NEW YORK STATE OF OPPORTUNITY.
Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

Agenda Item V, 2. December 8, 2016

PROPOSED RESOLUTION

APPROVAL OF THE PROPOSED RIOC BUDGET
FOR FISCAL YEAR 2017-18

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York, as follows:

Section 1. that the proposed RIOC budget for Fiscal Year 2017-18, in substantially the form annexed hereto, is hereby approved;

Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take such actions and execute such instruments as she deems necessary to effectuate the foregoing; and

Section 3. that this resolution shall take effect immediately

NEW YORK STATE OF OPPORTUNITY.

Roosevelt Island Operating Corporation

Proposed

Proposed Budget Fiscal Year 2017-18

The Roosevelt Island Operating Corporation
Proposed Budget FY 17/18

Table of Contents

Proposed Budget FY 17/18 - Budget Certification Letter	
Proposed Budget FY 17/18 - Budget Narrative	**1-5**
Proposed Budget FY 17/18 - Budget Summary	**6**
Proposed Budget FY 17/18 - 10 Year Cash Flow Projection	**7**
Proposed Budget FY 17/18 - Capital Plan	**8-10**
Proposed Budget FY 17/18 - Revenues	**11-15**
Proposed Budget FY 17/18 - Staffing Plan	**16-21**
Proposed Budget FY 17/18 - Budget Variance Report	**22-33**
Proposed Extraordinary Items FY 17/18	**34**
Significant Budget Dates	**35**

Proposed

NEW YORK STATE OF OPPORTUNITY.
Roosevelt Island Operating Corporation

ANDREW M. CUOMO
Governor

September 8, 2016

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

Re: Proposed Budget FY 2017/2018 Certification Letter

Dear Board Members,

Please be advised that, to the best of my knowledge and based on information as of the date of this letter, the Proposed Budget FY 2017/2018 is based on reasonable assumptions and methods of estimation and I am not aware of any misrepresentations contained within.

Respectfully submitted,

Susan Rosenthal
Acting President/Chief Executive Officer

Proposed

Roosevelt Island Operating Corporation

Proposed Budget FY 2017-18
Overview

Revenues

RIOC's Proposed Budget FY 2017-18 projects revenues of $27,969,000 and increase of $1,986,000 or 7.64% over the Approved Budget FY 2016-17 amount of $25,983,000. RIOC generates most of its revenues from long-term ground leases to developers of housing projects on the Island. These leases specify the manner in which the ground lease revenues are derived, including amounts, timing, and escalation of ground lease payments, specifically residential fees, ground rents, and public safety fees. In addition, RIOC generates revenues from its Tramway transportation system, Motorgate parking garage, metered street parking, commercial leases, interest income, and other revenues. Other revenues mostly consist of permitting fees collected for activities that take place in the Sportspark sports facility, the Cultural Center, the Sports Fields, and third party construction on the Island.

Residential fees are projected to increase by $792,000 or 64.65%. This is mainly due to the projected construction of Southtown Building 8 and initial sales of co-op apartments from Island House.

There is an aggregate increase of $1,044,000 or 9.42% in ground rent primarily due to escalations as specified in relevant ground leases and the projected construction of Southtown Building 8, which is expected to commence in April 2017. Furthermore, projections for Rivercross and Westview are based on current levels, however both projected ground rents are expected to increase.

Commercial rents are projected to increase because of escalations in the terms of the commercial leases.

Tramway revenues are projected to decrease by $261,000 or 4.37%, due to over-projection of the revenues in the FY 16-17 budget.

Public Safety revenues are projected to increase by $70,000 or 3.71% due to contractual escalations.

Motorgate and metered parking revenues are projected to increase by $174,000 or 7.04%, mainly due to increased parking at Motorgate.

Interest revenues are projected to decrease by $57,000 or 34.97% due to the short-term nature of investments and the current levels of interest rates.

Other Revenues is projected to increase by $209,000 or 13.23%. Most of the increase is due to Sportspark and field permit fees, commission on cellular telephone equipment, miscellaneous fees, and contributed rental income.

Expenses

Personal Expenses

RIOC's Proposed Budget FY 2017-18 projects personal expenses of $11,467,125, an increase of $361,497 or 3.26% over the Approved Budget FY 2016-17 amount of $11,105,628. The projected increase is due to the addition of a Vice President of Operation/Chief Operating Officer and an Excelsior Fellow, and salary increases in accordance with union contracts and New York State Division of Budget practice. The projected increase in personal expense is necessary for RIOC to fulfill its statutory mission to "plan, design, develop, operate, maintain and manage" Roosevelt Island.

Proposed

Other Than Personal Services (OTPS)

The Proposed Budget FY 2017-18 projects total OTPS of $8,638,355, an increase of $30,755 or .36% over the Approved Budget FY 2016-17 amount of $8,607,600. Significant increases and decreases in spending are described below, including but not limited to expenses for insurance, marketing/advertisement, management fees, legal fees, repairs and maintenance, and utilities.

For insurance costs, the Proposed Budget FY 2017-18 projects expenditures in the amount of $1,606,000, an increase of $16,000 over the Approved Budget FY 2016-17 amount of $1,590,000. The increase is due to insurance market conditions and the spurt in the Island's growth, which contributed to increased risk ratings for various policies in RIOC's portfolio. In addition, there is an extraordinary expense (shown under "Extraordinary Expenses", below) of $225,000 that we project will be unchanged from the prior FY 2016-17.

For marketing/advertising, the Proposed Budget FY 2017-18 projects expenditures in the amount of $25,500, an increase of $24,500 over the Approved Budget FY 2016-17 amount of $1,000. The increase is due to outsourcing of marketing/advertising service.

For management fees, the Proposed Budget FY 2017-18 projects expenditures in the amount of $4,550, 000, an increase of $300,000 over the Approved Budget FY 2016-17 amount of $4,250,000. The increase is due to the rising cost of operation for the third-party managed Motorgate and Tramway.

For legal fees, the Proposed Budget FY 2017-18 projects expenditures in the amount of $130,000, a decrease of $113,000 over the Approved Budget FY 2016-17 amount of $243,000. This is reflective of the near buildout of residential development. Moreover, extraordinary legal fees that are projected to occur will be: (1) offset against associated residential transaction revenues; and (2) capitalized as appropriate.

For costs to repair and maintain facilities and equipment, the Proposed Budget FY 2017-18 projects expenditures in the amount of $198,000, a decrease of $40,500 over the Approved Budget FY 2016-17 amount of $238,500. Expenditures for these costs are expected to decrease because of capital plan improvements in the Approved Capital Budget FY 2016-17 and Proposed Capital Budget FY 17-18 that will improve facilities and replace old equipment, especially the elevators at the Tramway station in Manhattan.

For fleet maintenance, the Proposed Budget FY 2017-18 projects expenditures in the amount of $269,500, a decrease of $98,000 over the Approved Budget FY 2016-17 amount of $367,500. The decrease is due to the replacement of two buses in FY 16-17 and the projected replacement of two additional buses in FY 17-18 and the resulting improvement in fuel efficiencies and reduction in repairs and maintenance. Also, the lower price of fuel has significantly contributed to the reduced cost of maintaining the fleet.

For equipment leased, the Proposed Budget FY 2017-18 projects expenditures in the amount of $23,000, an increase of $9,000 over the Approved Budget FY 2016-17 amount of $14,000. The increase is due to the leasing of office equipment.

Proposed

For equipment and tools, the Proposed Budget FY 2017-18 projects expenditures in the amount of $21,500, a decrease of $10,000 over the Approved Budget FY 2016-17 amount of $31,500. The decrease is due to the projected purchase of certain office equipment under the Approved Budget FY 2016-17.

For computer software and equipment, the Proposed Budget FY 2017-18 projects expenditures in the amount of $1,000, a decrease of $3,000 over the Approved Budget FY 2016-17 amount of $4,000. The decrease is due to the projected purchase of information technology software and equipment under the Approved Capital Budget FY 2016-17 and the Proposed Budget FY 17-18.

For exterminating, the Proposed Budget FY 2017-18 projects expenditures in the amount of $13,500, a decrease of $10,500 over the Approved Budget FY 2016-17 amount of $24,000. The decrease is due to the undertaking of some of this work by RIOC's staff.

For uniforms, the Proposed Budget FY 2017-18 projects expenditures in the amount of $64,500, an increase of $4,700 over the Approved Budget FY 2016-17 amount of $59,800. This increase is due to staff turnover and the replacement of uniforms.

For light, power and heat, the Proposed Budget FY 2017-18 projects expenditures in the amount of $715,000, an increase of $17,000 over the Approved Budget FY 2016-17 amount of $698,000. The increase is mainly due to increased activities at RIOC's facilities and the extra power needed to support such activities. In addition, there are extraordinary expenses of $65,000 for the additional costs of providing heat to those facilities formerly served by the steam plant that was decommissioned by the City.

For water and sewer payments, the Proposed Budget FY 2017-18 projects expenditures in the amount of $27,000, a decrease of $20,000 over the Approved Budget FY 2016-17 amount of $47,000. The decrease is mainly due to the renovation of the Sportspark facility and improvement of the pool in FY 16-17, which is anticipated to reduce the use of water.

For parts and supplies, the Proposed Budget FY 2017-18 projects expenditures in the amount of $211,600, a decrease of $48,300 over the Approved Budget FY 2016-17 amount of $259,900. The decrease is mainly due to the renovations of RIOC's facilities and the replacements of vehicles, especially the buses.

For service maintenance, the Proposed Budget FY 2017-18 projects expenditures in the amount of $108,055, a decrease of $19,545 over the Approved Budget FY 2016-17 amount of $127,600. The decrease is mainly due to the consolidation of IT related service agreements.

For employee travel and meals, the Proposed Budget FY 2017-18 projects expenditures in the amount of $10,400, an increase of $4,400 over the Approved Budget FY 2016-17 amount of $6,000. This is due mainly to the increased need to travel to Albany to conduct RIOC's business.

For dues and subscriptions, the Proposed Budget FY 2017-18 projects expenditures in the amount of $23,600, an Increase of $8,900 over the Approved Budget FY 2016-17 amount of $14,700. This is due to the increased use of subscriptions for legal and administrative purposes.

Proposed

Extraordinary Expenses

As noted above, certain expenses are considered extraordinary and are in addition to OTPS. The Proposed Budget FY 2017-18 projected amount of extraordinary expenses is $4,530,769, an increase of $1,703,497 over the Approved Budget FY 2016-17 amount of $2,827,272. This is due to increases in the categories of extraordinary expenses stated below.

For contractual real estate services, the Proposed Budget FY 2017-18 amount is $1,103,917, an increase of $953,917 over the Approved Budget FY 2016-17 amount of $150,000. This is due to the one-time payment of $678,917 for a contractual obligation that must be made to a professional real estate firm in connection with the expected development of Southtown Building 8 and 9, and projected expenditure of $275,000 for the arbitration of Rivercross exit from the Mitchell Lama program.

For community commercial space, the Proposed Budget FY 2017-18 includes an extraordinary expense of $202,000, unchanged from the Approved Budget FY 2016-17 amount of $202,000. Under the relevant agreements with Island House and Westview, payments due from RIOC for commercial space were treated as an offset against ground rent and Public Safety fees; respectively due to RIOC. Under the recent ground lease modification with Island House there are no longer offsets and the full amounts are received and paid by RIOC. Similarly, RIOC now records receipts and payments due from and to Westview in the same manner.

Extraordinary expenses for capitalized costs are included in the Proposed Budget FY 2017-18 at a projected amount of $1,949,100, an increase of $464,403 over the Approved Budget FY 2016-17 amount of $1,484,697. The capitalized costs include: (1) infrastructure repairs for potholes at a projected cost of $150,000; (2) professional services at a projected cost of $100,000; and (3) personal expenses at a projected cost of $1,699,100 including fringe benefits. The increase is due to the proper allocation of executive personal expenses to capital projects.

For other post-employment benefits ("OPEB"), the Proposed Budget FY 2017-18 projected amount is $224,752, an increase of $27,177 over the Approved Budget FY 2016-17 amount of $197,575. This amount brings the total unfunded actuarial accrued liability in line with RIOC's most recent actuarial projections of $6,860,975.

For grant and community support, the Proposed Budget FY 2017-18 includes an extraordinary expense of $761,000, an increase of $258,000 over the Approved Budget FY 2016-17 amount of $503,000. The increase is mainly due to the contribution of space to public purpose grantees to conduct their programs.

Capital Projects

The Island is currently experiencing an economic boom in real estate with the completion of Southtown Building 7, the projected construction of Southtown Building 8 and 9, the development of the multi-billion dollar Cornell campus site, and the evolution of the original residential complexes. These developments are the main drivers for the increased revenues and expenses mentioned above. RIOC is contractually and statutorily required to maintain infrastructure and provide adequate service to the

Proposed

Island to accommodate this growth. Accordingly, RIOC is in the midst of significant infrastructure and facilities repairs and improvements as outlined below.

The Proposed Budget FY 2017-18 projects capital improvements in the amount of $33,969,000, an increase of $3,783,000 over the Approved Budget FY 2016-17 amount of $30,186,000. The Proposed amount primarily consists of capital projects in the projected amount of $22,450,000, but also includes the capitalized purchase of equipment and vehicles in the amount of $1,740,000, as well as capital reserve and contingency in the amount of $9,779,000. Categories of projects include sports fields and parks, historic and landmark structures, infrastructure improvements, facilities and offices, special projects, and the Tramway.

For sports fields and parks, the Proposed Budget FY 2017-18 projects improvements in the amount of $500,000, a decrease of $334,000 over the Approved Budget FY 2016-17 amount of $834,000. The decrease is mainly due to the deferment of the 504 Main Street Children's Reading Park to FY 18-19; and reduction to the reserves for Miscellaneous Upgrades & Improvements.

For historic and landmark structures, the Proposed Budget FY 2017-18 projects improvements in the amount of $1,800,000, an increase of $1,568,000 over the Approved Budget FY 2016-17 amount of $232,000. The increase is mainly due to the projected interior and exterior renovation of the Blackwell House and reserves for Miscellaneous Upgrades & Improvements.

For infrastructure improvements, the Proposed Budget FY 2017-18 projects improvements in the amount of $11,315,000, a decrease of $4,448,000 over the Approved Budget FY 2016-17 amount of $15,763,000. The decrease is mainly due to the re-evaluation of the Seawall – Southpoint Open Space Park project in FY 17-18, the elimination of the West Drive Re-paving project, the projected installation of a new bike ramp at the Helix, replacement of the Seawall railings, and increased reserves for repairing the Seawall Island wide.

For facilities and office improvements, the Proposed Budget FY 2017-18 projects improvements in the amount of $11,795,000, an increase of $4,733,000 from the Approved Budget FY 2016-17 amount of $7,062,000. The increase is mainly due to the projected restoration of the Motorgate Garage, upgrades to the Sportspark facility, and ongoing evaluation of needs at the AVAC facility and its systems.

For equipment and vehicles, the Proposed Budget FY 2017-18 projects expenditures in the amount of $1,799,000, a decrease of $757,000 from the Approved Budget FY 2016-17 amount of $2,556,000. The decrease represents a re-evaluation of vehicle and equipment needs.

For special projects, the Proposed Budget FY 2017-18 projects expenditures in the amount of $150,000, a decrease in the amount of $205,000 from the Approved Budget FY 2016-17 amount of $355,000. The decrease is mainly due to the completion of much of the Island wireless security camera system installation in FY 2016-17.

For the Tramway, the Proposed Budget FY 2017-18 projects expenditures in the amount of $6,025,000, an increase of $3,525,000 over the Approved Budget FY 2016-17 amount of $2,500,000. The increase is mainly due to improvements to the Tram Manhattan Station elevators and platforms.

Proposed

Roosevelt Island Operating Corp.
Proposed Budget FY 17-18 Summary

	Actual FY 2016	Project Actual 2017	Approved Budget 2017	Proposed Budget 2018	Variance Favorable (Unfavorable)	Variance % Change
Revenues:						
Residential Fees	$3,267,323	$5,469,000	$1,225,000	$2,017,000	$792,000	64.65%
Ground Rent	$10,738,129	$11,080,000	$11,080,000	$12,124,000	$1,044,000	9.42%
Commercial Rent	$1,564,597	$1,600,000	$1,600,000	$1,615,000	$15,000	0.94%
Tramway Revenue	$5,510,805	$5,596,000	$5,976,000	$5,715,000	($261,000)	-4.37%
Public Safety Reimbursement	$1,823,337	$1,888,000	$1,888,000	$1,958,000	$70,000	3.71%
Transport/Parking Revenue	$2,542,059	$2,471,000	$2,471,000	$2,645,000	$174,000	7.04%
Interest Income	$100,309	$163,000	$163,000	$106,000	($57,000)	-34.97%
Other Revenue	$1,603,285	$975,000	$1,580,000	$1,789,000	$209,000	13.23%
Total Revenues:	$27,149,844	$29,242,000	$25,983,000	$27,969,000	$1,986,000	7.64%
Expenses:						
Personal Expenses:						
Salary Expense	$6,895,131	$7,276,065	$7,365,361	$7,645,686	($280,325)	-3.81%
Fringe Benefits	$3,181,015	$3,726,470	$3,740,267	$3,821,439	($81,172)	-2.17%
Total Personal Expenses:	$10,076,146	$11,002,535	$11,105,628	$11,467,125	($361,497)	-3.26%
FTE	127.50	131.00	131.00	129.50		
Other Than Personal Expenses (OTPS)						
Insurance	$1,437,105	$1,590,000	$1,590,000	$1,606,000	($16,000)	-1.01%
Professional Services	$248,495	$245,500	$245,500	$253,000	($7,500)	-3.05%
Marketing/Advertising	$10,966	$1,000	$1,000	$25,500	($24,500)	-2450.00%
Management Fees	$4,378,563	$4,475,000	$4,250,000	$4,550,000	($300,000)	-7.06%
Legal Fees	$141,131	$243,000	$243,000	$130,000	$113,000	46.50%
Telecommunications	$114,184	$140,300	$140,300	$137,200	$3,100	2.21%
Office Space rent	$5,000	$5,000	$5,000	$5,000	$0	0.00%
Repairs & Maintenance	$137,990	$198,000	$238,500	$198,000	$40,500	16.98%
Trees/Shrubs & Sod	$78,753	$90,000	$90,000	$90,000	$0	0.00%
Fleet Maintenance	$297,905	$269,500	$367,500	$269,500	$98,000	26.67%
Equipment Leased	$22,497	$158,600	$14,000	$23,000	($9,000)	-64.29%
Office Equipment	$16,007	$11,500	$11,500	$15,000	($3,500)	-30.43%
Equipment & Tools	$16,211	$31,500	$31,500	$21,500	$10,000	31.75%
Computer Software & Equipment	$685	$4,000	$4,000	$1,000	$3,000	75.00%
Exterminating	$3,020	$24,000	$24,000	$13,500	$10,500	43.75%
Uniforms	$52,835	$59,800	$59,800	$64,500	($4,700)	-7.86%
Light, Power & Heat	$652,972	$698,000	$698,000	$715,000	($17,000)	-2.44%
Water & Sewer	$19,165	$47,000	$47,000	$27,000	$20,000	42.55%
Office Supplies	$16,495	$16,800	$16,800	$18,400	($1,600)	-9.52%
Parts & Supplies	$201,771	$259,900	$259,900	$211,600	$48,300	18.58%
Service Maintenance	$51,826	$127,600	$127,600	$108,055	$19,545	15.32%
Employee Travel & Meals	$6,023	$6,000	$6,000	$10,400	($4,400)	-73.33%
Employee Training	$22,716	$50,000	$50,000	$50,000	$0	0.00%
Shipping	$14,859	$17,900	$17,900	$17,650	$250	1.40%
Dues & Subscriptions	$21,402	$14,700	$14,700	$23,600	($8,900)	-60.54%
Island Events	$0	$0	$0	$0	$0	0.00%
Other Expenses	$48,542	$54,100	$54,100	$53,950	$150	0.28%
Public Purpose Grants	$0	$0	$0	$0	$0	0.00%
Total (OTPS)	$8,017,118	$8,838,700	$8,607,600	$8,638,355	($30,755)	-0.36%
Total Expenses: (Before Depreciation & Extra Ordinary Exp)	$18,093,264	$19,841,235	$19,713,228	$20,105,480	($392,252)	-1.99%
Net Income (Before Depreciation & Extra Ordinary Exp)	$9,056,580	$9,400,765	$6,269,772	$7,863,520	$1,593,748	25.42%
Extra Ordinary Expenses						
- Insurance	$225,000	$225,000	$225,000	$225,000	$0	
- Contractual Real Estate	$53,291	$350,000	$150,000	$1,103,917	($953,917)	
- Offset of Community Commercial Space	$132,203	$202,000	$202,000	$202,000	$0	
- Heating	$67,555	$65,000	$65,000	$65,000	$0	
- Capitalized Cost	$974,598	$1,255,824	$1,484,697	$1,949,100	($464,403)	
- Other Post Employment Benefit	$284,951	$197,575	$197,575	$224,752	($27,177)	
- Grant and Community Support	$286,830	$503,000	$503,000	$761,000	($258,000)	
Total Extra Ordinary Expenses	$2,024,428	$2,798,399	$2,827,272	$4,530,769	($1,703,497)	
Total Expenses: (Before Depreciation)	$20,117,692	$22,639,634	$22,540,500	$24,636,249	($2,095,750)	-9.30%
Net Income (Before Depreciation)	$7,032,152	$6,602,366	$3,442,500	$3,332,751	($109,750)	-3.19%
Depreciation Expense	$3,299,771	$3,874,860	$3,874,860	$3,991,106	($116,246)	-3.00%
Net Income (Loss) - After Depreciation	$3,732,381	$2,727,506	($432,360)	($658,355)	($225,995)	-52.27%

Proposed

Roosevelt Island Operating Corp.
Proposed FY Budget 2017 - 2018 Yr Cash Flow Projection (In Thousands)

	<---------- Projected ---------->									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
CASH BALANCE : 04/01/2017 projected	$64,000	$32,639	$12,933	$21,053	$32,280	$31,778	$29,965	$28,150	$24,832	$21,371
TOTAL REVENUES:	$27,969	$29,077	$32,316	$32,827	$35,623	$35,657	$36,590	$36,337	$37,280	$39,373
EXPENDITURES (EXCLUDING DEPRECIATION)										
PERSONAL EXPENSES (3% INCR.)	$13,391	$13,793	$14,206	$14,633	$15,072	$15,524	$15,990	$16,469	$16,963	$17,472
OTHER THAN PERSONAL EXPENSES (2 % INCR.)	$11,245	$11,470	$11,700	$11,934	$12,172	$12,416	$12,664	$12,917	$13,176	$13,439
TOTAL EXPENDITURES:	$24,636	$25,263	$25,906	$26,566	$27,244	$27,940	$28,654	$29,386	$30,139	$30,911
NET CASH FLOW FROM OPERATIONS	$3,333	$3,814	$6,409	$6,261	$8,380	$7,717	$7,937	$6,951	$7,141	$8,462
ADJUSTMENTS:										
REVERSAL OF DEFERRED REVENUES	($724)	($724)	($966)	($1,105)	($1,244)	($1,244)	($1,244)	($1,244)	($1,244)	($1,244)
ADD: PV PAYMENTS (DEFERRED REVENUE)			$12,000	$13,440						
CASH AVAILABLE FOR CAPITAL PROJECTS	$66,609	$35,729	$30,377	$39,649	$39,415	$38,251	$36,658	$33,857	$30,729	$28,589
CAPITAL PROJECT EXPENDITURES	$33,969	$22,796	$9,324	$7,369	$7,637	$8,286	$8,508	$9,025	$9,358	$9,935
CASH BALANCE: 03/31	$32,639	$12,933	$21,053	$32,280	$31,778	$29,965	$28,150	$24,832	$21,371	$18,653

Proposed

The Roosevelt Island Operating Corporation (RIOC)
PROPOSED CAPITAL PLAN 2017/2018 (In Thousands)

		Projected Actual	Approved Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Budgets 2018- 2027
		2017	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**Total**
1	Sports Fields/Parks	**$200**	**$834**	**$500**	**$578**	**$206**	**$197**	**$228**	**$219**	**$252**	**$245**	**$259**	**$274**	**$2,957**
	504 Main Street Children's Reading Park		**$300**	**$50**	**$400**	**$20**		**$20**		**$20**				**$510**
	Blackwell Park - Basketball Courts Resurfacing & Lighting		**$60**											**$0**
	Islandwide Playground equipment	**$50**		**$200**	**$20**	**$21**	**$23**	**$25**	**$28**	**$31**	**$34**	**$37**	**$41**	**$460**
	Miscellaneous Upgrades & Improvements - Reserve	**$150**	**$364**	**$150**	**$158**	**$165**	**$174**	**$182**	**$191**	**$201**	**$211**	**$222**	**$233**	**$1,887**
	Octagon Park - Comfort Station Rehab		**$60**											**$0**
	Southpoint Park Landscaping		**$50**	**$100**										**$100**
2	Historic & Landmark Structures	**$461**	**$232**	**$1,800**	**$788**	**$276**	**$314**	**$304**	**$344**	**$335**	**$377**	**$369**	**$388**	**$5,294**
	Blackwell House Renovation (interior and porch)	**$212**		**$900**	**$25**		**$25**		**$25**		**$25**			**$1,000**
	Blackwell House Renovation (exterior)		**$33**		**$500**									**$500**
	Miscellaneous Upgrades & Improvements - Reserve	**$199**		**$250**	**$263**	**$276**	**$289**	**$304**	**$319**	**$335**	**$352**	**$369**	**$388**	**$3,144**
	Renwick Ruins - interim and long-term stabilization	**$50**	**$199**	**$650**										**$650**
3	Infrastructure Improvements	**$2,203**	**$15,763**	**$11,315**	**$17,316**	**$4,722**	**$2,593**	**$2,670**	**$2,853**	**$2,943**	**$3,141**	**$3,245**	**$3,457**	**$54,254**
	36 Avenue Bridge Helix	**$200**		**$300**	**$150**	**$300**								**$750**
	Bike Ramp	**$100**		**$400**	**$3,500**									**$3,900**
	Blackwell Park Plaza & Fountain	**$250**	**$1,000**	**$1,500**	**$500**									**$2,000**
	Eastern Pier (Ferry Landing)	**$50**		**$100**										**$100**
	Good Shepherd - Land & Streetscape	**$50**			**$50**		**$50**		**$50**		**$50**		**$50**	**$250**
	Islandwide Road Improvements - Reserve	**$250**	**$210**	**$250**	**$263**	**$276**	**$289**	**$304**	**$319**	**$335**	**$352**	**$369**	**$388**	**$3,144**
	Islandwide Sidewalk replacement, crosswalks	**$200**		**$200**	**$210**	**$221**	**$232**	**$243**	**$255**	**$268**	**$281**	**$295**	**$310**	**$2,516**
	Islandwide Z Brick Replacement - Reserve	**$300**	**$100**	**$100**	**$105**	**$110**	**$116**	**$122**	**$128**	**$134**	**$141**	**$148**	**$155**	**$1,258**
	Seawall - Islandwide Reserve	**$100**		**$1,000**	**$1,050**	**$1,103**	**$1,158**	**$1,216**	**$1,276**	**$1,340**	**$1,407**	**$1,477**	**$1,551**	**$12,578**
	Seawall - Railings Replacement and Reserve	**$150**	**$2,000**	**$5,000**	**$5,000**	**$200**	**$210**	**$221**	**$232**	**$243**	**$255**	**$268**	**$281**	**$11,910**
	Seawall - Southpoint Open Space Park	**$100**	**$10,000**	**$2,000**	**$6,000**	**$2,000**								**$10,000**
	Sewer Upgrades - Reserve	**$244**	**$244**	**$250**	**$263**	**$276**	**$289**	**$304**	**$319**	**$335**	**$352**	**$369**	**$388**	**$3,144**
	Site Amenities - Benches, Waste Receptacles - Res.	**$87**	**$87**	**$90**	**$95**	**$99**	**$104**	**$109**	**$115**	**$121**	**$127**	**$133**	**$140**	**$1,132**
	Utilities Infrastructure Improvements - Reserve	**$122**	**$122**	**$125**	**$131**	**$138**	**$145**	**$152**	**$160**	**$168**	**$176**	**$185**	**$194**	**$1,572**
	West Drive Re-Paving		**$2,000**											**$0**
4	Facilities & Offices	**$8,415**	**$7,062**	**$11,795**	**$1,465**	**$1,538**	**$1,615**	**$1,696**	**$1,780**	**$1,869**	**$1,963**	**$2,061**	**$2,164**	**$27,946**
	AVAC General Repair Reserve	**$500**		**$500**	**$525**	**$551**	**$579**	**$608**	**$638**	**$670**	**$704**	**$739**	**$776**	**$6,289**
	AVAC Improvements	**$50**		**$250**										**$250**
	AVAC Interior Painting		**$300**											**$0**
	AVAC Mechanical/Piping - Reserve		**$244**											**$0**
	Miscellaneous Facilities & Offices - Reserve	**$115**	**$115**	**$120**	**$126**	**$132**	**$139**	**$146**	**$153**	**$161**	**$169**	**$177**	**$186**	**$1,509**
	Motorgate Garage - Reserve	**$250**	**$232**	**$250**	**$263**	**$276**	**$289**	**$304**	**$319**	**$335**	**$352**	**$369**	**$388**	**$3,144**
	Motorgate Garage South - Restoration			**$7,000**										**$7,000**
	SportsPark - Boiler Replacement	**$1,300**												**$0**
	SportsPark - Concrete Restoration and Reconstruction		**$410**											**$0**
	Sportspark - Electric		**$1,800**											**$0**
	Sportspark - HVAC	**$200**	**$1,500**	**$500**										**$500**
	Sportspark - Locker Rooms/Bathrooms/Cellings/Floors			**$1,000**										**$1,000**
	Sportspark - Pool Repair/ Starting Blocks	**$250**												**$0**
	Sportspark - General Refurbishment			**$500**										**$500**
	Sportspark - Replace Windows and Doors		**$845**	**$850**										**$850**

Proposed

The Roosevelt Island Operating Corporation (RIOC)
PROPOSED CAPITAL PLAN 2017/2018 (In Thousands)

		Projected Actual	Approved Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Budgets 2018- 2027
		2017	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**Total**
	Sportspark - Roof & Façade Repair	$3,700	$1,500											$0
	Sportspark Rehabilitation - Reserve	$500	$116	$525	$551	$579	$608	$638	$670	$704	$739	$776	$814	$6,603
	Warehouse/Bus Garage Rehabilitation	$1,500												$0
	Youth Center Refurbishment	$50		$300										$300
5	Equipment & Vehicles	$2,406	$2,556	$1,799	$1,335	$1,359	$1,366	$1,391	$1,672	$1,621	$1,738	$1,784	$1,930	$15,995
	Admin - (2) GEMs	$25	$25				$30				$35			$65
	Bus - F-350 Pickup				$40							$60		$100
	Bus - Garage Lift	$30	$30											$0
	Bus - Hybrid Buses	$950	$1,050	$998	$1,047	$1,100	$1,155	$1,212	$1,273	$1,337	$1,404	$1,474	$1,547	$12,546
	Engineering - Ford Escape	$25	$25						$33					$33
	Grounds - (1) Lawn Mower	$25	$25							$25				$25
	Grounds - (2) Ford F130	$50	$50							$26			$28	$54
	IT - CPU & Monitor (Workstations)	$20	$20	$20	$21	$10	$5	$5	$10	$5	$5	$5	$6	$92
	IT - Disaster Recovery (on/offsite data storage)	$150	$150	$75										$75
	IT - Firewall (Sonicwall & Implementation Prof Services)	$10	$10	$10		$20					$30			$60
	IT - Inventor System Upgrade	$120	$120	$15										$15
	IT - Multi-Function Units (Copier/Printer/Fax/Scanner)	$50	$50	$0										$0
	IT - Plotter (Engineering)	$5	$5	$30				$10						$40
	IT - Security (access control - Camera)	$100	$100	$50										$50
	IT - Security (access control - swipe cards)	$150	$150	$150										$150
	IT - Servers Infrastructure	$15	$15	$100	$75				$85				$100	$360
	IT - Software Upgrades	$60	$60	$60	$66	$69	$73	$77	$80	$84	$89	$93	$98	$789
	IT - Storage System (Hardware)	$10	$10	$10		$5		$5		$5		$5		$30
	IT - Telecom (Cables/Fiber to Connect to Data Center)	$100	$100	$100										$100
	IT - Telecommunication (New Phone System)	$200	$200											$0
	IT - Upgrade of Network Switches & Hubs	$30	$30	$100		$30			$30			$40	$40	$240
	IT - Website Redesign	$100	$100	$20	$10	$10	$20	$10	$10	$10	$30	$10		$130
	IT - Wireless Access Point	$10	$10	$3		$10			$10			$10		$33
	Misc. Reserve	$56	$56	$59	$62	$65	$68	$71	$75	$79	$83	$87	$91	$740
	Motorpool - (2) GEMS /Utility Vehicles					$40				$50				$90
	Motorpool - Aerial Truck Lift	$35	$35								$45			$45
	Outdoor Fitness		$5											$0
	P.S. - 2 Vehicles	$50	$50						$50					$50
	P.S. - Bicycles	$8	$8											$0
	P.S. - Gems (2)	$12	$12		$14		$15		$16		$18		$20	$83
	P.S. - Radios	$10	$10											$0
	Sportspark Vehicle		$25											$0
	Sportspark - Starting Block		$20											$0
6	Special Projects	$0	$355	$150	$150	$0	$0	$0	$0	$0	$0	$0	$0	$300
	P.S. - Island Wireless Security Camera System		$300	$150	$150									$300
	Other - Special Projects		$55											$0
7	Lighting & Signage	$56	$56	$60	$63	$66	$69	$73	$77	$80	$84	$89	$93	$755
	Street Light Replacement & Signage - Reserve	$56	$56	$60	$63	$66	$69	$73	$77	$80	$84	$89	$93	$755
8	Tram	$1,750	$2,500	$6,025	$551	$579	$608	$638	$670	$704	$739	$776	$814	$12,103

Proposed

The Roosevelt Island Operating Corporation (RIOC)
PROPOSED CAPITAL PLAN 2017/2018 (In Thousands)

		Projected Actual	Approved Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Projected Budget	Budgets 2018- 2027
		2017	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**Total**
	Tram - Elevator Manhattan Station	**$500**	**$1,250**	**$2,000**										**$2,000**
	Tram - Facilities (addition for operations and staff)		**$700**											**$0**
	Tram - Platforms Roosevelt Island, Manhattan			**$3,500**										**$3,500**
	Tram - Roof Replacement Manhattan Station	**$750**												**$0**
	Tram - Capital Reserve	**$500**	**$550**	**$525**	**$551**	**$579**	**$608**	**$638**	**$670**	**$704**	**$739**	**$776**	**$814**	**$6,603**
9	Southpoint Park	**$0**	**$221**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Reserve	**$0**	**$221**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
10	Miscellaneous	**$500**	**$607**	**$525**	**$551**	**$579**	**$608**	**$638**	**$670**	**$704**	**$739**	**$776**	**$814**	**$6,603**
	Reserve	**$500**	**$607**	**$525**	**$551**	**$579**	**$608**	**$638**	**$670**	**$704**	**$739**	**$776**	**$814**	**$6,603**
	TOTAL CAPITAL IMPROVEMENTS	**$15,991**	**$30,186**	**$33,969**	**$22,796**	**$9,324**	**$7,369**	**$7,637**	**$8,286**	**$8,508**	**$9,025**	**$9,358**	**$9,935**	**$126,208**

Proposed

	Roosevelt Island Operating Corp.									
	Proposed Budget FY 17-18 Revenues (In Thousands)									
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
NET PRESENT VALUE - Capital Reserved (59%)										
- Southtown #4	$40	$40	$40	$40	$40	$40	$40	$40	$40	$40
- Southtown #5	$64	$64	$64	$64	$64	$64	$64	$64	$64	$64
- Southtown #6	$98	$98	$98	$98	$98	$98	$98	$98	$98	$98
- Southtown #7	$112	$112	$112	$112	$112	$112	$112	$112	$112	$112
- Southtown #8 - Est. TCO 04/2019 240,000sq' Est. @$50/sq'=$12,000,000	$0	$0	$142	$142	$142	$142	$142	$142	$142	$142
- Southtown #9 - Est. TCO 10/2020 268,800sq' Est. @$50/sq'=$13,440,000	$0	$0	$0	$82	$164	$164	$164	$164	$164	$164
Total: NET PRESENT VALUE - Capital Reserved (59%)	$313	$313	$456	$538	$620	$620	$620	$620	$620	$620
NET PRESENT VALUE - Capital (40%)										
- Southtown #4	$27	$27	$27	$27	$27	$27	$27	$27	$27	$27
- Southtown #5	$43	$43	$43	$43	$43	$43	$43	$43	$43	$43
- Southtown #6	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67
- Southtown #7	$76	$76	$76	$76	$76	$76	$76	$76	$76	$76
- Southtown #8 - Est. TCO 04/2019 240,000sq' Est. @$50/sq'=$12,000,000	$0	$0	$97	$97	$97	$97	$97	$97	$97	$97
- Southtown #9 - Est. TCO 10/2020 268,800sq' Est. @$50/sq'=$13,440,000	$0	$0	$0	$56	$111	$111	$111	$111	$111	$111
Total: NET PRESENT VALUE - Capital (40%)	$213	$213	$309	$365	$421	$421	$421	$421	$421	$421
NET PRESENT VALUE - Operating (1%)										
- Southtown #4	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
- Southtown #5	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
- Southtown #6	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
- Southtown #7	$2	$2	$2	$2	$2	$2	$2	$2	$2	$2
- Southtown #8 - Est. TCO 04/2019 240,000sq' Est. @$50/sq'=$12,000,000	$0	$0	$2	$2	$2	$2	$2	$2	$2	$2
- Southtown #9 - Est. TCO 10/2020 268,800sq' Est. @$50/sq'=$13,440,000	$0	$0	$0	$1	$3	$3	$3	$3	$3	$3
Total: NET PRESENT VALUE - Operating (1%)	$5	$5	$8	$9	$11	$11	$11	$11	$11	$11
CORNELL TECH LAND TRANSFER FEE										
- Cornell Tech (4% increase every 10 years)	$400	$400	$400	$400	$400	$400	$408	$408	$408	$408
- New York State (Note A)	-	-	-	-	-	-	-	-	-	-
Total: CORNELL TECH LAND TRANSFER FEE	$400	$400	$400	$400	$400	$400	$408	$408	$408	$408
CONDO ADDITIONAL SALES										
- Condo Conversion Fees - Resales - Southtown 1-5	$90	$93	$95	$98	$101	$104	$107	$111	$114	$117
-Southtown #8 - Initial Con. Est. (2%@ Est. $800/sq'@240,000) = $3,840,000	$0	$0	$1,280	$1,280	$1,280	$0	$0	$0	$0	$0
-Southtown #9 - Initial Con. Est. (2%@Est. $850/sq'@268,800) = $4,556,000	$0	$0	$0	$0	$1,520	$1,520	$1,520	$0	$0	$0
- Island House -Initial Sponsor Sales	$225	$225	$0	$0	$0	$0	$0	$0	$0	$0
- Island House - Resale Fees	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50
Total: CONDO ADDITIONAL SALES	$365	$368	$1,425	$1,428	$2,951	$1,674	$1,677	$161	$164	$167
COMMERCIAL RENT										
HRR Master Lease Guaranteed Income (2.5% increase)	$995	$1,020	$1,046	$1,072	$1,099	$1,126	$1,154	$1,183	$1,213	$1,243
Hudson/Related Profit Participation (per H/R proforma)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Proposed

	Roosevelt Island Operating Corp.									
	Proposed Budget FY 17-18 Revenues (In Thousands)									
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
- 281 Main Street - (HCK Tennis Bubble) - (fixed increase as per lease schedule) Leased thru 2046	$275	$275	$275	$281	$300	$300	$300	$300	$313	$350
-281 Main Street - (HCK Tennis Bubble) (% Rent) - Leased thru 2046 Est. 3% Increase	$31	$32	$33	$34	$35	$36	$37	$38	$39	$40
-587 Main St. - The Child School (the percentage increase is based on increase in State Education Tuition Feb-Jan) Est. 1% increase	$314	$317	$320	$324	$327	$330	$333	$337	$340	$344
Total: COMMERCIAL RENT	$1,615	$1,644	$1,674	$1,710	$1,760	$1,792	$1,825	$1,858	$1,904	$1,977
SOUTHTOWN PILOT/TEP										
PILOT - Southtown #3 (begins 21st year after TCO) - begins 2027	$0	$0	$0	$0	$0	$0	$0	$0	$0	$400
PILOT - Southtown #4 (begins 21st year after TCO) - begins 2028	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
-TEP - Southtown #5 (begins 13th year after TCO) - begins 2022 (Note B)	$0	$0	$0	$0	$0	$300	$400	$700	$800	$1,100
-TEP - Southtown #6 (begins 13th year after TCO) - begins 2022 (Note B)	$0	$0	$0	$0	$0	$267	$400	$667	$800	$1,067
-TEP - Southtown #7 (begins 13th year after TCO) - begins 2029 (Note B)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
-TEP - Southtown #8 (begins 13th year after TCO) 4/19 - begins 4/2032	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
-TEP - Southtown #9 (begins 13th year after TCO) 10/20 - begins 10/2033	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$567	$800	$1,367	$1,600	$2,567
SOUTHTOWN MINI TEP (Land Only - $1 per square foot)										
-TEP - Southtown #5	$145	$145	$145	$145	$145	$145	$145	$145	$145	$145
-TEP - Southtown #6	$222	$222	$222	$222	$222	$222	$222	$222	$222	$222
-TEP - Southtown #7	$202	$202	$202	$202	$202	$202	$202	$202	$202	$202
-TEP - Southtown #8 - assuming 4/17 lease closing	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240
-TEP - Southtown #9 - assuming 4/17 lease closing	$268	$268	$268	$268	$268	$268	$268	$268	$268	$268
Total: SOUTHTOWN MINI TEP	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076	$1,076
SOUTHTOWN DEVELOPMENT FEES:										
Development Fees - Southtown #8 - assuming 4/17 lease closing	$45	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees - Southtown #9 - building expected to start 10/18	$0	$51	$0	$0	$0	$0	$0	$0	$0	$0
Total: SOUTHTOWN DEVELOPMENT FEES:	$45	$51	$0	$0	$0	$0	$0	$0	$0	$0
- GROUND RENT										
-Eastwood Ground Rent - Est. increase 3% annually	$1,702	1,754	$1,807	$1,863	$2,019	$2,180	$2,246	$2,315	$2,385	$2,584
-Island House - increase 3% annually	$236	$242	$260	$260	$260	$260	$266	$286	$286	$286
-Island House - (Retail Ground Rent)	$9	$9	$9	$9	$9	$9	$9	$9	$9	$9
-Rivercross - $36,492/year - with 4% increase (Note C)	$40	$41	$43	$45	$47	$48	$50	$52	$55	$57
-Westview (Note D)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
-Manhattan Park - Fixed Rent ($6,140 thru 2026 with Est. 3% increase after that)	$6,140	$6,140	$6,140	$6,140	$6,140	$6,140	$6,140	$6,140	$6,140	$6,390
-Manhattan Park - Percentage Rent - Est. 1% increase in Manhattan Park's gross revenue	$236	$335	$435	$536	$637	$740	$844	$949	$1,055	$1,162
-Manhattan Park - New Bus Reimb. - 12% increase on every 6th anniversary	$168	$168	$168	$168	$168	$168	$188	$188	$188	$188
-Octagon - Deferred Revenue $48,416/yr thru 2068	$48	$48	$48	$48	$48	$48	$48	$48	$48	$48
-Octagon Cell Tower - 2.5% increase	$21	$21	$22	$22	$23	$24	$24	$25	$25	$26

Proposed

	Roosevelt Island Operating Corp.									
	Proposed Budget FY 17-18 Revenues (In Thousands)									
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
-Southtown #1 - Deferred Revenue $31,836/yr thru 2068	$32	$32	$32	$32	$32	$32	$32	$32	$32	$32
-Southtown #2 - Deferred Revenue $30,378/yr thru 2068	$30	$30	$30	$30	$30	$30	$30	$30	$30	$30
-Southtown #3 - Deferred Revenue $64,920/yr thru 2068	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65
-Southtown #4 - Deferred Revenue $17,423/yr thru 2068	$17	$17	$17	$17	$17	$17	$17	$17	$17	$17
-Southtown #5 - 2.75% increase	$643	$660	$678	$697	$716	$736	$756	$777	$798	$820
-Southtown #6 - 2.75% increase	$980	$1,007	$1,034	$1,063	$1,092	$1,122	$1,153	$1,185	$1,217	$1,251
-Southtown #7 - 3% increase	$759	$782	$805	$829	$854	$880	$906	$933	$961	$990
-Southtown #8 - Est. 2.75% increase - lease closing and construction 4/2017	$598	$598	$1,195	$1,228	$1,262	$1,297	$1,332	$1,369	$1,406	$1,445
-Southtown #9 - Est. 2.75% increase - lease closing 4/2017 and construction to start 10/2018	$0	$374	$748	$1,122	$1,516	$1,558	$1,601	$1,645	$1,690	$1,736
Total: GROUND RENT	$11,724	$12,324	$13,538	$14,174	$14,936	$15,354	$15,709	$16,065	$16,409	$17,137
PUBLIC SAFETY REIMBURSEMENT										
-Island House - (3% increase)	$183	$189	$194	$200	$206	$212	$219	$225	$232	$239
-Octagon - (2% increase)	$147	$150	$153	$157	$160	$163	$166	$169	$173	$176
-R.I. Associates (Manhattan Park) - (3% increase)	$330	$340	$350	$360	$371	$382	$394	$406	$418	$430
-Rivercross - (3% increase)	$193	$199	$205	$211	$217	$223	$230	$237	$244	$252
-Roosevelt Landings (Eastwood) - (3% increase)	$544	$560	$577	$594	$612	$631	$649	$669	$689	$710
-Southtown #1 (Sloan/Kettering) - (3% increase)	$36	$37	$39	$40	$41	$42	$43	$45	$46	$47
-Southtown #2 (Weil Medical) - (3% increase)	$47	$48	$50	$51	$53	$54	$56	$58	$60	$61
-Southtown #3 (Riverwalk Place) - (3% increase)	$75	$78	$80	$82	$85	$88	$90	$93	$96	$98
-Southtown #4 (Riverwalk Landing) - (4% increase)	$72	$75	$78	$81	$84	$87	$91	$94	$98	$102
-Southtown #5 (Riverwalk Court) - (4% increase)	$40	$42	$43	$45	$47	$49	$51	$53	$55	$57
-Southtown #6 (Riverwalk 6) - (4% increase)	$78	$82	$85	$88	$92	$95	$99	$103	$107	$112
-Southtown #7 (Riverwalk 7) - (4% increase)	$68	$70	$73	$76	$79	$82	$86	$89	$93	$96
-Southtown #8 (Riverwalk 8) - (Est. 04/2019, Est. units 268@$20/mth)	$0	$0	$64	$67	$70	$72	$75	$78	$81	$85
-Southtown #9 (Riverwalk 9) - (Est. 10/2020, Est. units 300@$20/mth)	$0	$0	$0	$36	$73	$76	$79	$83	$86	$89
-Westview	$144	$144	$144	$144	$144	$144	$144	$144	$144	$144
Total: PUBLIC SAFETY REIMBURSEMENT	$1,958	$2,014	$2,135	$2,233	$2,334	$2,403	$2,473	$2,546	$2,622	$2,699
MOTORGATE										
-Motorgate - (Est. 2% increase)	$2,177	$2,221	$2,265	$2,311	$2,357	$2,404	$2,452	$2,501	$2,551	$2,602
TRAMWAY										
-Tram - Reduce Fare Reimb. (Est. 2% increase)	$176	$180	$183	$187	$191	$195	$199	$203	$207	$211
-Tram - (Est. 2% increase)	$5,539	$5,649	$5,762	$5,878	$5,995	$6,115	$6,237	$6,362	$6,489	$6,619
Total: TRAMWAY	$5,715	$5,829	$5,946	$6,065	$6,186	$6,310	$6,436	$6,565	$6,696	$6,830
BUS & PARKING										
-Octagon Bus - (2% increase)	$123	$125	$128	$130	$133	$136	$138	$141	$144	$147
-Main Street Parking - (Est. 2% increase)	$345	$352	$359	$366	$373	$381	$388	$396	$404	$412
Total: BUS & PARKING	$468	$477	$486	$496	$506	$516	$527	$537	$548	$559

Proposed

	Roosevelt Island Operating Corp.									
	Proposed Budget FY 17-18 Revenues (In Thousands)									
	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
TOTAL OPERATING INCOME:	$26,074	$26,935	$29,719	$30,806	$33,558	$33,547	$34,435	$34,135	$35,029	$37,074
OTHER INCOME										
FEMA Reimbursement - Hurricane Irene	$0	$206	$618	$0	$0	$0	$0	$0	$0	$0
-Miscellaneous Revenues (Est. 1% increase)	$88	$89	$90	$91	$92	$92	$93	$94	$95	$96
-Telephone Commission - Sprint (current agreement expires 11/2016 - estimate 3% increase)	$65	$67	$69	$71	$73	$75	$77	$80	$82	$85
-Telephone Commission - Verizon (current agreement expires 1/2021 - estimate 3% increase)	$65	$67	$69	$71	$73	$75	$78	$80	$82	$85
-Telephone Commission - T-Mobile (current agreement expires 8/2019 - estimate 4% increase)	$72	$75	$78	$81	$84	$88	$91	$95	$99	$103
-Tennis Fees - (Est. 2% increase)	$28	$28	$29	$29	$30	$30	$31	$32	$32	$33
-Permit Revenues - (Est. 2% increase)	$54	$55	$56	$57	$59	$60	$61	$62	$63	$65
-Permit Revenues for Engineering - (Est. 2% increase)	$139	$141	$144	$147	$150	$153	$156	$159	$163	$166
-Sportspark - (Est. 2% increase)										
- Sportspark GYM	$131	$133	$136	$139	$141	$144	$147	$150	$153	$156
- Sportspark Pool	$134	$136	$139	$142	$145	$148	$150	$153	$157	$160
- Sportspark Classes	$18	$19	$19	$19	$20	$20	$21	$21	$22	$22
-Sports Field Rental - Capobianco Feld (Est. 2% increase)	$18	$19	$19	$19	$20	$20	$21	$21	$22	$22
-Sports Field Rental - Fire Fighters' Field (Est. 2% increase)	$103	$105	$107	$109	$112	$114	$116	$118	$121	$123
-Sports Field Rental - Octagon Field (Est. 2% increase)	$420	$429	$437	$446	$455	$464	$473	$483	$492	$502
-Special Events Permits - (Est. 2% increase)	$24	$25	$25	$26	$26	$27	$28	$28	$29	$29
-Cultural Center & Good Shepherd's Chapel Permits (Est. 2% increase)	$77	$78	$80	$81	$83	$84	$86	$88	$90	$91
-Filming Fees - (Est. 2% increase)	$103	$105	$107	$109	$112	$114	$116	$118	$121	$123
-Contributed Rental Income (Est. 2% increase) (Note E)	$250	$255	$260	$265	$271	$276	$282	$287	$293	$299
Total: OTHER INCOME	$1,789	$2,032	$2,483	$1,904	$1,944	$1,985	$2,027	$2,070	$2,114	$2,159
INTEREST INCOME										
Capital - Reserve	$89	$92	$95	$98	$101	$104	$107	$110	$113	$117
Capital	$9	$9	$9	$9	$10	$10	$10	$11	$11	$11
Public Purpose	$0	$0	$1	$2	$2	$2	$2	$2	$2	$2
Operating	$9	$9	$9	$9	$10	$10	$10	$10	$11	$11
Total: INTEREST INCOME	$106	$110	$114	$118	$121	$125	$129	$132	$136	$140
ROUNDING:										
TOTAL REVENUES:	$27,969	$29,077	$32,316	$32,827	$35,623	$35,657	$36,590	$36,337	$37,280	$39,373

Note (A): In connection with Cornell Tech, the State agreed to provide certain monies to RIOC to support capital infrastructure improvements subject to the annual appropriation process and State budgetary procedure. Specifically, the State committed to provide RIOC with $1,000,000 annually for 55 years payable to RIOC (escalating 2.5% every 10 years) in accordance with State budgetary procedure or an equivalent amount to support capital infrastructure improvements on RIOC as determined in accordance with State budgetary procedure by December 31, 2018.

Proposed

	Roosevelt Island Operating Corp.									
	Proposed Budget FY 17-18 Revenues (In Thousands)									
	Projected	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**
	2018	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**
Note (B): Southtown TEP (Tax Equivalent Payment) is based on appraised value and NYC tax rate at time of occurrence. It is phased in over a 9 year period @20%, 20%, 40%, 40%, 60%, 60%, 80% & 80% and the full amount in the 9th year. A estimated TEP of $2,000,000 was used.										
Note (C): RIOC is currently in arbitration to determine ground rent levels due to the exiting of Rivercross from the Mitchell-Lama Program in April 2014										
Note (D): Westview is in process of exiting the Mitchell-Lama Program and RIOC expects to collect ground rent upon exit										
Note (E): In kind contributions for space provided to public purpose grantees to conduct their respective programs										

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)
Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
Executive:												
Adm. Assistant	1.00	A	1100	45,000	900				45,900	1,377	47,277	47,277
Vice President/ Operations	1.00	A	1100	150,004	3,000				153,004	4,590	157,595	157,595
VP/Chief Financial Officer	1.00	A	1100	150,004	3,000				153,004	4,590	157,595	157,595
Internal Control /Compliance Officer	1.00	A	1100	117,112	2,342				119,454	3,584	123,037	123,037
VP/General Counsel	1.00	A	1100	161,776	3,236				165,012	4,950	169,962	169,962
President/CEO	1.00	A	1100	170,989	3,420				174,409	5,232	179,641	179,641
	6.00			794,885	15,898	0	0	0	810,783	24,323	835,106	835,106
Administrative Services:												
Office Manager	1.00	A	1050	62,173	1,243				63,416	1,902	65,319	65,319
Operations Assistant	1.00	A	1050	75,802	1,516				77,319	2,320	79,638	79,638
Manager	1.00	A	1050	71,480	1,430				72,909	2,187	75,097	75,097
Temporary Employees- Admin.			1000	10,000					10,000		10,000	10,000
Temporary Employees- Adm. Svc.			1050	1,000					1,000		1,000	1,000
	3.00			220,455	4,189	0	0	0	224,644	6,409	231,054	231,054
Finance:												
Accounts Payable Manager	1.00	A	1300	86,633	1,733				88,365	2,651	91,016	91,016
Procurement Assistant	1.00	A	1300	57,977	1,160				59,137	1,774	60,911	60,911
Accountant	1.00	A	1300	62,713	1,254				63,967	1,919	65,886	65,886
Assistant CFO and Comptroller	1.00	A	1300	129,066	2,581				131,647	3,949	135,596	135,596
Purchasing Manager	1.00	A	1300	86,633	1,733				88,365	2,651	91,016	91,016
Grant and Budget Analyst	1.00	A	1300	67,383	1,348				68,731	2,062	70,793	70,793
Assistant Comptroller	1.00	A	1300	95,103	1,902				97,005	2,910	99,915	99,915
Procurement Assistant	1.00	A	1300	55,000	1,100				56,100	1,683	57,783	57,783
Over-time Wages- Finance			1300	5,000					5,000		5,000	5,000
	8.00			645,506	12,810	0	0	0	658,317	19,599	677,916	677,916
Human Resources:												
Human Resource Assist.	1.00	A	1400	62,564	1,251				63,816	1,914	65,730	65,730
Director Human Resources	1.00	A	1400	121,196	2,424				123,620	3,709	127,329	127,329
	2.00			183,761	3,675	0	0	0	187,436	5,623	193,059	193,059
Legal:												
NYS Excelsior Fellow	1.00	A	1600	75,297	1,506				76,802	2,304	79,107	79,107
Associate Counsel	1.00	A	1600	114,932	2,299				117,230	3,517	120,747	120,747
Assistant General Counsel	1.00	A	1600	97,710	1,954				99,664	2,990	102,654	102,654
	3.00			287,938	5,759	0	0	0	293,697	8,811	302,508	302,508
Information Technology:												
Manager IT	1.00	A	1500	86,320	1,726				88,047	2,641	90,688	90,688
Director IT	1.00	A	1500	119,400	2,388				121,788	3,654	125,442	125,442
Network Systems Administrator	1.00	A	1500	64,684	1,294				65,978	1,979	67,957	67,957
Over-time Wages- IT			1500	2,000					2,000		2,000	2,000
	3.00			272,405	5,408	0	0	0	277,813	8,274	286,087	286,087
Community Relations:												
Community Relations & Coordinated	1.00	A	1800	56,100	1,122				57,222	1,717	58,939	58,939

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)
Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Constractual Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
Community Relations Spec.	1.00	A	1800	76,967	1,539				78,506	2,355	80,862	80,862
Excelsior Fellow	1.00	A	1800	55,000	0				55,000	0	55,000	55,000
Over-time Wages- Comm. Relations			1800	3,000					3,000		3,000	3,000
	3.00			191,067	2,661	0	0	0	193,728	4,072	197,800	197,800
Engineering:												
Office Manager	1.00	A	2050	49,738	995				50,733	1,522	52,255	52,255
Sr. Project Manager	1.00	A	2050	100,971	2,019				102,990	3,090	106,080	106,080
Director of Engineering	1.00	A	2050	125,000	2,500				127,500	3,825	131,325	131,325
Sr. Project Manager	1.00	A	2050	101,000	2,020				103,020	3,091	106,111	106,111
Project Manager	1.00	A	2050	85,000	1,700				86,700	2,601	89,301	89,301
Temporary Employees- Engineering			2050	12,000					12,000		12,000	12,000
Over-time Wages- Engineering			2050	7,000					7,000		7,000	7,000
	5.00			480,709	9,234	0	0	0	489,943	14,128	504,072	504,072
Facility Maintenance												
Facilities Handyperson	1.00	A	2220	52,790				2,112	54,902		54,902	54,902
Facilities Handyperson	1.00	A	2220	52,790				2,112	54,902		54,902	54,902
Facilities Handyperson	1.00	A	2220	41,371			10,379	2,070	53,820		53,820	53,820
Facilities Handyperson	1.00	A	2220	52,790				2,112	54,902		54,902	54,902
Facilities Handyperson	1.00	A	2220	51,750				2,070	53,820		53,820	53,820
Facilities Handyperson	1.00	A	2220	52,790				2,112	54,902		54,902	54,902
Facilities Maintenance Manager	1.00	A	2220	76,502	1,530				78,032	2,341	80,373	80,373
Facilities Handyperson	1.00	A	2220	50,690					50,690		50,690	50,690
Temporary Employees- Maintenance			2220	40,000					40,000		40,000	40,000
Over-time Wages- Maintenance			2220	50,000					50,000		50,000	50,000
Holiday Over-Time - Maintenance			2220	8,000					8,000		8,000	8,000
	8.00			529,475	1,530	0	10,379	12,586	553,970	2,341	556,311	556,311
Public Safety :												
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Sergeant	1.00	A	2100	50,048				2,002	52,050		52,050	52,050
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Lieutenant	1.00	A	2100	53,086				2,123	55,209		55,209	55,209
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Lieutenant	1.00	A	2100	53,804				2,152	55,956		55,956	55,956
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Public Safety Officer	1.00	A	2100	45,490				1,820	47,309		47,309	47,309
Sergeant	1.00	A	2100	50,048				2,002	52,050		52,050	52,050
Public Safety Officer	1.00	A	2100	37,544			3,750	1,652	42,946		42,946	42,946
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)
Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Constractual Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	45,485				1,819	47,304		47,304	47,304
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	41,293			4,192	1,819	47,304		47,304	47,304
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Lieutenant	1.00	A	2100	53,086				2,123	55,209		55,209	55,209
Chief	1.00	A	2100	131,681	2,634				134,315	4,029	138,344	138,344
Administrative Assistant	1.00	A	2100	57,078	1,142				58,220	1,747	59,966	59,966
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Office Clerk	1.00	A	2100	45,000					45,000	1,350	46,350	46,350
Public Safety Officer	1.00	A	2100	41,293				1,652	42,945		42,945	42,945
Sergeant	1.00	A	2100	50,048				2,002	52,050		52,050	52,050
Captain	1.00	A	2100	77,073	1,541				78,615	2,358	80,973	80,973
Public Safety Officer	1.00	A	2100	32,510				1,300	33,811		33,811	33,811
Public Safety Officer	1.00	A	2100	45,488				1,820	47,308		47,308	47,308
Public Safety Officer	1.00	A	2100	37,540				1,502	39,042		39,042	39,042
Deputy Dir. Public Safety	1.00	A	2100	90,000	1,800				91,800	2,754	94,554	94,554
Public Safety Officer	1.00	A	2100	37,663				1,507	39,169		39,169	39,169
Public Safety Officer	1.00	A	2100	32,510				1,300	33,811		33,811	33,811
Temporary Employees- PS			2100	0					0		0	0
Over-time Wages- Public Safety			2100	120,000					120,000		120,000	120,000
Holiday Over-Time - PS			2100	22,000					22,000		22,000	22,000
	44.00			2,208,588	7,117	0	26,692	67,698	2,310,095	12,238	2,322,333	2,322,333
Warehouse:												
Warehouse Supervisor.	1.00	A	2230	74,214	1,484				75,699	2,271	77,970	77,970
P/T Warehouse	0.50	A	2230	21,840					21,840		21,840	21,840
Temporary Employees- Warehouse			2230	7,000					7,000		7,000	7,000
Over-time Wages- Warehouse			2230	2,000					2,000		2,000	2,000
									0		0	0
	1.50			105,054	1,484	0	0	0	106,539	2,271	108,810	108,810
Motor Pool:												
Junior Mechanic	1.00	A	2250	52,603				2,104	54,707		54,707	54,707
Junior Mechanic	1.00	A	2250	52,790				2,112	54,902		54,902	54,902
Supervisor/ Bus Mechanic	1.00	A	2250	77,074	1,541				78,616	2,358	80,974	80,974
Junior Mechanic	1.00	A	2250	52,603				2,104	54,707		54,707	54,707
Over-time Wages- Motor Pool			2250	6,000					6,000		6,000	6,000
	4.00			241,071	1,541	0	0	6,320	248,933	2,358	251,291	251,291
Bus Operations:												
P/T Bus Driver	0.50	A	2240	26,286					26,286		26,286	26,286
Operations Assistant	1.00	A	2240	53,736	1,075				54,810	1,644	56,455	56,455
Bus Driver	1.00	A	2240	48,402				1,936	50,338		50,338	50,338

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)
Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Constractual Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
Bus Driver	1.00	A	2240	49,483				1,979	51,463		51,463	51,463
Bus Driver	1.00	A	2240	48,402				1,936	50,338		50,338	50,338
P/T Bus Driver	0.50	A	2240	26,286					26,286		26,286	26,286
P/T Bus Driver	0.50	A	2240	26,286					26,286		26,286	26,286
Senior Bus Driver	1.00	A	2240	49,483				1,979	51,463		51,463	51,463
Operations Office Manager	1.00	A	2240	45,000	900				45,900	1,377	47,277	47,277
Director Island Operations	1.00	A	2240	113,176	2,264				115,440	3,463	118,903	118,903
Bus Driver	1.00	A	2240	48,402				1,936	50,338		50,338	50,338
Jr. Bus Driver	1.00	A	2240	48,402				1,936	50,338		50,338	50,338
Bus Driver	1.00	A	2240	49,483				1,979	51,463		51,463	51,463
P/T Bus Driver	0.50	A	2240	26,286					26,286		26,286	26,286
Bus Driver	1.00	A	2240	48,402				1,936	50,338		50,338	50,338
Senior Bus Driver	1.00	A	2240	49,483				1,979	51,463		51,463	51,463
Revenue Collection Manager	1.00	A	2240	76,335	1,527				77,862	2,336	80,198	80,198
P/T Bus Driver	0.50	A	2240	19,955					19,955		19,955	19,955
P/T Bus Driver	0.50	A	2240	33,212					33,212		33,212	33,212
P/T Bus Driver	0.50	A	2240	38,719					38,719		38,719	38,719
P/T Bus Driver	0.50	A	2240	19,955					19,955		19,955	19,955
Temporary Employees- Bus			2240	4,000					4,000		4,000	4,000
Over-Time Wages- Bus			2240	65,000					65,000		65,000	65,000
Holiday Over-Time - Bus			2240	20,000					20,000		20,000	20,000
									0		0	0
	17.00			1,034,173	5,765	0	0	17,598	1,057,535	8,820	1,066,356	1,066,356
Permits & Films:												
Program Manager	1.00	A	2310	76,253	1,525				77,778	2,333	80,111	80,111
Program Assistant	1.00	A	2310	50,684	1,014				51,697	1,551	53,248	53,248
Temporary Employees- Permits & Films			2310	6,000					6,000		6,000	6,000
Over-Time Wages- Permits & Films			2310	4,000					4,000		4,000	4,000
	2.00			136,936	2,539	0	0	0	139,475	3,884	143,359	143,359
Grounds:												
Porter	1.00	A	2210	48,651				1,946	50,597		50,597	50,597
Lead Ground	1.00	A	2210	56,306				2,252	58,558		58,558	58,558
Special Porter/Handyperson	1.00	A	2210	42,474			10,587	2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Special Porter/Handyperson	1.00	A	2210	53,061				2,122	55,183		55,183	55,183
Ground Manager	1.00	A	2210	76,580	1,532				78,112	2,343	80,455	80,455
Temporary Employees- Grounds			2210	77,000					77,000		77,000	77,000
Over-time Wages- Grounds			2210	24,000					24,000		24,000	24,000
Holiday Over-Time - Grounds			2210	5,000					5,000		5,000	5,000
									0		0	0
	12.00			754,497	1,532	0	10,587	23,300	789,916	2,343	792,259	792,259

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)
Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Constractual Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
SportsPark:												
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
Operating Assistance	1.00	A	3400	46,024	920				46,945	1,408	48,353	48,353
PT Life Guard	0.50	A	3400	23,400					23,400		23,400	23,400
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
PT Life Guard	0.50	A	3400	15,600					15,600		15,600	15,600
Sportspark Maintenance Manager	1.00	A	3400	65,528	1,311				66,839	2,005	68,844	68,844
Support Services / CPO	1.00	A	3400	46,024	920				46,945	1,408	48,353	48,353
PT Attendant	0.50	A	3400	23,400					23,400		23,400	23,400
PT Attendant	0.50	A	3400	23,400					23,400		23,400	23,400
Support Services / CPO	1.00	A	3400	45,122	902				46,024	1,381	47,405	47,405
Temporary Employees- SportsPark			3400	9,000					9,000		9,000	9,000
Total	8.00			359,899	4,054	0	0	0	363,953	6,203	370,155	370,155
TOTAL Salary Wages	**129.50**			**8,446,421**	**85,196**	**0**	**47,658**	**127,502**	**8,706,777**	**131,700**	**8,838,477**	**8,838,477**

Proposed

Roosevelt Island Operating Corporation

The Roosevelt Island Operating Corporation (RIOC)

Proposed Budget FY 2017/18 - Staffing Plan

JOB TITLE DESCR	FTE	STATUS	LOCATION CODE	Total Salary as of FY 16/17	Salary Increase	COLA Increase	Contractual Years of Services Increase	Constractual Union Increase	Total Salary FY 17/18	Potential Performance Based Increase	2017 - 2018 Compensation	FY 17/18 Budget Calculation
					2.0%	0.0%		4.0%		3.0%		
Summary:												
Executive	6.00		1100	794,885	15,898	0	0	0	810,783	24,323	835,106	835,106
Finance	8.00		1300	645,506	12,810	0	0	0	658,317	19,599	677,916	677,916
Human Resources	2.00		1400	183,761	3,675	0	0	0	187,436	5,623	193,059	193,059
Legal	3.00		1600	287,938	5,759	0	0	0	293,697	8,811	302,508	302,508
Community Relations	3.00		1800	191,067	2,661	0	0	0	193,728	4,072	197,800	197,800
Total Administrative	22.00			2,103,158	40,803	0	0	0	2,143,961	62,429	2,206,390	2,206,390
Administrative Services	3.00		1050	220,455	4,189	0	0	0	224,644	6,409	231,054	231,054
IT	3.00		1500	272,405	5,408	0	0	0	277,813	8,274	286,087	286,087
Public Safety	44.00		2100	2,208,588	7,117	0	26,692	67,698	2,310,095	12,238	2,322,333	2,322,333
Bus Operations	17.00		2240	1,034,173	5,765	0	0	17,598	1,057,535	8,820	1,066,356	1,066,356
Warehouse	1.50		2230	105,054	1,484	0	0	0	106,539	2,271	108,810	108,810
Mortor Pool	4.00		2250	241,071	1,541	0	0	6,320	248,933	2,358	251,291	251,291
Engineering	5.00		2050	480,709	9,234	0	0	0	489,943	14,128	504,072	504,072
Maintenance	8.00		2220	529,475	1,530	0	10,379	12,586	553,970	2,341	556,311	556,311
Grounds	12.00		2210	754,497	1,532	0	10,587	23,300	789,916	2,343	792,259	792,259
Permits & Films	2.00		2310	136,936	2,539	0	0	0	139,475	3,884	143,359	143,359
Sportspark	8.00		3400	359,899	4,054	0	0	0	363,953	6,203	370,155	370,155
Total Operations	107.50			6,343,263	44,393	0	47,658	127,502	6,562,816	69,271	6,632,087	6,632,087
Total RIOC	**129.50**			**8,446,421**	**85,196**	**0**	**47,658**	**127,502**	**8,706,777**	**131,700**	**8,838,477**	**8,838,477**

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
Revenue						
Residential Fees Revenue						
TRASACTION FEE	$0	$3,745,000	$0	$0	$0	0.00%
TEP	$567,922	$568,000	$568,000	$1,076,000	$508,000	89.44%
NET PRESENT VALUE - Operating	$4,207	$5,000	$5,000	$5,000	$0	0.00%
TRANSACTION FEE (Development Right for Building 8)	$0	$0	$0	$45,000	$45,000	0.00%
CONDO / CO-OP ADDITIONAL SALES	$2,278,732	$626,000	$127,000	$365,000	$238,000	187.40%
NET PRESENT VALUE - Capital	$168,267	$212,000	$212,000	$213,000	$1,000	0.47%
NET PRESENT VALUE - Capital Reserved	$248,195	$313,000	$313,000	$313,000	$0	0.00%
Total Residential Fees Revenue	$3,267,323	$5,469,000	$1,225,000	$2,017,000	$792,000	64.65%
Ground rent						
GROUND RENT	$10,338,129	$10,680,000	$10,680,000	$11,724,000	$1,044,000	9.78%
LAND TRANSFER FEE - CORNELL	$400,000	$400,000	$400,000	$400,000	$0	0.00%
Total Ground rent	$10,738,129	$11,080,000	$11,080,000	$12,124,000	$1,044,000	9.42%
Commercial Rent						
COMMERCIAL RENT	$1,564,597	$1,600,000	$1,600,000	$1,615,000	$15,000	0.94%
Total Commercial Rent	$1,564,597	$1,600,000	$1,600,000	$1,615,000	$15,000	0.94%
Tramway Revenue						
TRAMWAY REVENUE	$5,342,939	$5,430,000	$5,810,000	$5,539,000	($271,000)	-4.66%
TRAMWAY REDUCED FARE REIMBURSEMENT	$167,866	$166,000	$166,000	$176,000	$10,000	6.02%
Total Tramway Revenue	$5,510,805	$5,596,000	$5,976,000	$5,715,000	($261,000)	-4.37%
Public Safety Reimbursement						
PUBLIC SAFETY REIMBURSEMENT	$1,823,337	$1,888,000	$1,888,000	$1,958,000	$70,000	3.71%
Total Public Safety Reimbursement	$1,823,337	$1,888,000	$1,888,000	$1,958,000	$70,000	3.71%
Transport/ Parking Revenue						
MAIN STREET PARKING	$330,243	$348,000	$348,000	$345,000	($3,000)	-0.86%
BUS REVENUE	$938	$0	$0	$0	$0	0.00%
BUS REVENUE - Octagon	$118,143	$121,000	$121,000	$123,000	$2,000	1.65%
MOTORGATE	$2,092,735	$2,002,000	$2,002,000	$2,177,000	$175,000	8.74%
Total Transport/ Parking Revenue	$2,542,059	$2,471,000	$2,471,000	$2,645,000	$174,000	7.04%
Interest Income						
INTEREST INCOME - Operating	$8,037	$6,000	$6,000	$9,000	$3,000	50.00%
INTEREST INCOME - Public Purpose	$1	$0	$0	$0	$0	0.00%
INTEREST INCOME - Capital	$8,049	$2,000	$2,000	$9,000	$7,000	350.00%
INTEREST INCOME - Capital Reserved	$84,222	$155,000	$155,000	$88,000	($67,000)	-43.23%
Total Interest Income	$100,309	$163,000	$163,000	$106,000	($57,000)	-34.97%
Other Revenue						
01- FILMING	$100,642	$89,000	$89,000	$103,000	$14,000	15.73%
SPECIAL EVENTS PERMITS	$23,625	$30,000	$30,000	$24,000	($6,000)	-20.00%
SPORTS FIELD RENTAL	$530,544	$333,000	$333,000	$541,000	$208,000	62.46%
SPORTSPARK	$277,423	$186,000	$256,000	$283,000	$27,000	10.55%
PERMIT REVENUES	$264,126	$72,000	$72,000	$270,000	$198,000	275.00%
TENNIS FEE	$27,111	$35,000	$35,000	$28,000	($7,000)	-20.00%
TELEPHONE COMMISSION	$186,444	$192,000	$192,000	$202,000	$10,000	5.21%
MISCELLANEOUS REVENUE	$87,095	$38,000	$38,000	$88,000	$50,000	131.58%
FEMA REIMB. - HURRICANE IRENE	-$26,805	$0	$491,000	$0	($491,000)	-100.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
FEMA REIMB. - HURRICANE SANDY	$51,791	$0	$44,000	$0	($44,000)	-100.00%
FEMA REIMB. - HURRICANE IRENE	$81,289	$0	$0	$0	$0	0.00%
CONTRIBUTED RENTAL INCOME - GRANTS	$0	$0	$0	$250,000	$250,000	0.00%
Total Other Revenue	$1,603,285	$975,000	$1,580,000	$1,789,000	$209,000	13.23%
Total Revenue:	$27,149,844	$29,242,000	$25,983,000	$27,969,000	$1,986,000	7.64%
Expenses						
Personal Services (PS) :						
Salaries						
SALARIES - Administrative Services	$194,289	$205,348	$205,348	$220,054	($14,706)	-7.16%
SALARIES- Executive	$616,418	$732,431	$661,291	$835,106	($173,815)	-26.28%
SALARIES- Finance	$585,101	$588,086	$626,843	$672,916	($46,073)	-7.35%
SALARIES- Human Resources	$160,098	$180,998	$180,998	$193,059	($12,061)	-6.66%
SALARIES- Information Technology	$246,783	$259,586	$259,586	$284,087	($24,501)	-9.44%
SALARIES- Legal	$236,478	$283,796	$283,796	$302,508	($18,712)	-6.59%
SALARIES- Community Relations	$122,711	$147,565	$176,942	$194,800	($17,858)	-10.09%
SALARIES - Engineering	$267,697	$246,130	$405,637	$485,072	($79,435)	-19.58%
SALARIES- Public Safety	$1,931,242	$2,011,714	$2,056,234	$2,180,333	($124,099)	-6.04%
SALARIES - Grounds	$671,518	$686,787	$686,787	$686,259	$528	0.08%
SALARIES - Maintenance	$343,066	$406,510	$406,510	$458,311	($51,801)	-12.74%
SALARIES- Warehouse	$87,535	$88,640	$88,640	$99,810	($11,170)	-12.60%
SALARIES - Bus Operations	$851,893	$891,566	$937,066	$977,357	($40,291)	-4.30%
SALARIES - Motor Pool	$213,294	$231,203	$231,203	$245,291	($14,088)	-6.09%
SALARIES - Permits & Film	$112,386	$124,448	$124,448	$133,359	($8,911)	-7.16%
SALARIES- Sportspark	$296,596	$358,729	$358,729	$361,155	($2,426)	-0.68%
Total Salaries	$6,937,105	$7,443,537	$7,690,058	$8,329,477	($639,419)	-8.31%
Salaries OT						
SALARIES HOURLY OT- Administrative	$180	$0	$0	$0	$0	0.00%
SALARIES HOURLY OT- Administrative Services	$142	$0	$0	$0	$0	0.00%
SALARIES HOURLY OT- Finance	$3,930	$5,000	$5,000	$5,000	$0	0.00%
SALARIES HOURLY OT- Information Technology	$0	$2,000	$2,000	$2,000	$0	0.00%
SALARIES HOURLY OT- Community Relations	$4,593	$3,000	$3,000	$3,000	$0	0.00%
SALARIES HOURLY OT - Engineering	$977	$14,000	$14,000	$7,000	$7,000	50.00%
SALARIES HOURLY OT- Public Safety	$282,565	$142,000	$142,000	$142,000	$0	0.00%
SALARIES HOURLY OT- Grounds	$25,784	$29,000	$29,000	$29,000	$0	0.00%
SALARIES HOURLY OT- Maintenance	$40,033	$58,000	$58,000	$58,000	$0	0.00%
SALARIES HOURLY OT- Warehouse	$0	$2,000	$2,000	$2,000	$0	0.00%
SALARIES HOURLY OT- Bus Operations	$68,071	$85,000	$85,000	$85,000	$0	0.00%
SALARIES HOURLY OT - Motor Pool	$9,493	$6,000	$6,000	$6,000	$0	0.00%
SALARIES HOURLY OT - Permits & Film	$1,406	$4,000	$4,000	$4,000	$0	0.00%
SALARIES HOURLY OT - Sportspark	$735	$0	$0	$0	$0	0.00%
Total Salaries OT	$437,909	$350,000	$350,000	$343,000	$7,000	2.00%
Temporary Employees						
TEMPORARY EMPLOYEE - Administrative	$10,920	$10,000	$10,000	$10,000	$0	0.00%
TEMPORARY EMPLOYEE - Administrative Services	$0	$1,000	$1,000	$1,000	$0	0.00%
TEMPORARY EMPLOYEE - Legal	$14,454	$0	$0	$0	$0	0.00%
TEMPORARY EMPLOYEE - Community Relations	$5,242	$9,000	$9,000	$0	$9,000	100.00%
TEMPORARY EMPLOYEE - Engineering	$7,733	$12,000	$12,000	$12,000	$0	0.00%
TEMPORARY EMPLOYEE - Grounds	$46,406	$77,000	$77,000	$77,000	$0	0.00%
TEMPORARY EMPLOYEE - Maintenance	$47,617	$40,000	$40,000	$40,000	$0	0.00%
TEMPORARY EMPLOYEE - Warehouse	$7,673	$7,000	$7,000	$7,000	$0	0.00%
TEMPORARY EMPLOYEE - Bus Operations	$10,455	$4,000	$4,000	$4,000	$0	0.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
TEMPORARY EMPLOYEE - Permits & Film	$28,579	$6,000	$6,000	$6,000	$0	0.00%
TEMPORARY EMPLOYEE - Sportspark	$7,162	$9,000	$9,000	$9,000	$0	0.00%
Total Temporary Employees	$186,241	$175,000	$175,000	$166,000	$9,000	5.14%
Total Wages (Salary, OT & Temporary)	$7,561,255	$7,968,537	$8,215,058	$8,838,477	($623,419)	-7.59%
Workers Compensation & Disability						
WORKERS COMPENSATION - General	$334,486	$350,000	$350,000	$350,000	$0	0.00%
DISABILITY INSURANCE - Administrative	$2,473	$2,425	$2,425	$2,391	$34	1.40%
Total Workers Compensation & Disability	$336,959	$352,425	$352,425	$352,391	$34	0.01%
ER Payroll Taxes						
ER PAYROLL TAXES- Administrative	($1,033)	$1,095	$1,095	$0	$1,095	100.00%
ER PAYROLL TAXES - Administrative Services	$16,060	$16,633	$16,633	$18,707	($2,074)	-12.47%
ER PAYROLL TAXES - Executive	$41,850	$49,791	$42,286	$51,123	($8,837)	-20.90%
ER PAYROLL TAXES - Finance	$48,607	$46,690	$50,779	$53,998	($3,219)	-6.34%
ER PAYROLL TAXES - Human Resources	$13,136	$14,389	$14,389	$15,244	($855)	-5.94%
ER PAYROLL TAXES - Information Technology	$20,346	$20,826	$20,826	$22,598	($1,772)	-8.51%
ER PAYROLL TAXES - Legal	$19,560	$22,525	$22,525	$23,854	($1,329)	-5.90%
ER PAYROLL TAXES - Community Relations	$11,125	$13,779	$16,878	$15,844	$1,034	6.13%
ER PAYROLL TAXES - Engineering	$22,966	$17,946	$34,774	$40,097	($5,323)	-15.31%
ER PAYROLL TAXES - Public Safety	$181,238	$176,920	$181,617	$188,108	($6,491)	-3.57%
ER PAYROLL TAXES - Grounds	$63,108	$66,719	$66,719	$65,691	$1,028	1.54%
ER PAYROLL TAXES - Maintenance	$36,448	$44,925	$44,925	$45,618	($693)	-1.54%
ER PAYROLL TAXES - Warehouse	$8,340	$8,243	$8,243	$9,002	($759)	-9.21%
ER PAYROLL TAXES - Bus Operations	$78,207	$82,519	$87,319	$86,801	$518	0.59%
ER PAYROLL TAXES - Motor Pool	$18,271	$19,232	$19,232	$20,174	($942)	-4.90%
ER PAYROLL TAXES - Permits & Film	$12,403	$11,298	$11,298	$11,853	($555)	-4.91%
ER PAYROLL TAXES - Sportspark	$28,208	$31,686	$31,686	$31,428	$258	0.81%
Total ER Payroll Taxes	$618,840	$645,216	$671,224	$700,140	($28,916)	-4.31%
Other Post Employment Benefits Other Than Pension (GASB 45)						
OTHER POST EMPLOYMENT BENEFIT(OPEB)	$579,478	$365,000	$365,000	$300,000	$65,000	17.81%
MCTMT Taxes						
MCTMT TAXES- Administrative	$32	$34	$34	$0	$34	100.00%
MCTMT TAXES - Administrative Services	$598	$702	$702	$786	($84)	-11.97%
MCTMT TAXES - Executive	$1,900	$2,248	$2,248	$2,839	($591)	-26.29%
MCTMT TAXES - Finance	$1,814	$2,148	$2,148	$2,305	($157)	-7.31%
MCTMT TAXES - Human Resources	$490	$615	$615	$656	($41)	-6.67%
MCTMT TAXES - Information Technology	$760	$889	$889	$973	($84)	-9.45%
MCTMT TAXES - Legal	$740	$965	$965	$1,029	($64)	-6.63%
MCTMT TAXES - Community Relations	$410	$701	$701	$673	$28	3.99%
MCTMT TAXES - Engineering	$861	$1,468	$1,468	$1,714	($246)	-16.76%
MCTMT TAXES - Public Safety	$6,835	$7,531	$7,531	$7,896	($365)	-4.85%
MCTMT TAXES - Grounds	$2,309	$2,695	$2,695	$2,694	$1	0.04%
MCTMT TAXES - Maintenance	$1,300	$1,841	$1,841	$1,891	($50)	-2.72%
MCTMT TAXES - Warehouse	$299	$332	$332	$370	($38)	-11.45%
MCTMT TAXES - Bus Operations	$2,875	$3,603	$3,603	$3,626	($23)	-0.64%
MCTMT TAXES - Motor Pool	$678	$806	$806	$854	($48)	-5.96%
MCTMT TAXES - Permits & Film	$434	$457	$457	$487	($30)	-6.56%
MCTMT TAXES - Sportspark	$941	$1,250	$1,250	$1,259	($9)	-0.72%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

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Total MCTMT Taxes	$23,276	$28,285	$28,285	$30,052	($1,767)	-6.25%
Health Insurance						
HEALTH INSURANCE- ER - Administrative Services	$36,120	$36,840	$36,840	$39,452	($2,612)	-7.09%
HEALTH INSURANCE- Executive	$36,309	$46,907	$16,625	$90,858	($74,233)	-446.51%
HEALTH INSURANCE - Finance	$117,230	$128,785	$126,014	$122,510	$3,504	2.78%
HEALTH INSURANCE - Human Resources	$30,736	$28,528	$28,528	$43,606	($15,078)	-52.85%
HEALTH INSURANCE-Information Technology	$45,986	$48,743	$48,743	$52,431	($3,688)	-7.57%
HEALTH INSURANCE - Legal	$28,943	$45,153	$45,153	$39,452	$5,701	12.63%
HEALTH INSURANCE- Community Relations	$24,296	$33,376	$36,840	$30,628	$6,212	16.86%
HEALTH INSURANCE - Engineering	$60,424	$43,851	$80,862	$89,686	($8,824)	-10.91%
HEALTH INSURANCE- Public Safety	$532,628	$641,373	$631,265	$686,822	($55,557)	-8.80%
HEALTH INSURANCE- Grounds	$198,678	$209,447	$209,447	$204,996	$4,451	2.13%
HEALTH INSURANCE- Maintenance	$55,639	$72,011	$72,011	$87,251	($15,240)	-21.16%
HEALTH INSURANCE - Warehouse	$40,807	$20,215	$20,215	$21,803	($1,588)	-7.86%
HEALTH INSURANCE- Bus Operations	$145,867	$163,300	$183,515	$231,552	($48,037)	-26.18%
HEALTH INSURANCE - Motor Pool	$43,265	$48,469	$48,469	$44,677	$3,792	7.82%
HEALTH INSURANCE - Permits & Film	$27,819	$20,216	$20,216	$30,628	($10,412)	-51.50%
HEALTH INSURANCE- Sportspark	$36,078	$36,840	$36,840	$61,255	($24,415)	-66.27%
Total Health Insurance	$1,460,825	$1,624,054	$1,641,583	$1,877,607	($236,024)	-14.38%
Dental/Vision						
DENTAL/ VISION - Administrative Services	$4,799	$2,408	$2,408	$2,468	($60)	-2.49%
DENTAL/ VISION- Executive	$3,411	$2,767	$2,767	$4,979	($2,212)	-79.94%
DENTAL/ VISION- Finance	$9,546	$10,243	$10,243	$8,459	$1,784	17.42%
DENTAL/ VISION- Human Resources	$2,721	$2,378	$2,378	$2,981	($603)	-25.36%
DENTAL/ VISION- Information Technology	$3,522	$3,668	$3,668	$3,759	($91)	-2.48%
DENTAL/ VISION- Legal	$1,420	$2,237	$2,237	$1,720	$517	23.11%
DENTAL/ VISION- Community Relations	$1,810	$2,937	$2,937	$3,011	($74)	-2.52%
DENTAL/ VISION - Engineering	$3,961	$6,575	$6,575	$6,740	($165)	-2.51%
DENTAL/ VISION- Public Safety	$29,241	$33,535	$33,535	$36,016	($2,481)	-7.40%
DENTAL/ VISION - Grounds	$1,046	$1,089	$1,089	$1,116	($27)	-2.48%
DENTAL/ VISION - Maintenance	$137	$1,819	$1,819	$1,116	$703	38.65%
DENTAL/ VISION- Warehouse	$1,853	$1,819	$1,819	$2,438	($619)	-34.03%
DENTAL/ VISION - Bus Operations	$3,838	$4,556	$4,556	$4,670	($114)	-2.50%
DENTAL/ VISION - Motor Pool	$1,046	$1,089	$1,089	$1,116	($27)	-2.48%
DENTAL/ VISION - Permits & Film	$1,907	$1,648	$1,648	$1,895	($247)	-14.98%
DENTAL/ VISION- Sportspark	$2,098	$2,207	$2,207	$3,378	($1,171)	-53.06%
Total Dental/Vision	$72,356	$80,975	$80,975	$85,862	($4,887)	-6.04%
Term Life /LTD						
TERM LIFE/LTD - Administrative Services	$1,285	$1,320	$1,320	$1,592	($272)	-20.61%
TERM LIFE/LTD- Executive	$2,253	$2,379	$2,379	$3,463	($1,084)	-45.57%
TERM LIFE/LTD- Finance	$3,487	$3,708	$3,708	$4,457	($749)	-20.20%
TERM LIFE/LTD- Human Resources	$914	$1,005	$1,005	$1,127	($122)	-12.14%
TERM LIFE/LTD- Information Technology	$1,453	$1,495	$1,495	$1,684	($189)	-12.64%
TERM LIFE/LTD- Legal	$1,326	$2,051	$2,051	$1,806	$245	11.95%
TERM LIFE/LTD- Community Relations	$600	$1,264	$1,264	$1,440	($176)	-13.92%
TERM LIFE/LTD - Engineering	$1,309	$2,427	$2,427	$2,655	($228)	-9.39%
TERM LIFE/LTD- Public Safety	$14,643	$17,169	$17,169	$18,175	($1,006)	-5.86%
TERM LIFE/LTD - Grounds	$414	$462	$462	$558	($96)	-20.78%
TERM LIFE/LTD - Maintenance	($45)	$449	$449	$527	($78)	-17.37%
TERM LIFE/LTD- Warehouse	$784	$432	$432	$957	($525)	-121.53%
TERM LIFE/LTD - Bus Operations	$1,232	$1,710	$1,710	$1,977	($267)	-15.61%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
TERM LIFE/LTD - Motor Pool	$559	$462	$462	$564	($102)	-22.08%
TERM LIFE/LTD - Permits & Film	$919	$768	$768	$1,061	($293)	-38.15%
TERM LIFE/LTD- Sportspark	$952	$1,091	$1,091	$2,005	($914)	-83.78%
Total Dental/Vision	$32,085	$38,192	$38,192	$44,048	($5,856)	-15.33%
Pension						
PENSION - Administrative Services	$28,091	$41,275	$41,275	$39,830	$1,445	3.50%
PENSION- Executive	$56,220	$145,013	$132,919	$151,154	($18,235)	-13.72%
PENSION- Finance	$55,661	$119,406	$125,995	$121,798	$4,197	3.33%
PENSION- Human Resources	$18,948	$36,381	$36,381	$34,944	$1,437	3.95%
PENSION- Information Technology	$27,746	$52,177	$52,177	$51,420	$757	1.45%
PENSION- Legal	$24,226	$57,043	$57,043	$54,754	$2,289	4.01%
PENSION- Community Relations	$12,254	$34,019	$39,013	$35,259	$3,754	9.62%
PENSION - Engineering	$21,078	$54,417	$81,533	$87,798	($6,265)	-7.68%
PENSION- Public Safety	$129,619	$162,272	$169,840	$177,215	($7,375)	-4.34%
PENSION- Grounds	$63,489	$77,419	$77,419	$83,224	($5,805)	-7.50%
PENSION - Maintenance	$32,220	$38,400	$38,400	$48,148	($9,748)	-25.39%
PENSION- Warehouse	$17,426	$13,339	$13,339	$18,066	($4,727)	-35.44%
PENSION - Bus Operations	$82,840	$140,371	$148,106	$136,413	$11,693	7.90%
PENSION - Motor Pool	$20,178	$29,588	$29,588	$29,056	$532	1.80%
PENSION - Permits & Film	$7,798	$25,014	$25,014	$24,138	$876	3.50%
PENSION- Sportspark	$16,567	$44,919	$44,919	$29,793	$15,126	33.67%
Total Pension	$614,361	$1,071,053	$1,112,961	$1,123,010	($10,049)	-0.90%
Other Employee Benefits						
FRINGE BENEFITS ANNUITY - Grounds	$6,605	$8,112	$8,112	$8,687	($575)	-7.09%
LEGAL SERVICES- Grounds	$2,256	$2,425	$2,425	$2,223	$202	8.33%
LEGAL SERVICES - Maintenance	$945	$1,440	$1,440	$1,080	$360	25.00%
LEGAL SERVICES - Bus Operations	$2,115	$1,440	$1,440	$2,880	($1,440)	-100.00%
LEGAL SERVICES - Motor Pool	$495	$540	$540	$540	$0	0.00%
SCHOLARSHIP AND EDUCATION - Maintenance	$990	$1,440	$1,440	$1,240	$200	13.89%
SCHOLARSHIP AND EDUCATION - Bus Operations	$2,100	$1,440	$1,440	$2,880	($1,440)	-100.00%
SCHOLARSHIP AND EDUCATION - Motor Pool	$450	$540	$540	$360	$180	33.33%
SUPPLEMENTAL BENEFITS - Maintenance	$4,160	$6,240	$6,240	$4,680	$1,560	25.00%
SUPPLEMENTAL BENEFITS - Bus Operations	$9,295	$6,240	$6,240	$12,480	($6,240)	-100.00%
SUPPLEMENTAL BENEFITS - Motor Pool	$2,080	$2,340	$2,340	$2,340	$0	0.00%
OTHER FRINGE BENEFITS - Executive	($14,387)				$0	0.00%
Total Other Employee Benefits	$17,104	$32,197	$32,197	$39,390	($7,193)	-22.34%
COMPENSATED ABSCENCES	($48,695)					0.00%
Total Fringe Benefits	$3,706,589	$4,237,397	$4,322,842	$4,552,500	($229,658)	-5.31%
Total Personal Services (PS)	$11,267,844	$12,205,934	$12,537,900	$13,390,977	($853,077)	-6.80%
Other Than Personal Services (OTPS) :						
Insurance						
INSURANCE - General	$1,490,660	$1,640,000	$1,640,000	$1,656,000	($16,000)	-0.98%
INSURANCE - Tramway	$171,445	$175,000	$175,000	$175,000	$0	0.00%
Total Insurance	$1,662,105	$1,815,000	$1,815,000	$1,831,000	($16,000)	-0.88%
Professional Services						
PROFESSIONAL SERVICES - Administrative	$900	$0	$0	$1,000	($1,000)	0.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

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PROFESSIONAL SERVICES - Administrative Services	$10,050	$0	$0	$0	$0	0.00%
PROFESSIONAL SERVICES - Executive	$0	$3,000	$3,000	$3,000	$0	0.00%
PROFESSIONAL SERVICES - Finance	$46,254	$32,000	$32,000	$45,000	($13,000)	-40.63%
PROFESSIONAL SERVICES ADP - Payroll	$74,737	$65,000	$65,000	$75,000	($10,000)	-15.38%
PROFESSIONAL SERVICES - Information Technology	$57,886	$20,000	$20,000	$20,000	$0	0.00%
PROFESSIONAL SERVICES - Marketing/ Advertising/ PR	$0	$3,000	$3,000	$3,000	$0	0.00%
PROFESSIONAL SERVICES - Engineering	$0	$100,000	$100,000	$100,000	$0	0.00%
PROFESSIONAL SERVICES - Public Safety	$2,937	$50,000	$50,000	$25,000	$25,000	50.00%
PROFESSIONAL SERVICES - AVAC	$0	$1,500	$1,500	$1,000	$500	33.33%
PROFESSIONAL SERVICES - RI Locations Points	$15,936	$146,000	$146,000	$155,000	($9,000)	-6.16%
PROFESSIONAL SERVICES - Sportspark	$39,795	$50,000	$50,000	$50,000	$0	0.00%
PROFESSIONAL SERVICES- PM Housing	$0	$0	$0	$678,917	($678,917)	0.00%
Total Professional Services	$248,495	$470,500	$470,500	$1,156,917	($686,417)	-145.89%
Marketing / Advertising						
MARKETING/ ADVERTISING - Administrative	$1,417	$0	$0	$1,500	($1,500)	0.00%
MARKETING/ ADVERTISING - Community Relations	$9,549	$1,000	$1,000	$24,000	($23,000)	-2300.00%
Total Marketing / Advertising	$10,966	$1,000	$1,000	$25,500	($24,500)	-2450.00%
Management Fees						
MANAGEMENT FEES -Tramway	$3,479,894	$3,611,000	$3,520,000	$3,720,000	($200,000)	-5.68%
MANAGEMENT FEE - Motorgate	$872,827	$834,000	$700,000	$800,000	($100,000)	-14.29%
FRANCHISE FEE - Tramway	$25,842	$30,000	$30,000	$30,000	$0	0.00%
Total Management Fees	$4,378,563	$4,475,000	$4,250,000	$4,550,000	($300,000)	-7.06%
Legal Services						
LEGAL SERVICES - Legal	$47,846	$50,000	$50,000	$15,000	$35,000	70.00%
LEGAL SERVICES - Human Resources	$26,018	$68,000	$68,000	$25,000	$43,000	63.24%
LEGAL SERVICES - PM Commercial	$5,403	$25,000	$25,000	$15,000	$10,000	40.00%
LEGAL SERVICES - PM Housing	$38,692	$75,000	$75,000	$350,000	($275,000)	-366.67%
LEGAL SERVICES - Development, Future	$53,550	$375,000	$175,000	$150,000	$25,000	14.29%
SETTLEMENTS - General	$22,913	$0	$0	$0	$0	0.00%
Total Legal Services	$194,422	$593,000	$393,000	$555,000	($162,000)	-41.22%
Telecommunications						
TELEPHONE	$57,703	$60,000	$60,000	$60,000	$0	0.00%
TELEPHONE LONG DISTANCE	$751	$1,200	$1,200	$1,200	$0	0.00%
TELEPHONE- CELL	$17,365	$28,000	$28,000	$28,000	$0	0.00%
MAINTENANCE- INTERNAL TELEPHONE SYSTEM HARDWARE	$1,499	$6,100	$6,100	$3,000	$3,100	50.82%
INTERNET SERVICE PROVIDER- DATA LINE	$35,966	$35,000	$35,000	$40,000	($5,000)	-14.29%
WEB SITE HOSTING	$900	$10,000	$10,000	$5,000	$5,000	50.00%
Total Telecommunications	$114,184	$140,300	$140,300	$137,200	$3,100	2.21%
Commercial Space Rent						
COMMERCIAL SPACE RENT - ENGINEERING	$5,000	$5,000	$5,000	$5,000	$0	0.00%
COMMERCIAL SPACE RENT - ISLAND HOUSE	$89,911	$160,000	$160,000	$160,000	$0	0.00%
COMMERCIAL SPACE RENT - WESTVIEW	$42,292	$42,000	$42,000	$42,000	$0	0.00%
Total Commercial Space Rent	$137,203	$207,000	$207,000	$207,000	$0	0.00%
Repairs & Maintenance						
REPAIRS & MAINT PARKING METERS - PM Housing	$6,751	$2,000	$2,000	$7,000	($5,000)	-250.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

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REPAIRS & MAINT POTHOLES / LINE STRIPING- RI Locations Points	$67,851	$150,000	$150,000	$150,000	$0	0.00%
REPAIRS & MAINT SEWERS - Maintenance	$0	$0	$0	$0	$0	0.00%
REPAIRS & MAINT SEWERS - Bus Operations	$0	$3,000	$3,000	$2,000	$1,000	33.33%
REPAIRS & MAINT SEWERS - Tramway	$0	$6,000	$6,000	$3,000	$3,000	50.00%
REPAIRS & MAINT SEWERS - RI Locations Points	$0	$0	$0	$0	$0	0.00%
REPAIRS & MAINT ISLAND FIXTURES - Island Operations	$1,520	$0	$0	$0	$0	0.00%
REPAIRS & MAINT ISLAND FIXTURES - Grounds	$1,138	$0	$0	$0	$0	0.00%
REPAIRS & MAINT ISLAND FIX - Maintenance	$262	$13,000	$13,000	$5,000	$8,000	61.54%
REPAIRS & MAINT ISLAND FIX - Motorgate	$0	$0	$0	$0	$0	0.00%
REPAIRS & MAINT BUILDING- General	$10,025	$0	$0	$10,000	($10,000)	0.00%
REPAIRS & MAINT BUILDING- Administrative	$2,181	$1,000	$1,000	$5,000	($4,000)	-400.00%
REPAIRS & MAINT BUILDING- Public Safety	$2,646	$2,000	$2,000	$3,500	($1,500)	-75.00%
REPAIRS & MAINT BUILDING - Island Operations	$0	$1,000	$1,000	$0	$1,000	100.00%
REPAIRS & MAINT BUILDING - Maintenance	$0	$2,000	$2,000	$2,000	$0	0.00%
REPAIRS & MAINT BUILDING- Bus Operations	$890	$0	$0	$1,000	($1,000)	0.00%
REPAIRS & MAINT BUILDING- AVAC	$1,870	$2,500	$2,500	$2,000	$500	20.00%
REPAIRS & MAINT BUILDING - Tramway	$0	$3,000	$3,000	$1,500	$1,500	50.00%
REPAIRS & MAINT BUILDING - RI Locations Points	$1,745	$8,000	$8,000	$5,000	$3,000	37.50%
REPAIRS & MAINT BUILDING - Sportspark	$1,633	$10,000	$10,000	$5,000	$5,000	50.00%
REPAIRS & MAINT BUILDING - Motorgate	$12,146	$2,000	$2,000	$2,000	$0	0.00%
REPAIRS & MAINT ELEVATORS - Engineering	$65,160	$99,500	$140,000	$100,000	$40,000	28.57%
REPAIRS & MAINT OTHER - Administrative	$0	$1,000	$1,000	$1,000	$0	0.00%
REPAIRS & MAINT OTHER - Maintenance	$4,550	$2,000	$2,000	$5,000	($3,000)	-150.00%
REPAIRS & MAINT OTHER - Bus Operations	$0	$1,000	$1,000	$1,000	$0	0.00%
REPAIRS & MAINT OTHER - RI Locations Points	$4,807	$5,000	$5,000	$5,000	$0	0.00%
REPAIRS & MAINT OTHER- Sportspark	$0	$3,000	$3,000	$1,000	$2,000	66.67%
Total Repairs & Maintenance	$185,175	$317,000	$357,500	$317,000	$40,500	11.33%
Repairs & Maintenance Equipment						
REPAIRS & MAINT EQUIP - Administrative	$0	$1,000	$1,000	$1,000	$0	0.00%
REPAIRS & MAINT EQUIP - IT	$1,312	$0	$0	$2,500	($2,500)	0.00%
REPAIRS & MAINT EQUIP - Public Safety	$940	$3,500	$3,500	$3,500	$0	0.00%
REPAIRS & MAINT EQUIP -Grounds	$3,161	$5,000	$5,000	$5,000	$0	0.00%
REPAIRS & MAINT EQUIP - Maintenance	$6,644	$2,000	$2,000	$7,000	($5,000)	-250.00%
REPAIRS & MAINT EQUIP - Bus Operations	$2,892	$5,000	$5,000	$5,000	$0	0.00%
REPAIRS & MAINT EQUIP - Motor Pool	$366	$2,000	$2,000	$1,000	$1,000	50.00%
REPAIRS & MAINT EQUIP - AVAC	$4,741	$10,000	$10,000	$5,000	$5,000	50.00%
REPAIRS & MAINT EQUIP - Tramway	$610	$2,500	$2,500	$1,000	$1,500	60.00%
Total Repairs & Maintenance Equipment	$20,666	$31,000	$31,000	$31,000	$0	0.00%
Other Repairs & Maintenance						
TREES, SHRUBS & SOD- Grounds	$69,261	$90,000	$90,000	$80,000	$10,000	11.11%
SNOW REMOVAL - Ground	$9,492	$0	$0	$10,000	($10,000)	0.00%
Total Other Repairs & Maintenance	$78,753	$90,000	$90,000	$90,000	$0	0.00%
Vehicles Gas						
VEHICLES GAS - Administrative Services	$1,442	$6,000	$6,000	$500	$5,500	91.67%
VEHICLES GAS - Public Safety	$8,024	$20,000	$20,000	$10,000	$10,000	50.00%
VEHICLES GAS - Grounds	$8,939	$15,000	$15,000	$10,000	$5,000	33.33%
VEHICLES GAS - Maintenance	$2,618	$7,000	$7,000	$4,000	$3,000	42.86%
VEHICLES GAS - Warehouse	$1,711	$3,000	$3,000	$2,000	$1,000	33.33%
VEHICLES GAS - Bus Operations	$91,813	$100,000	$160,000	$100,000	$60,000	37.50%
VEHICLES GAS - Sportspark	$0	$1,000	$1,000	$1,000	$0	0.00%
Total Vehicles Gas	$114,547	$152,000	$212,000	$127,500	$84,500	39.86%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
Vehicles Repair & Maintenance						
VEHICLE REPAIRS & MAINT - Administrative	$2,029	$3,000	$3,000	$3,000	$0	0.00%
VEHICLE REPAIRS & MAINT - Administrative Services	$1,002	$0	$0	$1,000	($1,000)	0.00%
VEHICLE REPAIRS & MAINT- Public Safety	$12,571	$6,000	$6,000	$6,000	$0	0.00%
VEHICLE REPAIRS & MAINT - Island Operations	$0	$1,000	$1,000	$0	$1,000	100.00%
VEHICLE REPAIRS & MAINT- Grounds	$984	$5,000	$5,000	$2,000	$3,000	60.00%
VEHICLE REPAIRS & MAINT. - Maintenance	$495	$2,500	$2,500	$1,000	$1,500	60.00%
VEHICLE REPAIRS & MAINT - Warehouse	$0	$1,000	$1,000	$1,000	$0	0.00%
VEHICLE REPAIRS & MAINT- Bus Operations	$108,435	$40,000	$70,000	$70,000	$0	0.00%
VEHICLE REPAIRS & MAINT - Motor Pool	$38,072	$25,000	$25,000	$25,000	$0	0.00%
VEHICLE REPAIRS & MAINT - Sportspark	$0	$1,000	$1,000	$1,000	$0	0.00%
Total Vehicles Repair & Maintenance	$163,588	$84,500	$114,500	$110,000	$4,500	3.93%
Vehicles Parts						
VEHICLES PARTS - Public Safety	$351	$3,000	$3,000	$3,000	$0	0.00%
VEHICLES PARTS - Grounds	$2,452	$4,000	$4,000	$3,000	$1,000	25.00%
VEHICLES PARTS - Maintenance	$192	$1,000	$1,000	$1,000	$0	0.00%
VEHICLES PARTS - Warehouse	$0	$1,000	$1,000	$1,000	$0	0.00%
VEHICLES PARTS - Bus Operations	$15,019	$17,000	$25,000	$20,000	$5,000	20.00%
VEHICLES PARTS - Motor Pool	$1,756	$6,000	$6,000	$3,000	$3,000	50.00%
VEHICLES PARTS - Sportspark	$0	$1,000	$1,000	$1,000	$0	0.00%
Total Vehicles Parts	$19,770	$33,000	$41,000	$32,000	$9,000	21.95%
Equipment Lease						
LEASED EQUIPMENT - Other	$9,052	$0	$0	$10,000	($10,000)	0.00%
LEASED EQUIPMENT - Administrative Services	$0	$1,000	$1,000	$0	$1,000	100.00%
LEASED EQUIPMENT - Grounds	$16	$3,000	$3,000	$1,000	$2,000	66.67%
LEASED EQUIPMENT- Maintenance	$3,605	$3,000	$3,000	$5,000	($2,000)	-66.67%
LEASED EQUIPMENT - Warehouse	$0	$1,000	$1,000	$1,000	$0	0.00%
LEASED EQUIPMENT -Bus Operations	$804	$2,000	$2,000	$2,000	$0	0.00%
LEASED EQUIPMENT - Tramway	$7,870	$3,000	$3,000	$3,000	$0	0.00%
LEASED EQUIPMENT - Sportspark	$1,150	$145,600	$1,000	$1,000	$0	0.00%
Total Equipment Lease	$22,497	$158,600	$14,000	$23,000	$1,000	7.14%
Office Equipment Purchase						
OFFICE EQUIP PURCHASE - General	$2,232	$0	$0	$2,500	($2,500)	0.00%
OFFICE EQUIP PURCHASE - Administrative	$954	$2,000	$2,000	$2,000	$0	0.00%
OFFICE EQUIP PURCHASE- Information Technology	$9,039	$3,500	$3,500	$4,000	($500)	-14.29%
OFFICE EQUIP PURCHASE - Engineering	$0	$1,000	$1,000	$1,000	$0	0.00%
OFFICE EQUIP PURCHASE - Public Safety	$655	$2,000	$2,000	$2,000	$0	0.00%
OFFICE EQUIP PURCHASE - Warehouse	$0	$1,000	$1,000	$1,000	$0	0.00%
OFFICE EQUIP PURCHASE - Motor Pool	$0	$1,000	$1,000	$1,000	$0	0.00%
OFFICE EQUIP PURCHASE - Sportspark	$3,127	$1,000	$1,000	$1,500	($500)	-50.00%
Total Office Equipment Purchase	$16,007	$11,500	$11,500	$15,000	($3,500)	-30.43%
Equipment Purchases						
EQUIPMENT PURCHASE - Administrative	$569	$0	$0	$0	$0	0.00%
EQUIPMENT PURCHASE - Administrative Services	$0	$2,000	$2,000	$1,000	$1,000	50.00%
EQUIPMENT PURCHASE - IT	$1,542	$0	$0	$0	$0	0.00%
EQUIPMENT PURCHASE - Community Relations	$0	$1,000	$1,000	$1,000	$0	0.00%
EQUIPMENT PURCHASE - Public Safety	$4,088	$5,000	$5,000	$5,000	$0	0.00%
EQUIPMENT PURCHASE - Grounds	$3,684	$1,000	$1,000	$4,000	($3,000)	-300.00%
EQUIPMENT PURCHASE - Maintenance	$1,478	$4,000	$4,000	$3,000	$1,000	25.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
EQUIPMENT PURCHASE - Warehouse	$0	$1,500	$1,500	$1,500	$0	0.00%
EQUIPMENT PURCHASE- Bus Operations	$1,569	$4,000	$4,000	$2,000	$2,000	50.00%
EQUIPMENT PURCHASE - Motor Pool	$872	$3,000	$3,000	$1,000	$2,000	66.67%
EQUIPMENT PURCHASE - Tramway	$571	$3,000	$3,000	$1,000	$2,000	66.67%
EQUIPMENT PURCHASE - Sportspark	$1,838	$7,000	$7,000	$2,000	$5,000	71.43%
Total Equipment Purchases	$16,211	$31,500	$31,500	$21,500	$10,000	31.75%
Other Equipment Purchases						
COMPUTER PURCHASE SOFTWARE	$0	$2,000	$2,000	$0	$2,000	100.00%
COMPUTER PURCHASE	$685	$2,000	$2,000	$1,000	$1,000	50.00%
Total Other Equipment Purchases	$685	$4,000	$4,000	$1,000	$3,000	75.00%
Exterminator						
EXTERMINATOR - Admin	$537	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Public Safety	$537	$3,000	$3,000	$3,000	$0	0.00%
EXTERMINATOR - Grounds	$537	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Warehouse	$436	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Bus Operations	$437	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Motor Pool	$0	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Tramway	$0	$3,000	$3,000	$1,500	$1,500	50.00%
EXTERMINATOR - Sportspark	$536	$3,000	$3,000	$1,500	$1,500	50.00%
Total Exterminator	$3,020	$24,000	$24,000	$13,500	$10,500	43.75%
Uniforms						
UNIFORMS - Administrative	$3,774	$3,500	$3,500	$4,300	($800)	-22.86%
UNIFORMS - Engineering	$353	$0	$0	$500	($500)	0.00%
UNIFORMS - Public Safety	$23,235	$26,000	$26,000	$27,000	($1,000)	-3.85%
UNIFORMS - Grounds	$3,161	$2,500	$2,500	$3,500	($1,000)	-40.00%
UNIFORMS - Maintenance	$1,521	$2,000	$2,000	$2,000	$0	0.00%
UNIFORMS - Warehouse	$340	$1,200	$1,200	$1,200	$0	0.00%
UNIFORMS - Bus Operations	$2,068	$3,500	$3,500	$3,000	$500	14.29%
UNIFORMS - Motor Pool	$528	$1,000	$1,000	$1,000	$0	0.00%
UNIFORMS - Sportspark	$1,150	$1,000	$1,000	$1,000	$0	0.00%
UNIFORMS CLEANING - Administrative	$198	$0	$0	$0	$0	0.00%
UNIFORMS CLEANING- Public Safety	$7,132	$7,000	$7,000	$8,500	($1,500)	-21.43%
UNIFORMS CLEANING - Grounds	$4,871	$6,000	$6,000	$5,000	$1,000	16.67%
UNIFORMS CLEANING - Maintenance	$2,250	$1,600	$1,600	$3,500	($1,900)	-118.75%
UNIFORMS CLEANING - Warehouse	$523	$1,000	$1,000	$1,000	$0	0.00%
UNIFORMS CLEANING - Bus Operations	$1,157	$2,500	$2,500	$2,000	$500	20.00%
UNIFORMS CLEANING - Motor Pool	$385	$500	$500	$500	$0	0.00%
UNIFORMS CLEANING - Sportspark	$189	$500	$500	$500	$0	0.00%
Total Uniforms	$52,835	$59,800	$59,800	$64,500	($4,700)	-7.86%
Light, Power, Heat						
LIGHT, POWER, HEAT - Admin	$29,379	$40,000	$40,000	$40,000	$0	0.00%
LIGHT, POWER, HEAT - Public Safety	$20,213	$43,000	$43,000	$25,000	$18,000	41.86%
LIGHT, POWER, HEAT - Bus Operations	$56,103	$50,000	$50,000	$50,000	$0	0.00%
LIGHT, POWER, HEAT - AVAC	$67,555	$30,000	$30,000	$50,000	($20,000)	-66.67%
LIGHT, POWER, HEAT - Tramway	$152,492	$185,000	$185,000	$160,000	$25,000	13.51%
LIGHT, POWER, HEAT - RI Locations Points	$183,094	$160,000	$160,000	$200,000	($40,000)	-25.00%
LIGHT, POWER, HEAT - Sportspark	$167,412	$205,000	$205,000	$205,000	$0	0.00%
LIGHT, POWER, HEAT - Motorgate	$44,279	$50,000	$50,000	$50,000	$0	0.00%
Total Light, Power, Heat	$720,527	$763,000	$763,000	$780,000	($17,000)	-2.23%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
Water & Sewer						
WATER & SEWER - Island Operations	$0	$1,000	$1,000	$0	$1,000	100.00%
WATER & SEWER - Maintenance	$4,793	$2,000	$2,000	$6,000	($4,000)	-200.00%
WATER & SEWER - Bus Operations	$0	$10,000	$10,000	$0	$10,000	0.00%
WATER & SEWER - Tramway	$2,580	$4,000	$4,000	$3,000	$1,000	25.00%
WATER & SEWER - Sportspark	$11,792	$30,000	$30,000	$18,000	$12,000	40.00%
Total Water & Sewer	$19,165	$47,000	$47,000	$27,000	$20,000	42.55%
Office Supplies						
OFFICE SUPPLIES - Administrative	$10,707	$10,000	$10,000	$10,000	$0	0.00%
OFFICE SUPPLIES - Information Technology	$1,312	$1,000	$1,000	$1,500	($500)	-50.00%
OFFICE SUPPLIES - Legal	$0	$600	$600	$0	$600	100.00%
OFFICE SUPPLIES- Community Relations	$84	$600	$600	$600	$0	0.00%
OFFICE SUPPLIES - Engineering	$639	$300	$300	$1,000	($700)	-233.33%
OFFICE SUPPLIES - Public Safety	$3,431	$3,000	$3,000	$4,000	($1,000)	-33.33%
OFFICE SUPPLIES - Warehouse	$0	$500	$500	$500	$0	0.00%
OFFICE SUPPLIES - Bus Operations	$0	$300	$300	$300	$0	0.00%
OFFICE SUPPLIES - Sportspark	$322	$500	$500	$500	$0	0.00%
Total Office Supplies	$16,495	$16,800	$16,800	$18,400	($1,600)	-9.52%
Parts & Supplies						
PARTS & SUPPLIES - Administrative	$1,754	$1,600	$1,600	$2,600	($1,000)	-62.50%
PARTS & SUPPLIES - Information Technology	$4,173	$2,000	$2,000	$4,000	($2,000)	-100.00%
PARTS & SUPPLIES - Access Control	$5,133	$2,500	$2,500	$2,500	$0	0.00%
PARTS & SUPPLIES - Community Relations	$1,926	$2,000	$2,000	$2,000	$0	0.00%
PARTS & SUPPLIES - Engineering	$0	$300	$300	$500	($200)	-66.67%
PARTS & SUPPLIES - Public Safety	$5,557	$5,000	$5,000	$6,000	($1,000)	-20.00%
PARTS & SUPPLIES - Island Operations	$0	$7,000	$7,000	$0	$7,000	100.00%
PARTS & SUPPLIES - Grounds	$23,011	$50,000	$50,000	$30,000	$20,000	40.00%
PARTS & SUPPLIES - Maintenance	$42,611	$55,000	$55,000	$50,000	$5,000	9.09%
PARTS & SUPPLIES - Warehouse	$67,823	$45,000	$45,000	$45,000	$0	0.00%
PARTS & SUPPLIES - Bus Operations	$2,111	$20,000	$20,000	$10,000	$10,000	50.00%
PARTS & SUPPLIES - Motor Pool	$367	$2,000	$2,000	$1,000	$1,000	50.00%
PARTS & SUPPLIES - AVAC	$14,164	$20,000	$20,000	$15,000	$5,000	25.00%
PARTS & SUPPLIES - Tramway	$2,765	$3,500	$3,500	$3,000	$500	14.29%
PARTS & SUPPLIES - RI Locations Points	$6,920	$3,000	$3,000	$9,000	($6,000)	-200.00%
PARTS & SUPPLIES - Sportspark	$23,456	$40,000	$40,000	$30,000	$10,000	25.00%
PARTS & SUPPLIES - Motorgate	$0	$1,000	$1,000	$1,000	$0	0.00%
Total Parts & Supplies	$201,771	$259,900	$259,900	$211,600	$48,300	18.58%
Service Maintenance Agreement						
SERVICE MAINTENANCE AGREEMENT - General	$75	$1,600	$1,600	$2,000	($400)	-25.00%
SERVICE MAINTENANCE AGREEMENT- IT	$21,801	$102,000	$102,000	$81,055	$20,945	20.53%
SERVICE MAINTENANCE AGREEMENT - Engineering	$0	$1,000	$1,000	$1,000	$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Public Safety	$1,889	$2,000	$2,000	$2,000	$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Bus Operations	$9,360	$8,000	$8,000	$8,000	$0	0.00%
SERVICE MAINTENANCE AGREEMENT - AVAC	$328	$1,000	$1,000	$1,000	$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Tramway	$2,463	$4,000	$4,000	$3,000	$1,000	25.00%
SERVICE MAINTENANCE AGREEMENT - RI Locations	$6,565	$2,000	$2,000	$4,000	($2,000)	-100.00%
SERVICE MAINTENANCE AGREEMENT - Sportspark	$9,345	$6,000	$6,000	$6,000	$0	0.00%
Total Service Maintenance Agreement	$51,826	$127,600	$127,600	$108,055	$19,545	15.32%
Employee Travel & Meal						
EMPL TRV & MEAL- Administrative	$2,416	$0	$0	$3,000	($3,000)	0.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
EMPL TRV & MEAL- Executive	$0	$500	$500	$500	$0	0.00%
EMPL TRV & MEAL- Finance	$1,774	$600	$600	$2,000	($1,400)	-233.33%
EMPL TRV & MEAL- Human Resources	$0	$300	$300	$300	$0	0.00%
EMPL TRV & MEAL- Information Technology	$364	$1,000	$1,000	$1,000	$0	0.00%
EMPL TRV & MEAL- Legal	$0	$1,000	$1,000	$0	$1,000	100.00%
EMPL TRV & MEAL- Community Relation	$0	$800	$800	$800	$0	0.00%
EMPL TRV & MEAL- Engineering	$306	$0	$0	$500	($500)	0.00%
EMPL TRV & MEAL- Public Safety	$300	$600	$600	$600	$0	0.00%
EMPL TRV & MEAL- Grounds	$300	$600	$600	$600	$0	0.00%
EMPL TRV & MEAL- Maintenance	$400	$0	$0	$500	($500)	0.00%
EMPL TRV & MEAL- Warehouse	$38	$0	$0	$0	$0	0.00%
EMPL TRV & MEAL- Bus Operations	$125	$600	$600	$600	$0	0.00%
Total Employee Travel & Meal	$6,023	$6,000	$6,000	$10,400	($4,400)	-73.33%
Employee Training						
EMPLOYEE TRAINING - Human Resources	$21,256	$50,000	$50,000	$50,000	$0	0.00%
Total Employee Training	$22,716	$50,000	$50,000	$50,000	$0	0.00%
Shipping						
POSTAGE - Administrative	$4,752	$6,000	$6,000	$5,000	$1,000	16.67%
POSTAGE - Public Safety	$0	$100	$100	$100	$0	0.00%
SHIPPING - Administrative Services	$129	$500	$500	$500	$0	0.00%
SHIPPING - IT	$0	$100	$100	$100	$0	0.00%
SHIPPING - Community Relations	$65	$200	$200	$200	$0	0.00%
SHIPPING - Engineering	$86	$100	$100	$150	($50)	-50.00%
SHIPPING - Public Safety	$723	$700	$700	$800	($100)	-14.29%
SHIPPING - Island Operations	$300	$0	$0	$0	$0	0.00%
SHIPPING - Grounds	$653	$250	$250	$750	($500)	-200.00%
SHIPPING - Maintenance	$144	$100	$100	$200	($100)	-100.00%
SHIPPING - Warehouse	$2,971	$3,500	$3,500	$3,500	$0	0.00%
SHIPPING - Bus Operations	$1,652	$2,000	$2,000	$2,000	$0	0.00%
SHIPPING - Motor Pool	$20	$500	$500	$500	$0	0.00%
SHIPPING - AVAC	$126	$1,000	$1,000	$500	$500	50.00%
SHIPPING - TRAMWAY	$66	$0	$0	$0	$0	0.00%
SHIPPING - Sportspark	$1,463	$1,500	$1,500	$1,500	$0	0.00%
UPS SHIPPING - Administrative	$1,475	$1,000	$1,000	$1,500	($500)	-50.00%
UPS SHIPPING - IT	$234	$350	$350	$350	$0	0.00%
Total Shipping	$14,859	$17,900	$17,900	$17,650	$250	1.40%
Subscriptions						
SUBSCRIPTIONS - Administrative	$7,666	$2,100	$2,100	$9,000	($6,900)	-328.57%
SUBSCRIPTIONS - Legal	$13,736	$12,000	$12,000	$14,000	($2,000)	-16.67%
SUBSCRIPTIONS - Public Safety	$0	$600	$600	$600	$0	0.00%
Total Subscriptions	$21,402	$14,700	$14,700	$23,600	($8,900)	-60.54%
Other Expenses						
BANK CHARGES - General	$20,837	$30,000	$30,000	$30,000	$0	0.00%
BANK CHARGES - General	$15	$0	$0	$0	$0	0.00%
MISCELLANEOUS - Administrative	$8,528	$2,000	$2,000	$3,000	($1,000)	-50.00%
MISCELLANEOUS - IT	$0	$100	$100	$100	$0	0.00%
MISCELLANEOUS - Public Safety	$667	$1,000	$1,000	$1,000	$0	0.00%
MISCELLANEOUS - Grounds	$25	$1,000	$1,000	$250	$750	75.00%
MISCELLANEOUS - Bus Operations	$165	$1,000	$1,000	$1,000	$0	0.00%
MISCELLANEOUS - Sportspark	$0	$100	$100	$100	$0	0.00%

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report
Proposed Budget FY 2018

	Actual FY 2016	Projected FY 2017	Approved Budget FY 2017	Proposed Budget FY 2018	Variance Favorable (Unfavorable)	Variance % Change
MTA METRO CARD PURCHASE- HR	$18,305	$18,900	$18,900	$18,500	$400	2.12%
CONTRIBUTED RENTAL EXPENSE - GRANT	$0	$0	$0	$250,000	($250,000)	0.00%
PUBLIC PURPOSE GRANTS	$218,000	$300,000	$300,000	$300,000	$0	0.00%
Total Other Expenses	$266,542	$354,100	$354,100	$603,950	($249,850)	-70.56%
Island Events - Community Relations						
ISLAND EVENTS - Community Relations	$68,497	$75,500	$75,500	$83,500	($8,000)	-10.60%
ISLAND EVENTS - Public Safety	$333	$2,500	$2,500	$2,500	$0	0.00%
Total Island Events - Community Relations	$68,830	$78,000	$78,000	$86,000	($8,000)	-10.26%
Depreciation Total Other Than Personal Services (OTPS) Before Depreciation	$8,849,848	$10,433,700	$10,002,600	$11,245,272	($1,232,672)	-12.32%
Total Expenses	$20,117,692	$22,639,634	$22,540,500	$24,636,249	($2,095,749)	-9.30%
	$7,032,152	$6,602,366	$3,442,500	$3,332,751	($109,749)	-3.19%
Depreciation Expenses						
DEPRECN EXPENSES OFFICE FURNITURE, FIXTURES, EQUIPMENT	$28,135	$16,480	$16,480	$16,974	($494)	-3.00%
DEPRECN EXPENSES BUILDINGS	$313,051	$750,870	$750,870	$773,396	($22,526)	-3.00%
DEPRECN EXPENSES BUILDINGS IMPROVEMENTS	$900,394	$740,570	$740,570	$762,787	($22,217)	-3.00%
DEPRECN EXPENSES INFRASTRUCTURE	$1,162,657	$1,298,830	$1,298,830	$1,337,795	($38,965)	-3.00%
DEPRECN EXPENSES SEAWALL	$56,566	$59,740	$59,740	$61,532	($1,792)	-3.00%
DEPRECN EXPENSES VEHICLES	$58,866	$64,890	$64,890	$66,837	($1,947)	-3.00%
DEPRECN EXPENSES BUSES	$322,446	$408,910	$408,910	$421,177	($12,267)	-3.00%
DEPRECN EXPENSES LEASEHOULD IMPROVEMENT	$7,897	$5,150	$5,150	$5,305	($155)	-3.00%
DEPRECN EXPENSES LANDMARKS	$314,667	$336,810	$336,810	$346,914	($10,104)	-3.00%
DEPRECN EXPENSES EQUIPMENT	$135,092	$192,610	$192,610	$198,388	($5,778)	-3.00%
Total Depreciation Expenses	$3,299,771	$3,874,860	$3,874,860	$3,991,106	($116,246)	-3.00%
	$3,732,381	$2,727,506	($432,360)	($658,355)	($225,994)	-52.27%

Proposed

Roosevelt Island Operating Corp
Proposed Budget 17-18
Analysis of Extra Ordinary Items

	Actual 2016	Projected Actual Budget 2017	Approved Budget 2017	Proposed Budget 2018	Variance Favorable (Unfavorable)
Extra Ordinary Expenses					
- Insurance	$225,000	$225,000	$225,000	$225,000	$0
- Contractual Real Estate	$53,291	$350,000	$150,000	$1,103,917	($953,917)
- Offset of Community Commercial Space	$132,203	$202,000	$202,000	$202,000	$0
- Heating	$67,555	$65,000	$65,000	$65,000	$0
- Capitalized Cost	$974,598	$1,255,824	$1,484,697	$1,949,100	($464,403)
- Other Post Employment Benefit	$284,951	$197,575	$197,575	$224,752	($27,177)
- Grant and Community Support	$286,830	$503,000	$503,000	$761,000	($258,000)
Extra Ordinary Expenses	$2,024,428	$2,798,399	$2,827,272	$4,530,769	($1,703,497)

Capitalized Cost				
Executive - 50% *	$154,105	$183,108	$165,323	$417,553
Finance - 40%	$235,612	$237,234	$252,737	$271,166
Engineering - 100%	$276,407	$272,130	$431,637	$504,072
Fringe	$240,623	$313,352	$385,000	$506,309
Sub-Total Salary	$906,747	$1,005,824	$1,234,697	$1,699,100
Infrastructure Repair	$67,851	$150,000	$150,000	$150,000
Professional Services - Engineering	$0	$100,000	$100,000	$100,000
Professional Services -				
Total Capitalized Cost	$974,598	$1,255,824	$1,484,697	$1,949,100
Grant and Community Support				
Island Events	$68,830	$78,000	$78,000	$86,000
Cultural Center		$125,000	$125,000	$125,000
Public Purpose Grants	$218,000	$300,000	$300,000	$550,000
Total Grant and Community Support	$286,830	$503,000	$503,000	$761,000
Salary Reconciliation				
Gross Salary	$7,561,255	$7,968,537	$8,215,058	$8,838,477
Less Capitalized Cost - 50% Exec	($154,105)	($183,108)	($165,323)	($417,553)
Less Capitalized Cost - 40% Finance	($235,612)	($237,234)	($252,737)	($271,166)
Less Capitalized Cost - 100% Engineering	($276,407)	($272,130)	($431,637)	($504,072)
Adjusted Salary	$6,895,131	$7,276,065	$7,365,361	$7,645,686

	FY 2016		Project Actual FY 2017		FY 2017		FY 2018	
Salary	Actual Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost
Executive - 50%	$616,418	$154,105	$732,431	$183,108	$661,291	$165,323	$835,106	$417,553
Finance - 40%	$589,031	$235,612	$593,086	$237,234	$631,843	$252,737	$677,916	$271,166
Engineering - 100%	$276,407	$276,407	$272,130	$272,130	$431,637	$431,637	$504,072	$504,072
		$666,124		$692,472		$849,697		$1,192,791

Fringe Benefit	Fringe cost	Capitalized Cost	Fringe cost	Capitalized Cost	Fringe cost	Capitalized Cost	Fringe cost	Capitalized Cost
Executive - 50%	$141,943	$35,486	$249,105	$62,276	$199,224	$49,806	$304,416	$152,208
Finance - 40%	$236,345	$94,538	$310,980	$124,392	$318,887	$127,555	$313,527	$125,411
Engineering - 100%	$110,599	$110,599	$126,684	$126,684	$207,639	$207,639	$228,690	$228,690
		$240,623		$313,352		$385,000		$506,309

*** Note: Effective for FY 17/18**

Proposed

The Roosevelt Island Operating Corporation (RIOC)
Significant Budget Dates
Proposed Budget FY 2017-18

1.) Meeting with Department Heads	July 2016
2.) Presentation of Department Needs to Executive Management	July 2016
3.) Review of Preliminary Budget with Executive Management	July 2016
4.) Review of Proposed Budget with Division of Budget	August 2016
5.) Initial Review of Proposed Budget by Audit Committee	September 2016
6.) Presentation of Proposed Budget to Board of Directors	September 2016
7.) Submission of Proposed Budget to Division of Budget Director, Senate Finance Committee Chair & Assembly Ways and Means Committee Chair	September 2016
8.) Final Review of Proposed Budget with Audit Committee	December 2016
9.) Presentation of Proposed Budget to Board of Directors for Approval	December 2016
10.) Filing of Approved Budget to Public Authority Reporting System (PARIS)	December 2016

Proposed