



Management Report for Riverbay Corporation for period ending August 31, 2024

On behalf of Douglas Elliman Property Management, I am pleased to present the Management Report for Riverbay Corporation for the period ending August 31, 2024.

This Management Report provides updates with the following items:

- Staffing – Public Safety Department
- Local Law 126
- Bike Racks
- Planned Hot Water Outage
- 32BJ Training Fund Partnership
- 2-year Budget Planning
- Convector Initiatives

Public Safety Staffing

CCPD current staffing levels have grown to be (49) forty-nine or 53% short of the budgeted 93 Peace Officer positions. The new recruitment class with our in-house Peace Officer Training Academy commenced on Monday August 5, 2024, and there continues to be a total of (16) sixteen recruits in the Academy. As reported last month, due to continued staffing shortages and anticipated attrition, Management has already begun recruitment efforts for the next class, which is anticipated to begin mid-December 2024.

Local Law 126

Riverbay Construction department along with Parking and Leasing department have completed “knock off’s” of loose/spalling concrete in all 8 garages. The loose/spalling concrete was identified by O&S Associates as part of the Local Law 126 initial condition assessment, which was filed with NYC DOB by August 1, 2024. Riverbay Management will communicate the “knock off” progress update to NYC DOB Parking Structures Division through our structural engineers, O&S Engineers.

Bike Racks

Management will be installing 35 bike racks in the community in the coming weeks. We are in the planning phase of identifying where the bike racks will be strategically placed in the community. These bike racks are geared to enhance the quality of life for our shareholders and their families by establishing a viable means for e-Bikes as well as regular bikes can be placed outside safely and securely.

Planned Outage

The Power Plant is planning an 8-hour High Temp Hot Water (HTHW) shutdown for the entire community. The shutdown would start at 11:00 p.m. on October 2, 2024, and last until 7:00 a.m. on October 3, 2024. This time frame was chosen to lessen the impact on the community as much as possible. This shutdown will enable the Power Plant team to fix a leak on a feed water line that connects to the boilers. To complete this much needed repair, all boilers need to be off-line.

Management Report

Marvin L. Walton
Riverbay Executive General Manager



32BJ Training Fund Partnership

The 32BJ Union members comprise approximately 46% of the active headcount for Riverbay. This includes Porters, Drivers, Utility persons, Grounds persons, etc. To develop our current staff and create career growth opportunities, we are working on plans or a program to take advantage of our relationship with the 32BJ Training Fund.

The 32BJ Training Fund (*Training Fund*) is a joint labor-management partnership that offers training to the Union’s members to build and enhance skills and qualifications for current or future positions. On September 19, 2024, a delegation of Riverbay senior leaders were invited to tour one of the Training Fund’s Bronx training facilities and discussed ways to partner to hold classes on-site at Riverbay. Additionally, a 32BJ Career Advisor was on hand to share the Training Fund’s vision for providing Union members with assistance in determining a career path and mapping out steps to that end.

Riverbay will host a Career Path Information Session sometime in late Fall 2024 and is currently working with the Training Fund toward course selections for a skills enhancement curriculum.

Budget Planning 2-Year Budget Cycle

The Corporation’s 2-Year Budget Planning process is in full swing. Management has partnered with Shareholders and the Board Directors to formulate budget estimates that reflect the real needs of the community. Community engagement is an integral part of this year’s process and will be coordinated through the building and townhouse association leadership boards. To date, Management has completed an initial meeting with the Board Directors focusing on capital improvements that are necessary in the community as well as other budgetary priorities. In addition, four (4) sessions were held with building and townhouse association leaders where the focus was primarily capital improvements in the community. The final session with the association leaders is scheduled for tomorrow evening in Dreiser Auditorium. The ultimate goal is the process is to develop a comprehensive operating and capital budget that reflects the needs of the community.

(Continued on next page)

UPDATE - CONVECTOR INITIATIVES TRACKER – UPDATES IN UNDERLINED TEXT

Vendor(s)	Product/Project	Funds Expended
1. Express Plumbing	Installation of an electronic leak detection and shut off valve in convector	\$5,301.04

Current Status

The electronic leak detection and shut off valve was installed in Building 10B, Apartment 4B. This device is designed to detect leaks that may occur from a build-up of condensation in the convector. Once the water in the drip pan reaches a certain level, the device will activate and shut off the valve stopping the chilled water from circulating in the coil mitigating potential flooding in the apartment.

- Management will be installing two (2) motorized shut-off valves with leak detection in occupied apartments. These valves will shut the water flowing through the coils in the convector once a leak is detected. The Maintenance team will periodically check in with the shareholders to see how the device is performing.
- Management obtained a quote (\$3,534.00) from Express Plumbing to install the two (2) shut-off valves in apartments. Management is coordinating with the two (2) shareholders where the valves will be installed and monitored by the Maintenance department.
- Shut-off valves were installed in 11A/12C and 16B/12F; the valve will automatically shut off the water flowing through the coil if a leak is detected. The Maintenance department will monitor these convectors and will stay connected with shareholders to see if any issues arise from the installation.

Vendor(s)	Product/Project	Funds Expended
2. Kelvin Systems, Inc.	Convector control and leak monitoring unit	\$2000.00

Current Status

A sample product was installed in Section 1 Maintenance Office to observe the features for evaluating the functionality. The company is working on a dashboard that will support the operation of the unit.

Kelvin Systems, Inc. presented to Riverbay Management team on Friday, June 30, 2023. The presentation provided an overview of a radiator monitor and the proposed retrofits which include replacing the current toggle switch with a GFCI outlet, installing a float switch that is to be placed in the condensate drip tray to send an alert when the drip tray level rises and a radiator sensor that will monitor the convector coil temperature and report information to a cloud dashboard and database. Management plans to purchase five (5) radiator monitors at a cost of \$400/unit (\$2,000) which will be installed in apartments and will be monitored by the Maintenance team for performance.

- The device is currently being evaluated in apartments. Management is working with shareholders to identify additional apartments to test the device. This device could provide reporting/alarm benefits.
- 4 Units have been installed. Kelvin is arranging to install 3 more units, two (2) of which are free of charge.
- Maintenance will continue to evaluate as issues arose with connectivity and were resolved by the vendor.
- This system does not have a leak detection device. Some issues came up during testing with connectivity and the unit was not responding. The vendor is addressing this matter.

Vendor(s)	Product/Project	Funds Expended
3. Aqua Solanor Inc.	Ultra-Thin Hydronic Fan Coil Unit	\$0

Current Status

A Canada-based company shipped a free unit (8,000 BTUs) to be tested in an apartment. It is proposed that this unit will replace an existing convector and will include a water sensor and a 2-way shut-off valve that will prevent flooding in an apartment. The unit shipped was a base model without the water sensor and 2-way shut-off valve.

PHASE 1 – Conduct test to determine if the unit fits and operates in our current environment. The base model unit was installed in the living room of the model apartment, Building 19, Apt. 23F, on June 6, 2023. **RESULTS:** This unit is operating in our current environment without any issues observed thus far. The Maintenance team will continue to monitor and do all necessary testing to complete this phase. The Maintenance team anticipates that the unit will be monitored through September 2023.

- The Maintenance team continues to monitor the apartment once a week. Thus far, the apartment temperature has been maintained around seventy degrees with only one unit operating. There were no leaks from the unit. This is a one-bedroom apartment.
- Phase 1 completed. Will monitor heating through the winter. Unit performed well in our current environment during the cooling season.

PHASE 2 – Order a larger unit (12,000 BTUs) from vendor that will include dual shut off valves, water leak sensors and a larger/deeper condensate tray. This unit will be installed in the model apartment and will be monitored by the Maintenance team to ensure it fits and operates in our current environment and performs all its features. The Maintenance Team will monitor the unit for the winter season through March 2024. **Test time for this phase is estimated at 6 to 8 months.**

- The 12,000 BTU unit is currently in transit to Riverbay at no cost. This unit will come complete with two 3-way motorized Belimo valves to shut off water to the coil in the event of a leak or break. This unit will be installed in the living room of the 3-bedroom model apartment in Building 34 in Section 5 and monitored in our current environment for the upcoming heating season.
- Unit was received with two motorized shutoff valves and a water detection device. It is currently being installed in the 3-bedroom model apartment (living room - 34/32E). Installation will be completed with the week ending 10/14/23. This will be monitored weekly to ensure it operates correctly in our current environment.
- The Maintenance department is monitoring the units, and they are performing as expected. No leaks have been detected.
- Winter monitoring is proceeding as planned, with adequate temperatures measured in the apartments using only living room units. Measurements were taken on 1/18/24 with outside temperatures 28 degrees, room temperatures were as followings:
- 19/23F temperature was 73 degrees and 35/32E temperature was 69 degrees.

Phase 3: Based on the data collected from phase 1 and phase 2, the Maintenance team will meet with the Engineering team and will design a unit that would meet any additional requirements needed. The goal is to build a unit for our current environment with the software and performance for Co-op City's high-rise buildings. This unit will be designed to save energy, provide the same comfort, and eliminate localized condensate leaks and coil failure leaks. Management will also explore if there is government funding available for this type of large-scale program. **Time for this phase is to be determined.**

Phase 4: Designed unit completed and ready for ordering when all requirements are met. Management will examine historical data to determine a line of living rooms that have had multiple leaks in a building for units to be installed. The labor needed for installations will be assessed and determined during this phase. The Maintenance team will monitor units installed in apartments beginning with a cooling season in the current environment for performance. **Test time for this phase is to be determined.**

Phase 5: Roll out a larger scale install throughout the campus. This will involve preparing an RFP to obtain options and prices to furnish and install units in various quantities. The installation of the new units is projected to reduce convector leaks, floor repairs, and asbestos abatement. There will also be increased comfort in the apartments along with cost savings on energy. **Time for this phase is to be determined.**

- This unit continues to perform well in the current environment. Management will be exploring additional features in the unit that would maximize its performance.

Riverbay Corporation Fiscal Year 24/25 Budget Overview

Vendor(s)	Product/Project	Funds Expended
4. Artic Heat Pumps		\$0
Current Status		
<ul style="list-style-type: none"> The vendor will provide a 12,000 BTU convector like the one being evaluated at no cost to Riverbay. We will assess this unit in our current environment to make sure it performs all its features. The Unit arrived and is continuing to be evaluated. The unit was installed in the maintenance shop and is being monitored. Unit is performing well in the current environment, but it does not have any leak mitigation features. 		
Vendor(s)	Product/Project	Funds Expended
5. Gil Bar		\$0
Current Status		
<ul style="list-style-type: none"> Waiting for delivery. All measurements were taken by Manufacturer. Expected delivery is within a month. The Unit arrived and was installed in Section 2 office (Bldg. 10C) on 3/18/24. This unit has control valves and a pan float for leak mitigation. Vendor changed from the promised retrofit of the existing convector box to a direct replacement unit. The unit is working as expected and being monitored by the Maintenance Department. Unit is performing well in the current environment, but it does not have any leak mitigation features. 		
Vendor(s)	Product/Project	Funds Expended
6. Verano	Universal Slim Fan Coil (Units currently being installed at Rochdale Village)	\$65,000.00
Current Status		
<ul style="list-style-type: none"> Waiting for delivery of six (6) free sample units from the manufacturer. Expected delivery is within four (4) weeks. Plans are to have the sample units installed in occupied apartments and the Maintenance department will conduct ongoing monitoring of the units. Management is identifying six (6) occupied apartments for the units to be installed in the living rooms. Once the locations are identified, the contractor will measure and make all arrangements for the units to be installed. Management will be proposing to the Board to purchase twenty-six units (6 free) for a total of thirty-two units. These units will be installed in Building 14 on the E line and monitored during the cooling season. The anticipated cost including the installation is \$65,000 plus taxes. With consensus from the Board Directors, Management is preparing a contract with the vendor to install thirty-two units in the living rooms of Building 14 on the E-line. Plans are to have the installation commence within the next 6-8 weeks. 32 Sloped Top Units are on order and expected to be delivered by the end of the month. The units will be installed in Building 14 on the "B" line. This is a correction to the information that was reported last month (Units to be installed on the B-Line and the E-Line). Installation is expected to take one week. Thirty-two units have been delivered to Co-op City. Management is in the process of installing these units in Building 14 B-line Living rooms. As of 7/16/24, six (6) units have been installed. Plans are to install five (5) units each day with an estimated completion date of 7/24/24. All units come with digital screens for comfort settings, water temperature sensors, leak detection devices for drip pans as well as the floor. The Maintenance department will monitor units in our current environment during the cooling season and heating season. All thirty-two units have been installed and are currently being monitored under our current environment. They are performing well; Management will continue to monitor the units for the remainder of the A/C season and the upcoming heating season. Management will arrange for the Board Director to tour Apt. 23B in Building 14 so they can see how the unit operates. The 32 Units installed continue to perform well in our current environment. No defects have been detected. 		

The budget summary at right gives a snapshot of Riverbay Corporation's Budget vs. Actual performance for Fiscal Year 24/25 for period beginning April 01, 2024, and ending July 31, 2024.

Income

At the end of July 2024, actual carrying charges were slightly greater than expected by 2.1% or \$1.6 million due to greater than expected receipts of carrying charges. Other income was less than anticipated by 8% or \$1.475 million primarily due to less than anticipated sales of electrical power income.

A breakdown of some of the other income streams are included in Appendix A to this narrative:

Summary of Expenses

Departmental Expenses:

Total departmental expenditures, which includes salaries, fringe benefits and other expenses associated with the day-to-day departmental operations involved with providing direct and indirect services to the shareholders, are down 9% or \$ 4.3 million.

Many vacancies in several departments, especially the Public Safety department, continue to contribute to the positive variances by the departments. Although some departments reported positive budget variances in payroll, there were some negative budget variances in the operating budgets. For instance:

- CC Times reported (\$21k) negative variance due to a delay in equipment purchases that were budgeted in FY23/24.
- The Extermination department was over budget by \$31,000 or 13.6% due to excess overtime costs and exterminating supplies.
- The Safety department was over budget by \$31,000 or 8.1% due to increased environmental remediation costs.

The positive payroll budget variances resulted in overall budget surpluses for these departments since the surpluses were greater than the deficits in the operating expenses. Asbestos and flooring materials costs continue to be below budget.

- Computer Services department reported a negative (114.3%) budget variance of \$1.1 million for June 2024. As explained in last month's report, the department was over budget due to invoices totaling approximately \$495,000 for furniture and equipment that had been encumbered in August 2023. These invoices were billed by SHI International and remain as open purchase orders. To date, these invoices have not been paid due to ongoing negotiations between Riverbay and SHI International. As long as these purchase orders remain open, the department will continue to show this negative variance. Also, the invoice for YARDI annual subscription of \$424,000 was due and was accrued in June 2024.

Corporate Expenses: Corporate expenditures were over budget by 35% or \$11 million due mostly to accrued water bill costs.

Debt Service & Fees: Debt service & fees were under budget by 0.3% or \$42K due to greater than expected replacement reserve fees and mortgage insurance premiums required payments.

Overall Performance

Overall, the grand total actual expenses of \$99,837,000 which include departmental, corporate and debt service were greater than anticipated against the grand total actual income of \$91,623,000 which yielded a deficit of \$(8,214,000). Similarly, the year-to-date budget for grand total expenses was \$93,119,000 which was less than anticipated when compared to the year-to-date budget grand total revenue of \$91,698,000 which yielded a negative variance of \$(1,421,000).

(Continued on next page)

RIVERBAY CORPORATION
FISCAL YEAR 24/25 YEAR-TO-DATE BUDGET COMPARISON
APRIL THRU JULY 2024
AMOUNTS IN THOUSANDS

	APRIL THRU JULY 2024				
	F24/25 ANNUAL BUDGET	Y-T-D		+/- \$	+/- %
INCOME:		BUDGET	ACTUAL		
Carrying Charges	\$ 224,002	\$ 74,667	\$ 76,271	\$ (1,604)	-2.1%
Vacancy Losses	\$ (1,600)	\$ (533)	\$ (736)	\$ (203)	38.1%
All Other Income	\$ 52,691	\$ 17,564	\$ 16,088	\$ 1,475	8.4%
Grand Total Income:	\$ 275,093	\$ 91,698	\$ 91,623	\$ 74	0%
DEPARTMENTAL OPERATING EXPENSES:					
Automotive Services	\$ 1,398	\$ 466	\$ 456	\$ 10	2.1%
Board of Directors	\$ 462	\$ 154	\$ 90	\$ 64	41.3%
Budget & Finance	\$ 3,595	\$ 1,198	\$ 1,121	\$ 78	6.5%
Building Janitorial	\$ 24,170	\$ 8,057	\$ 7,775	\$ 282	3.5%
Call Center	\$ 2,402	\$ 801	\$ 746	\$ 55	6.8%
Communications - C.C. Times	\$ 1,092	\$ 364	\$ 385	\$ (21)	-5.8%
Information Technology	\$ 3,712	\$ 1,237	\$ 2,285	\$ (1,047)	-84.7%
Construction	\$ 2,694	\$ 898	\$ 881	\$ 17	1.9%
Coperator Services Office	\$ 1,544	\$ 515	\$ 483	\$ 32	6.3%
Corporate Administrative Services	\$ 845	\$ 257	\$ 236	\$ 21	8.4%
Exterminating	\$ 690	\$ 230	\$ 261	\$ (31)	-13.6%
General Manager	\$ 1,821	\$ 607	\$ 543	\$ 65	10.6%
Grounds/Landscaping	\$ 5,294	\$ 1,789	\$ 1,665	\$ 124	6.9%
Human Resources	\$ 1,325	\$ 442	\$ 366	\$ 76	17.2%
Internal Audit	\$ 618	\$ 206	\$ 103	\$ 103	50.0%
Maintenance	\$ 18,633	\$ 6,211	\$ 5,908	\$ 303	4.9%
Parking & Leasing	\$ 6,044	\$ 2,015	\$ 1,953	\$ 62	3.1%
Power Plant	\$ 19,697	\$ 6,566	\$ 6,540	\$ 26	0.4%
Procurement	\$ 2,053	\$ 684	\$ 664	\$ 20	3.0%
Public Safety (CCPD)	\$ 15,231	\$ 5,077	\$ 3,749	\$ 1,328	26.2%
Residential Sales	\$ 1,580	\$ 527	\$ 383	\$ 143	27.2%
Restorations	\$ 30,462	\$ 10,154	\$ 7,646	\$ 2,508	24.7%
Risk Management	\$ 613	\$ 204	\$ 141	\$ 63	31.0%
Safety	\$ 1,084	\$ 361	\$ 393	\$ (31)	-8.7%
Technical Services	\$ 933	\$ 311	\$ 270	\$ 41	13.2%
TOTAL DEPARTMENTAL EXPENSES:	\$ 147,994	\$ 49,331	\$ 45,042	\$ 4,290	9%
CORPORATE EXPENSES:					
Insurance	\$ 24,146	\$ 8,049	\$ 6,976	\$ 1,072	13.3%
Utilities + Water	\$ 48,377	\$ 16,126	\$ 27,195	\$ (11,069)	-68.6%
Real Estate Taxes	\$ 11,632	\$ 3,877	\$ 3,309	\$ 568	14.7%
Violations	\$ 100	\$ 33	\$ 22	\$ 11	33.8%
Bad Debts	\$ 4,500	\$ 1,500	\$ 571	\$ 929	61.9%
Corporate Operating Expenses	\$ 6,220	\$ 2,073	\$ 4,551	\$ (2,478)	-119.5%
TOTAL CORPORATE ALL EXPENSES:	\$ 94,974	\$ 31,658	\$ 42,623	\$ (10,965)	-34.6%
EXPENSES BEFORE DEBT SERVICE & FEES:	\$ 242,968	\$ 80,989	\$ 87,665	\$ (6,676)	-8.2%
DEBT SERVICE & FEES:					
Gen'l/Repl Reserve Fees	\$ 5,269	\$ 1,756	\$ 1,776	\$ (20)	-1.1%
HUD Mortgage Ins Premium	\$ 2,084	\$ 695	\$ 717	\$ (22)	-3.2%
Debt Service	\$ 29,036	\$ 9,679	\$ 9,679	\$ -	0.0%
TOTAL DEBT SERVICE & FEES	\$ 36,389	\$ 12,130	\$ 12,172	\$ (42)	-0.3%
GRAND TOTAL EXPENSES:	\$ 279,357	\$ 93,119	\$ 99,837	\$ (6,718)	-7.2%
NET SURPLUS (DEFICIT) FROM OPERATIONS:	\$ (4,264)	\$ (1,421)	\$ (8,214)	\$ (6,793)	

(Continued on next page)

RESIDENTIAL SALES ACTIVITY

	August	Fiscal YTD	Monthly Average
Apartment Closings	38	159	32
Apartments Accepted (sold)	35	216	43
Move Outs	41	149	30

APARTMENT CLOSINGS AND FINANCING HISTORY

Equity Paid in Full	25
Deferred Equity Program	3
Equity Financed via Loan (Citibank or Webster Bank)	8
Downsizing	2

Note: 2 transfer applicants downsized (no monies collected). 10 Applicants Declined Closing due to lack of Financing. 4 of 10 applicants were declined by banks while 6 of 10 applicants failed to secure financing from personal resources.

Total Apartments	15,372
Occupied Apartments	15,155
Occupancy Rate:	98.6%
Vacant Apartments	217
-Apartments - Undergoing Restoration Process	50
-Apartments - Restored, Pending Closing	76
-Apartments - Unsold (61 Restored and 26 Not Restored)	87
-Model Apartments	2
-Convactor testing unit	1
-Waterproofing Testing	1
Average Days for Apartment to be Restored:	24
Total Apartments Restored	22
Evictions:	
-Shareholders	4
-Commercial	0
Landlord / Tenant Court Proceedings:	
Court Stipulations Cases:	16
Hold Over Cases:	86
Non-payment Cases:	360
Dispositions	57
Vacancy Loss	\$ (175,797)

CALL CENTER SUMMARY

INCOMING CALLS TO CALL CENTER	
Maintenance, Restoration and Finance	15,322
Answered Calls	11,516
Abandoned Calls*	3,806
Abandoned Rate	24.8%
Contact made via chat feature	65

*Callers that voluntarily disconnected the call after waiting 3 minutes.

OPEN WORK ORDERS	
DEPARTMENT	TOTAL
Building Janitorial Dept. (0001)	35
Call Center (0028)	495
Central Stores (0022)	0
Construction (0700)	10
CSO I Dept. (0004)	2
CSO II Dept. (0005)	18
CSO III Dept. (0006)	11
Electrical Shop (0010)	10
Emergency Desk (0011)	104
Extermination Services (0027)	707
Grounds Dept. (0008)	0
Intercom Shop (0800)	28
Lock Shop (0012)	14
MATV Dept. (0015)	16
Occupied Inspections (0024)	60
Parking Facilities Dept. (0000)	22
Plumbing Shop (0013)	11
PM Shop (0014)	170
Restoration Shop (0020)	1,013
Safety (S752)	78
Technical Services (0023)	0
Total	2,804

WORK ORDERS	
Created	3,827
Completed	2,949
Follow-ups	60
Scheduled	495
Canceled - Duplicate, Error, S/H cancelled appt	242
% of Work Orders Completed	77.1%

Convactor Leak Work Orders	
Living Room	285
Bedroom	312
Kitchen	150
Total	747

PUBLIC SAFETY SUMMARY

CALLS RECEIVED FOR SERVICES	
Nature of Call	Calls Received
Abuse of Premises	3
Aided	103
Animal	48
Assault	6
Ball Playing	1
Burglary	0
Calls for Help	20
Criminal Mischief	8
Criminal Trespass	9
Disorderly Conduct	10
Dispute	52
E-BIKE	3
Elevator Calls	35
Fire / Smoke	4
Harassment	23
Hazardous Condition	7
Intelligence	125
Investigate Vehicle	4
Larceny	28
Larceny- Vehicle	3
Lock Outs	4
Loitering	69
Maintenance	31
Missing person	2
Move In / Out	21
MVA	9
Narcotics	0
Noise	234
Objects from Building	8
Odor	48
Parking Condition / Violations	137
Property Damage	8
Property Lost / Found	11
Public Consumption	1
Robbery	0
Robbery Commercial	1
Sex Related Crime	0
Shots Fired	1
Suspicious Package	2
Suspicious Person	44
Unsecured Property	21
Unsecured Vehicle	4
Vehicles Towed	1
Other	67
TOTAL CALLS	1,216

CCPD DETECTIVE SQUAD SUMMARY Y-T-D

Case Type	2024	2023	% Change
Homicide	0	0	0.0%
Rape	0	0	0.0%
Burglary	4	2	100.0%
Robbery	4	1	300.0%
Felony Assault	1	6	-83.3%
Grand Larceny	1	1	0.0%
Grand Larceny Auto	18	10	80.0%
Total Cases to Squad	28	20	40.0%

COMMUNITY COMPLAINTS / SUMMONS ISSUED

Type of Summons	Summons Issued
Abuse of Premises	6
Anti-Social Behavior	11
Leash Law Violation	0
Defacing / Destroying Riverbay Property	1
Driving/Parking on Property	0
E-BIKES	0
Harboring Animals	5
Littering	3
Loitering	3
Noise	12
Poor Housekeeping	4
Refusing Apartment Inspection	2
Smoking inside Residential Bldg.	0
Unauthorized Move In / Out	0
Other	7
NYC Parking Summons	90
NYC Criminal Court Summons	2
TOTAL	146

SWEEPS/ ARRESTS/ CONTACT MADE

Sweeps/Arrests	August
Arrests	13
Building Inspections	3,560
Call box inspections	180
Directed Patrol	475
Garage Inspections	817
Mall Checks	233
Post Conditions / Sweeps	412
RU OK Calls to participants	651
TOTAL	6,341

SHOPPING CENTER COMMERCIAL & PROFESSIONAL SPACES SUMMARY

	Bartow	Einstein	Dreiser	Professional	Total
Total Spaces	31	19	34	31	115
Occupied	31	18	30	26	105
Vacant	0	1	4	5	10
Occupancy Rate:	100.0%	94.7%	88.2%	83.9%	91.3%
Vacancy Breakdown:					
7 spaces currently being shown to potential tenants					
3 spaces currently in negotiation/pending background check					
Vacancy Loss	\$ (12,871)				

HUMAN RESOURCES SUMMARY

EMPLOYEE AND LABOR RELATIONS SUMMARY

Type	Outstanding (previous month)	New	Resolved	Ongoing
Grievances	1	1	0	2
Arbitrations	12	0	0	12
External Concerns/Inquiries	8	0	0	8
Disciplinary Actions Reports & Other ELR matters	71	39	42	68
Total:	92	40	42	90

DISABILITY/FMLA/PFL

	New Requests	Pending Request	Total on Leave
Short Term Disability	6	2	13
Family Medical Leave Act	7	5	9
Paid Family Leave	4	3	10
Workplace Accommodation	3	1	
Total	20	11	32

**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	948
Filled Head Count	881
Vacant Head Count	67
Vacant Head Count Rate	7.1%