.2%
60501 - VEHICLE PURCHASES	1,327	10,000	0	800	(800)	0.0%
60510 - EQUIPMENT PURCHASE	106,445	85,561	64,800	144,000	(79,200)	(122.2%)
60660 - COMPUTER PURCHASE SOFTWARE	36,237	36,000	25,000	25,000	0	0.0%
60780 - COMPUTER PURCHASE	0	4,000	5,000	5,000	0	0.0%
Equipment Purchases/ Lease	190,184	187,704	150,131	223,631	(73,500)	(49.0%)
60250 - EXTERMINATOR	8,838	9,042	8,400	11,300	(2,900)	(34.5%)
60290 - UNIFORMS	108,897	78,208	48,300	89,100	(40,800)	(84.5%)
60291 - UNIFORMS CLEANING	27,665	34,416	45,300	31,500	13,800	30.5%
60320 - LIGHT, POWER, HEAT	1,052,196	1,050,672	832,000	1,097,000	(265,000)	(31.9%)
60322 - WATER & SEWER	16,047	30,917	43,500	20,500	23,000	52.9%
60420 - OFFICE SUPPLIES	35,274	23,960	25,000	32,600	(7,600)	(30.4%)
60430 - PARTS & SUPPLIES	304,406	287,576	341,256	264,000	77,256	22.6%
60750 - SERVICE MAINTENANCE AGREE	66,828	103,500	103,474	101,500	1,974	1.9%

Roosevelt Island Operating Corp.
Proposed Budget FY 27-28 Summary

	FY2025-26	FY2026-27	FY2026-27	FY2027-28	Variance	Variance
	Actual	Projected	Approved Budget	Proposed Budget	Fav/(Unfav)	% Change
	3/31/2026	3/31/2027	3/31/2027	3/31/2028		
60751 - SERVICE MAINTENANCE AGREE - OMNY	14,877	14,877	14,878	14,877	1	0.0%
Supplies/ Services	1,635,028	1,633,168	1,462,108	1,662,377	(200,269)	(13.7%)
60520 - EMPL TRV & MEAL	5,881	4,048	6,150	9,750	(3,600)	(58.5%)
60530 - EMPLOYEE TRAINING	75,348	95,834	123,769	135,300	(11,531)	(9.3%)
60550 - POSTAGE	5,920	3,818	1,350	3,850	(2,500)	(185.2%)
60551 - SHIPPING	22,355	30,318	12,952	19,950	(6,998)	(54.0%)
60552 - UPS SHIPPING	2,300	3,750	2,700	2,500	200	7.4%
60560 - SUBSCRIPTIONS / MEMBERSHIP	90,254	120,021	69,060	95,800	(26,740)	(38.7%)
60570 - BANK CHARGES	126,262	125,666	48,380	128,700	(80,320)	(166.0%)
60580 - MISCELLANEOUS	9,525	11,392	8,850	38,350	(29,500)	(333.3%)
60630 - BAD DEBT EXPENSE	0	0	0	0	0	0.0%
60790 - MTA METRO CARD PURCHASE	44,050	48,000	30,000	45,000	(15,000)	(50.0%)
60600 - PUBLIC WORK ENFORCEMENT F	0	8,333	10,000	10,000	0	0.0%
60681 - ISLAND EVENTS	203,159	201,361	249,800	265,800	(16,000)	(6.4%)
61750 - PUBLIC PURPOSE GRANTS	250,000	250,003	250,000	250,000	0	0.0%
Other Expenses	835,054	902,544	813,011	1,005,000	(191,989)	(23.6%)
Total Operating Expenses	42,166,888	41,802,551	42,056,433	46,825,121	(4,768,688)	(11.3%)
Operating Profit (Loss)	350,686	8,655,124	23,649	658,998	(635,350)	(2686.6%)
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, I	41,286	53,108	34,755	55,763	(21,008)	(60.4%)
70010 - DEPRCN EXPENSES BUILDINGS	410,051	361,672	430,550	379,756	50,795	11.8%
70020 - DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	4,884,833	4,858,828	5,156,781	5,101,769	55,012	1.1%
70030 - DEPRECN EXPENSES INFRASTRUCTURE	1,851,366	1,852,264	1,942,135	1,944,877	(2,743)	(0.1%)
70040 - DEPRECN EXPENSES SEAWALL	207,507	207,508	217,883	217,883	0	0.0%
70100 - DEPRECIATION EXPENSE VEHICLES	55,847	48,800	41,219	51,240	(10,021)	(24.3%)
70400 - DEPRECIATION EXPENSE BUSES	311,210	340,616	326,768	357,647	(30,878)	(9.4%)
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL	29,887	29,888	31,382	31,382	0	0.0%
70600 - DEPRECIATION EXPENSE LANDMARKS	379,635	366,584	439,727	384,913	54,814	12.5%
70800 - DEPRECIATION EQUIPMENT	424,908	530,120	378,764	556,626	(177,862)	(47.0%)
Depreciation Expenses	8,596,530	8,649,388	8,999,966	9,081,857	(81,892)	(0.9%)
NET SURPLUS/(DEFICIT)	(8,245,844)	5,736	(8,976,317)	(8,422,859)	(553,458)	6.2%