# CO-OP CITY TIMES

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**Saturday, August 29, 2026**

# Management Report

**Management Report**

## Marvin L. Walton

**Riverbay Executive General Manager**



Douglas Elliman Property Management, as Managing Agent, is pleased to submit the Management Report for Riverbay Corporation for the period ending July 31, 2026.

This Management Report provides updates with the following elements:

- **Public Safety** – Peace Officer Staffing
- **Flagstar Bank** – Process Changes
- **Community Location Model** Update
- **'Artificial Intelligence'** (AI) Use in the Community
- **Informational Updates**

### Peace Officer Staffing

As of Monday, August 24, 2026, the Department of Public Safety has 76 Peace Officers, filling 81.7% of its 93 budgeted positions. Of the 31 candidates invited to begin the selection process for the next in-house Academy on Saturday, July 18th, 15 attended the agility test and 13 passed. Three (3) additional candidates did not complete the remaining recruitment requirements. Management will conduct supplemental recruitment over the next few weeks to fill the remaining openings. The in-house Academy is scheduled to begin on Monday, September 21st.

### Flagstar Bank – Process Changes

In recent months, Management notified the community that Flagstar Bank is changing its lockbox and payment-processing procedures. Notices outlining these updates were sent to shareholders as well as provided on the Crawler. The main changes are the removal of onsite community lockboxes and the transition to mailing payments to a centralized lockbox. These changes will take effect with the September 2026 carrying charge statements, which should arrive soon. The statements will include the new mailing address for payments.

Please be assured that Management did not request these changes. We are actively seeking a new banking institution that can better serve the community.

### Community Location Model Update

As previously reported, Management selected Community Location 1 for the pilot program. This area includes Buildings 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 4C, 5A, 5B, and 5C, as well as the Defoe Place Townhouses. Management has entered into an agreement with Optimum to install the Wi-Fi infrastructure needed throughout these buildings and townhouse cluster. The improved connectivity will enable Maintenance staff to process work orders on handheld devices and allow shareholders to submit requests through the "*My Co-op City App*" or the Co-op City website. In the coming months, Management will coordinate meetings with shareholders in Community Location 1 to explain the pilot program and its implementation. Management appreciates the community's patience while the pilot program was delayed to address essential infrastructure needs and support a successful rollout. Shareholders will begin to see limited construction in building stairwells and hallways during normal business hours.

Management values the opportunity to work with shareholders, Board Directors, and Association leaders to restructure property management operations. In response to community feedback, Management is preparing to implement changes to strengthen essential services for Co-op City shareholders and their families.

### *'Artificial Intelligence'* (AI) Use in the Community

The Board of Directors and Management Team remain committed to improving the community. As reported in May 2026, Management has been exploring the responsible use of artificial intelligence (AI) in daily operations. AI would support—not replace—the Management Team by helping improve response times, increase operating efficiency, and reduce costs. Protecting shareholders' personally identifiable information (PII) and privacy remains our highest priority, and any tool under consideration must meet strict data-protection standards. This initiative has advanced in recent months, and Management is finalizing an agreement with a company to conduct a *'proof of concept'* (POC). Management will keep the community informed as the POC is implemented.

**Informational Updates:**

- **Elevator Outages**
  - o No extended elevator outages in the community.
- **Gas Outages**
  - o No gas outages in the community

Below are the Corporation's key performance indicators (KPIs) for the month of July 2026**.**

# Management Report - KPIs

**HUMAN RESOURCES SUMMARY**

**EMPLOYEE AND LABOR RELATIONS SUMMARY**

| Type | Outstanding *(previous month)* | New | Resolved | Ongoing |
|---|---|---|---|---|
| Grievances | 7 | 2 | 1 | 8 |
| Arbitrations | 2 | 0 | 0 | 2 |
| External Concerns/Inquiries | 2 | 0 | 0 | 2 |
| Disciplinary Actions Reports & Other ELR matters | 114 | 10 | 6 | 118 |
| **Total:** | **125** | **12** | **7** | **130** |

**DISABILITY/FMLA/PFL**

| | New Requests | Pending Request | Total on Leave |
|---|---|---|---|
| Short Term Disability | 5 | 5 | 6 |
| Family Medical Leave Act | 5 | 5 | 19 |
| Paid Family Leave | 9 | 8 | 15 |
| Workplace Accommodation | 0 | 0 | |
| **Total** | **19** | **18** | **40** |

**Work place Accommodations vary in type, and are not counted in the **"Total on Leave"** column. Accommodations that are leave extensions are counted in the noted leave categories.*

**HEAD COUNT SUMMARY**

| | |
|---|---|
| Budgeted Head Count | 944 |
| Filled Head Count | 866 |
| Vacant Head Count | 78 |
| **Vacant Head Count Rate** | **8.3%** |

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# Management Report – KPIs

## PUBLIC SAFETY SUMMARY

| CCPD DETECTIVE SQUAD SUMMARY Y-T-D | | | |
|---|---|---|---|
| Case Type | 2026 | 2025 | % Change |
| Homicide | 0 | 0 | 0.0% |
| Rape | 0 | 0 | 0.0% |
| Burglary | 0 | 0 | 0.0% |
| Robbery | 2 | 0 | 0.0% |
| Felony Assault | 3 | 0 | 0.0% |
| Grand Larceny | 3 | 0 | 0.0% |
| Grand Larceny Auto | 6 | 0 | 0.0% |
| **Total Cases to Squad** | **14** | **0** | **0.0%** |

| CALLS RECEIVED FOR SERVICES | |
|---|---|
| Nature of Call | Calls Received |
| Abuse of Premises | 11 |
| Aided | 132 |
| Animal | 18 |
| Assault | 7 |
| Ball Playing | 1 |
| Burglary | 1 |
| Calls for Help | 12 |
| Criminal Mischief | 15 |
| Criminal Trespass | 4 |
| Disorderly Conduct | 16 |
| Dispute | 59 |
| E-BIKE | 5 |
| Elevator Calls | 59 |
| Fire / Smoke | 5 |
| Harassment | 30 |
| Hazardous Condition | 23 |
| Intelligence | 96 |
| Investigate Vehicle | 2 |
| Larceny | 95 |
| Larceny- Vehicle | 3 |
| Lock Outs | 11 |
| Loitering | 59 |

| CALLS RECEIVED FOR SERVICES CONTINUED | |
|---|---|
| Nature of Call | Calls Received |
| Maintenance | 39 |
| Missing person | 3 |
| Move In / Out | 26 |
| MVA | 16 |
| Narcotics | 0 |
| Noise | 180 |
| Objects from Building | 9 |
| Odor | 38 |
| Parking Condition / Violations | 370 |
| Property Damage | 11 |
| Property Lost / Found | 22 |
| Public Consumption | 1 |
| Robbery | 3 |
| Robbery Commercial | 0 |
| Sex Related Crime | 0 |
| Shots Fired | 2 |
| Suspicious Package | 2 |
| Suspicious Person | 43 |
| Unsecured Property | 17 |
| Unsecured Vehicle | 4 |
| Vehicles Towed | 5 |
| Other | 135 |
| **TOTAL CALLS** | **1,590** |

| COMMUNITY COMPLAINTS / SUMMONS ISSUED | |
|---|---|
| Type of Summons | Summons Issued |
| Abuse of Premises | 5 |
| Anti-Social Behavior | 8 |
| Leash Law Violation | 1 |
| Defacing / Destroying Riverbay Property | 0 |
| Driving/Parking on Property | 1 |
| E-BIKES | 1 |
| Harboring Animals | 9 |
| Littering | 4 |
| Loitering | 6 |
| Noise | 8 |
| Poor Housekeeping | 8 |
| Refusing Apartment Inspection | 0 |
| Smoking inside Residential Bldg. | 1 |
| Unauthorized Move In / Out | 5 |
| Other | 2 |
| NYC Parking Summonses | 270 |
| NYC Criminal Court Summonses | 1 |
| **TOTAL** | **330** |

| SWEEPS/ ARRESTS/ CONTACT MADE | |
|---|---|
| Sweeps/Arrests | July |
| Arrests | 3 |
| Building Inspections | 3,413 |
| Call box inspections | 152 |
| Directed Patrol | 650 |
| Garage Inspections | 808 |
| Mall Checks | 420 |
| Post Conditions / Sweeps | 250 |
| RU OK Calls to participants | 899 |
| **TOTAL** | **6,595** |

| RESIDENTIAL SALES ACTIVITY | | | |
|---|---|---|---|
| | July | Fiscal YTD | Monthly Average |
| Apartments Accepted | 47 | 143 | 36 |
| Apartments Closings (sold) | 29 | 104 | 26 |
| Move Outs | 35 | 98 | 25 |

***Note** : When reporting for June 2026, a unit was received but not fully processed until July. This accounts for the additional unit to the move outs fiscal YTD count.*

| APARTMENT CLOSINGS AND FINANCING HISTORY | |
|---|---|
| Equity Paid in Full | 23 |
| Equity Financed via Loan (Citibank or Webster Bank) | 3 |
| Deferred Equity Program | 3 |
| Downsizing / Lateral transfers (no monies collected) | 0 |

***Note** : Six (6) applicants failed to close on units after previously accepting them. Three (3) declined due to financing, while three (3) declined for reasons other than financing.*

| | |
|---|---|
| Total Apartments | 15,372 |
| Occupied Apartments | 15,162 |
| **Occupancy Rate:** | **98.6%** |
| Vacant Apartments | **210** |
| - Apartments - Undergoing Restoration Process | 52 |
| - Apartments - Restored, Pending Closing | 64 |
| - Apartments - Unsold *(36 Restored and 54 Not Restored)* | 90 |
| - Model Apartments | 2 |
| - Waterproofing Project | 1 |
| - Convector Testing Unit | 1 |
| | |
| Average Days for Apartment to be Restored | 40 |
| Total Apartments Restored | 34 |
| **Evictions:** | |
| - Shareholders | 8 |
| - Commercial | 0 |
| **Landlord / Tenant Court Proceedings:** | |
| Court Stipulations Cases: | 34 |
| Hold Over Cases: | 4 |
| Non-payment Cases: | 333 |
| Dispositions | 113 |
| **Vacancy Loss** | $162,356 |

## CALL CENTER SUMMARY

| INCOMING CALLS TO CALL CENTER | |
|---|---|
| Maintenance, Restoration and Finance | 21,273 |
| Answered Calls | 13,481 |
| Abandoned Calls* | 8 |
| Abandoned Rate | **36.6%** |
| Contact made via chat feature | 126 |
| *Callers that voluntarily disconnect the call. | |

| WORK ORDERS | |
|---|---|
| Created | 3,922 |
| Completed | 3,363 |
| Follow-ups | 39 |
| Scheduled | 234 |
| Canceled - Duplicate, Error, S/H cancelled appt | 252 |
| **% of Work Orders Completed** | **85.7%** |

| Convector Leak Work Orders | |
|---|---|
| Living Room | 354 |
| Bedroom | 378 |
| Kitchen | 213 |
| **Total** | 945 |

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# Management Report – KPIs

## RETAIL & COMMERCIAL LEASING SUMMARY

| SHOPPING CENTER COMMERCIAL & PROFESSIONAL SPACES SUMMARY JULY 2026 | | | | | |
|---|---|---|---|---|---|
| | Bartow | Einstein | Dreiser | Professional | Total |
| Total Spaces | 31 | 20 | 33 | 25 | **109** |
| Occupied | 30 | 19 | 30 | 25 | **104** |
| Vacant | 1 | 1 | 3 | 0 | **5** |
| **Occupancy Rate:** | **96.8%** | **95.0%** | **90.9%** | **100.0%** | **95.4%** |
| **Vacancy Breakdown:** | | | | | |
| Professional spaces in Building 7, 32A and 33 are on hold for possible Maintenance locations. | | | | | |
| Dreiser Shopping Center - 157, 167 & 173 Dreiser Loop | | | | | |
| Bartow Shopping Center - 2081 Bartow | | | | | |
| Einstein Shopping Center - 169 Einstein | | | | | |
| **Vacancy Loss** | | | | | $15,666 |

## KPIs for Violations - July 2026

| NYC Department of Housing Preservation Development (HPD) | | | |
|---|---|---|---|
| Category | Received Violations | E-Certified Violations | Resolved Violations |
| Violations | | | |
| Class "A" (Non Hazardous) | 4 | 3 | 0 |
| Class "B" (Hazardous) | 9 | 2 | 7 |
| Class "C" (Immediately Hazardous) | 5 | 0 | 3 |
| **Monthly Total** | **18** | **5** | **10** |
| **Total to Date** | | | |
| **Total Open HPD Violations to Date** | | | **4,713** |
| *This total excludes the 260 invalid registration violations. | | | |

| NYC Department of Buildings (DOB) | | | | | |
|---|---|---|---|---|---|
| Category | Received Violations | Submitted Certificates of Correction | Resolved Violations | Open Violations | Associated Penalties (SiteCompli) for Open Violations |
| DOB Violations | 0 | 0 | 0 | 123 | $350,250 |
| OATH Violations | | | | | |
| Class 1 (Immediately Hazardous) | 1 | 0 | 0 | 17 | $52,500 |
| Class 2 (Major) | 0 | 0 | 0 | 11 | $0 |
| Class 3 (Lesser) | 0 | 0 | 0 | 1 | $0 |
| Other (Aged) | 0 | 0 | 0 | 2 | $0 |
| **Monthly Total** | **0** | **0** | **0** | **0** | **N/A** |
| **Total to Date** | **3,652** | **12** | **3,498** | **154** | **$402,750** |

| Fire Department of New York (FDNY) | | | | | |
|---|---|---|---|---|---|
| Category | Received Violations | Submitted Certificate of Correction Request | Resolved Violations | Open Violations | Associated Penalties (SiteCompli) for Open Violations |
| Notices of Violation (NOVs) | 3 | 0 | 0 | 139 | $27,725 |
| Violation Orders (VOs) | 1 | 0 | 0 | 43 | N/A |
| **Monthly Total** | **4** | **0** | **0** | **N/A** | **N/A** |
| **Total to Date** | **1,101** | **13** | **894** | **182** | **$27,725** |

| NYC Department of Health and Mental Hygeine (DOHMH) | | | | | |
|---|---|---|---|---|---|
| Category | Received Violations | | Resolved Violations | Open Violations | Associated Penalties (SiteCompli) for Open Violations |
| Violations | 0 | | 0 | 0 | 0 |
| **Monthly Total** | **0** | | **0** | **0** | **0** |
| **Total to Date** | **82** | | **82** | **0** | **0** |

| NYC Department of Enviormental Protection (DEP) | | | | | |
|---|---|---|---|---|---|
| Category | Received Violations | | Resolved Violations | Open Violations | Associated Penalties (SiteCompli) for Open Violations |
| Violations | 0 | | 0 | 0 | 0 |
| **Monthly Total** | **0** | | **0** | **0** | **0** |
| **Total to Date** | **295** | | **288** | **7** | **$14,560** |

| NYC Department of Sanitation (DSNY) | | | | | |
|---|---|---|---|---|---|
| Category | Received Violations | | Resolved Violations | Open Violations | Associated Penalties (SiteCompli) for Open Violations |
| Violations | 3 | | 1 | 0 | 0 |
| **Monthly Total** | **3** | | **1** | **0** | **0** |
| **Total to Date** | **134** | | **107** | **30** | **$3,797** |

| | |
|---|---|
| **Monthly Total - Penalties Paid for Violations** | **$0** |

# Projects in Progress

**Title: Local Law 126 – Garage A/E Assessments**

**Description:** NYC Local Law 126 is a mandatory periodic (6 years) safety inspection by a Qualified Parking Structure Inspector (QPSI). This requires owners of parking facilities to have detailed reports filed with the Department of Buildings classifying conditions as Safe, Safe with Repair/Monitoring (SREM) or Unsafe, and fix issues promptly, if any are observed. The purpose of this work is to ensure the safety of pedestrians and the public from potential building collapses and/or to avoid any loose building materials that could potentially cause hazardous conditions.

**Status:** Garage numbers 5 through 8 Bids received. Vendors were selected. Contracts being executed to perform the repairs.

Garage numbers 1 through 4 have construction documents being developed by Tectonic Engineering to prepare for contractor bidding.

**Funding Source:** Capital Projects
**Contract(s) Amount:** $885,560 + Tax
**Money Spent:** $140,000.00
**Projected Completion:** December 2027

**Title: Townhouse Pilot Repair**

**Description:** The purpose of the Townhouse Façade and waterproofing pilot project is to address water penetration issues at the main entrance concrete slabs. The entrance concrete slab is continuous from the exterior to the interior vestibule areas. We completed onsite inspections throughout the clusters and have located one vacant unit to perform a water test and observe the pattern in which the water was penetrating the buildings. We have developed a scope of work based on the results found on-site and are now in the process of completing the repairs on one entrance using the same vacant unit. This exercise will ensure the repairs proposed will be the right solution to this infiltration issue. Once we confirm the results of the repairs, we will implement the method throughout all townhouse clusters in a larger project.

**Status:** This project is ongoing with minor work remaining to complete entire pilot project.

**Funding Source:** Capital Projects
**Contract amount:** $108,777.02
**Money Spent:** $23,108.72
**Projected Completion:** August 2026

**Title: Local Law 11– FISP Inspection in Buildings 26-35**

**Description:** NYC Local Law 11 is a mandatory periodic (5 years) safety Inspection by a Qualified Exterior Wall Inspector (QEWI). This requires owners of building greater than 6 stories to have detailed reports filed with the Department of Buildings classifying conditions such as Safe, Safe With a Repair and Maintenance Program

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# Management Report – KPIs

(**SWARMP**) or Unsafe, which requires immediate public protection measures be installed, like sidewalk shed. The purpose of this work is to ensure the safety of pedestrians and the public from potential building hazardous conditions.

**Status:**

Inspections have started. Buildings 26, 27, 32 have been completed.

**Funding Source:** Capital Projects

**Contract(s) Amount:** $329,150 + Tax

**Money Spent:** $0

**Projected Completion:** February 2027

# Riverbay Corporation Fiscal Year 26/27 Budget Overview

The Board of Directors approved a comprehensive Budget of **$324,436,000** for Fiscal Year 26/27 which includes funding for the Operating Budget in amount of **$293,508,000** and the Capital Budget in the amount of **$30,928,000**. The Operating Budget has a surplus of **$2,185,800**. Use of the surplus funds require Board approval.

This Comprehensive Budget Report represents the Corporation's Budget vs. Actual performance for Revenues and Expenses for the first quarter April 01, 2026, to June 30, 2026. Explanations for budget variances are given in this report.

**Budget Overview**

**Income**

Overall, the first quarter operational revenues are trending favorably. The largest revenue source of income for the corporation is carrying charges. Revenue from carrying charges of **$60,580,000** performed above the budget projection for the quarter resulting in a **$43,000** budget variance. There was an insignificant increase over budget in the other income revenue sources.

Of the **$21.2** million budgeted for capital funding in the fiscal year, **$7.7** million was allocated to the first quarter. Actual project funding was well below the quarterly budget because most projects were only beginning.

**Expenses**

For FY 26/27, Management implemented a *"Zero-Based Budgeting"* process to streamline budget projections. Departmental spending plans were also developed to reflect the actual period when projected expenses were expected to occur. As a result, departmental budgets are better aligned with anticipated expenditures, and the budget variances are strong indicators of departmental budget performance. Overall, total actual expenses performed below the budget forecast for the quarter by **18.3% or $14.6** million.

**Departmental and Capital** expenditures, cost which includes salaries, fringe benefits and other expenses associated with the day-to-day departmental activities involved with providing direct and indirect services to the shareholders, trended favorably in the quarter and below are notable observations:

• The Corporation realized a **26.6% or $13.2 Million** positive budget variance in Departmental & Capital expenditures associated with the operations of 24 Operating departments and two (2) Capital departments. In sum, 92.0% (24) of departments performed below the budget forecasts for the quarter.

• The remaining 8% (2) in Departmental expenditures realized negative budget performances.

• The Budget and Finance department performed over budget due to overtime for the processing of shareholder income affidavits and hiring of two (2) temporary staff to assist with the 2021 Tax Audit and income affidavits.

• Expenses for elevators were over budget due to increase in repair costs due to unexpected flooding conditions resulting from pipe and convector coil leaks.

**Corporate Expenses,** costs associated with corporate-wide expenditures such as Insurance, Utilities, Water and real estate taxes trended favorably for the quarter and below are notable observations:

• Overall, the corporate expense category showed a positive budget variance of **7.2% or $1.5** million. Utilities and Water reported a negative budget variance due to the annual water bill of **$21.2** million of which **$5.0** million was paid in July and **$16.2** million was financed over 9 months.

**Debt Services and Fees,** costs associated with the mortgage refinancing inclusive of reserves replacements, Mortgage Insurance Premiums and Debt Services, trended unfavorably for the quarter and below are notable observations**:**

• Debt Services performed slightly above expected for the quarter.

• Replacement Reserves and recorded unfavorable budget variances for the quarter primarily due to greater than expected replacement reserve fees.

• HUD Mortgage premium showed a minor negative variance due to premium expenses being more than the budget allocation for the period.

**Overall Performance Through June 2026:**

Corporation's overall performance through the first quarter of FY 26/27 is as follows:

• **Grand total actual expenses of $65,769,000**, including Departmental and Capital, Corporate and Debt Service & Fees were less than anticipated when compared to the **grand total actual income of $72,460,000**. These favorable results yielded a **surplus of $6,692,000**.

• **Grand total actual expenses of $65,769,000**, including Departmental and Capital, Corporate and Debt Service & Fees were less than anticipated when compared to the **grand total budgeted expenses of $80,452,000**. These favorable results yielded a **positive budget variance of $14,684,000.**

• **Grand total budgeted expenses of $80,452,000**, including Departmental and Capital, Corporate and Debt Service & Fees were less than anticipated when compared to the **grand total budgeted revenue of $80,087,000**. This yielded a **negative budget variance of ($366,000).**

*(See Year-to-Date Budget Comparison on next page)*

# KPIs (Cont'd from page 9)

**RIVERBAY CORPORATION**
**FISCAL YEAR 26/27 YEAR-TO-DATE BUDGET COMPARISON**
**COMPREHENSIVE BUDGET**
**APRIL 1, 2026 THRU MARCH 31, 2027**
**AMOUNTS IN THOUSANDS**

| | April 1, 2026 - June 30, 2026 | | | |
|---|---|---|---|---|
| **INCOME:** | **Y-T-D BUDGET** | **Y-T-D ACTUAL** | **+/- $** | **+/- %** |
| Carrying Charges | $ 60,536 | $ 60,580 | $ 43 | 0.1% |
| Vacancy Losses | $ (425) | $ (438) | $ (13) | -3.0% |
| All Other Income | $ 12,243 | $ 12,279 | $ 36 | 0.3% |
| Capital Funding | $ 7,732 | $ 39 | $ (7,693) | -99.5% |
| **Grand Total Income:** | **$ 80,087** | **$ 72,460** | **$ (7,626)** | **-9.5%** |
| **DEPARTMENTAL OPERATING & CAPITAL EXPENSES** | | | | |
| Automotive Services | $ 401 | $ 328 | $ 74 | 18.4% |
| Board of Directors | $ 157 | $ 155 | $ 3 | 1.8% |
| Budget & Finance | $ 993 | $ 1,014 | $ (20) | -2.0% |
| Building Janitorial | $ 7,460 | $ 6,685 | $ 775 | 10.4% |
| Call Center | $ 606 | $ 529 | $ 77 | 12.7% |
| Communications - CCTimes | $ 281 | $ 211 | $ 70 | 25.0% |
| Compliance | $ 98 | $ 44 | $ 54 | 55.2% |
| Construction | $ 7,171 | $ 638 | $ 6,533 | 91.1% |
| Cooperator Services Office | $ 377 | $ 328 | $ 50 | 13.2% |
| Elevators | $ 1,238 | $ 1,620 | $ (382) | -30.8% |
| Exterminating | $ 210 | $ 184 | $ 26 | 12.3% |
| General Management | $ 535 | $ 507 | $ 28 | 5.2% |
| Grounds/Landscaping | $ 1,542 | $ 1,415 | $ 127 | 8.3% |
| Human Resources | $ 354 | $ 264 | $ 90 | 25.5% |
| Information Technology | $ 1,765 | $ 687 | $ 1,078 | 61.1% |
| Internal Audit | $ 152 | $ 120 | $ 32 | 21.2% |
| Maintenance | $ 6,099 | $ 4,369 | $ 1,730 | 28.4% |
| Occupational Health & Safety | $ 283 | $ 142 | $ 140 | 49.6% |
| Parking & Leasing | $ 465 | $ 373 | $ 92 | 19.8% |
| Power Plant | $ 7,920 | $ 7,423 | $ 497 | 6.3% |
| Procurement | $ 554 | $ 472 | $ 82 | 14.8% |
| Public Safety CCPD | $ 3,808 | $ 3,771 | $ 37 | 1.0% |
| Residential Sales | $ 383 | $ 340 | $ 43 | 11.2% |
| Restorations | $ 6,615 | $ 4,915 | $ 1,700 | 25.7% |
| Risk Management | $ 146 | $ 102 | $ 44 | 29.9% |
| Sustainability Projects | $ 313 | $ 21 | $ 292 | 93.4% |
| **TOTAL DEPARTMENTAL & CAPITAL EXPENSES** | **$ 49,925** | **$ 36,655** | **$ 13,269** | **26.6%** |
| **CORPORATE EXPENSES:** | | | | |
| Insurance | $ 5,870 | $ 4,052 | $ 1,818 | 31.0% |
| Utilities + Water | $ 6,728 | $ 11,992 | $ (5,264) | -78.2% |
| Real Estate Taxes | $ 5,996 | $ 1,188 | $ 4,807 | 0.0% |
| Violations | $ 25 | $ 17 | $ 8 | 33.7% |
| Bad Debts | $ 1,125 | $ 1,522 | $ (397) | -35.3% |
| Corporate Operating Expenses | $ 1,793 | $ 1,220 | $ 573 | 32.0% |
| **TOTAL CORPORATE ALL EXPENSES:** | **$ 21,537** | **$ 19,991** | **$ 1,546** | **7.2%** |
| **EXPENSES BEFORE DEBT SERVICE & FEES:** | **$ 71,462** | **$ 56,646** | **$ 14,815** | **20.7%** |
| **DEBT SERVICE:** | | | | |
| Gen'l/Repl Reserve Fees | $ 1,230 | $ 1,335 | $ (105) | -8.5% |
| HUD Mortgage Ins Premium | $ 502 | $ 528 | $ (27) | -5.3% |
| Debt Service | $ 7,259 | $ 7,259 | $ - | 0.0% |
| **TOTAL DEBT SERVICE FEES** | **$ 8,990** | **$ 9,122** | **$ (132)** | **-1.5%** |
| **GRAND TOTAL EXPENSES:** | **$ 80,452** | **$ 65,769** | **$ 14,684** | **18.3%** |
| **NET SURPLUS/(DEFICIT) FROM OPERATIONS:** | **$ (366)** | **$ 6,692** | | |