

Roosevelt Island Operating Corporation

Balance Sheet

	2/28/2022	2/28/2021	2/29/2020
Assets			
Cash	2,750,979	1,588,854	4,319,012
Investments	9,107,717	41,710,585	60,424,646
Accounts Receivable	19,053,999	2,003,380	4,882,167
Due From Other Funds	37,338,925	43,948,965	121,387,450
Capital Assets Net	152,121,547	128,577,136	109,317,172
Other Assets	720,279	280,856	307,290
Deferred Outflows of Resources	5,443,084	3,044,734	1,629,022
Total Assets	226,536,530	221,154,511	302,266,757
Liabilities & Fund Balance			
Liabilities :			
Total Accounts Payable & Accrued Expenses	1,525,709	2,146,694	1,007,992
Deferred Revenue	50,091,405	34,591,901	35,315,076
Compensated Absences	1,033,023	746,772	770,317
Other Post Employment Benefit	12,160,414	10,704,664	11,082,348
Due to Other Funds	37,338,925	43,948,965	121,387,450
Net Pension Liability	4,021,372	1,085,061	418,777
Other Liabilities	0		
Deferred Inflows of Resources	3,479,000	4,538,464	3,135,017
Total Liabilities	109,649,848	97,762,520	173,116,977
Net Assets/ Fund Balance :			
Fund Balance	(17,415,511)	(4,463,441)	3,621,623
Restricted for Capital Projects	134,302,193	127,855,433	125,528,157
Total Fund Balance	116,886,682	123,391,991	129,149,780
Total Liabilities & Fund Balance	226,536,530	221,154,511	302,266,757
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	121,565,702	128,104,226	127,166,128
NET SURPLUS/(DEFICIT)	(4,679,020)	(4,712,235)	1,983,652
ENDING NET ASSETS	116,886,682	123,391,991	129,149,780

Roosevelt Island Operating Corporation
Profit and Loss Statement
Eleven Months Ending February 28, 2022

	<u>2/28/2022</u>	%	<u>2/28/2021</u>	%	<u>2/29/2020</u>	%
Revenue						
Residential fees	3,470,090		1,378,723		3,217,373	
Ground rent	14,821,428		13,440,895		13,187,081	
Commercial rent	1,566,120		1,525,319		1,460,807	
Tramway revenue	2,686,333		1,468,483		4,325,573	
Public safety reimbursement	2,137,699		2,048,314		1,943,177	
Transport/parking revenue	2,400,350		2,081,206		2,420,974	
Interest income	647,400		519,358		1,407,866	
Unrealized loss	0		(2,833)		3,245	
Other revenue	910,275		2,461,676		968,189	
Total Revenue	<u>28,639,694</u>		<u>24,921,140</u>		<u>28,934,283</u>	
Operating expenses						
Salary & Benefits :	12,950,412	45%	12,117,573	49%	11,650,373	40%
Insurance	3,132,741	11%	2,943,415	12%	1,646,730	6%
Professional services and legal services	2,142,458	7%	1,379,665	6%	1,017,247	4%
Management fees	5,195,399	18%	4,871,796	20%	4,999,660	17%
Telecommunications	195,201	1%	207,752	1%	169,870	1%
Repairs and maintenance	920,630	3%	1,382,266	6%	1,247,464	4%
Vehicles maintenance	254,341	1%	152,395	1%	168,967	1%
Equipment purchases/lease	144,052	1%	195,354	1%	192,601	1%
Supplies/Services	1,073,592	4%	875,243	4%	1,029,956	4%
Other expenses	659,536	2%	116,911	0%	470,541	2%
Total Expenses	<u>26,668,362</u>	93%	<u>24,242,370</u>	97%	<u>22,593,409</u>	78%
Operatomg Profit	<u>1,971,332</u>		<u>678,771</u>		<u>6,340,875</u>	
Depreciation Expenses						
Depreciation expense	(6,650,352)		(5,391,005)		(4,357,222)	
NET SURPLUS/(DEFICIT)	<u>(4,679,020)</u>		<u>(4,712,235)</u>		<u>1,983,652</u>	

Roosevelt Island Operating Corporation
Profit and Loss Statement
Month Ending February 28, 2022

	<u>2/28/2022</u>	%	<u>2/28/2021</u>	%	<u>2/29/2020</u>	%
Revenue						
Residential fees	86,438		60,536		47,446	
Ground rent	1,238,981		1,195,916		1,165,871	
Commercial rent	138,099		136,106		131,972	
Tramway revenue	201,050		115,592		313,512	
Public safety reimbursement	162,000		156,788		145,892	
Transport/parking revenue	206,465		176,521		211,531	
Interest income	52,212		8,347		100,129	
Other revenue	37,734		1,674,615		44,611	
Total Revenue	<u>2,122,979</u>		<u>3,524,421</u>		<u>2,160,965</u>	
Operating expenses						
Salary & Benefits :	848,623	40%	1,019,800	29%	929,576	43%
Insurance	356,303	17%	254,085	7%	143,488	7%
Professional services and legal services	181,485	9%	254,261	7%	73,391	3%
Management fees	481,459	23%	521,527	15%	438,682	20%
Telecommunications	11,739	1%	13,924	0%	7,832	0%
Repairs and maintenance	132,626	6%	100,898	3%	46,363	2%
Vehicles maintenance	30,152	1%	6,536	0%	12,535	1%
Equipment purchases/lease	11,151	1%	2,578	0%	14,272	1%
Supplies/Services	123,528	6%	93,122	3%	99,876	5%
Other expenses	201,812	10%	2,909	0%	36,918	2%
Total Expenses	<u>2,378,877</u>	112%	<u>2,269,639</u>	64%	<u>1,802,932</u>	83%
Operatong Profit	(255,898)		1,254,782		358,032	
Depreciation Expenses						
Depreciation expense	(642,687)		(534,251)		(432,904)	
NET SURPLUS/(DEFICIT)	<u>(898,585)</u>		<u>720,531</u>		<u>(74,872)</u>	

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 2/28/22

Revenue	<u>2/28/2022</u>	<u>2/28/2021</u>	<u>2/29/2020</u>
01-40122-5000			
5100 - Eastwood	0	0	1,816,137
01-40123-5000			
5750 - Southtown Building # 5	144,623	144,623	144,623
5760 - Southtown Building # 6	221,699	221,699	221,699
5770 - Southtown Building # 7	201,600	201,600	201,600
5780 - Southtown Building # 8	240,000	240,000	120,000
01-40401-5000			
5740 - Southtown Building # 4	616	616	616
5750 - Southtown Building # 5	991	991	991
5760 - Southtown Building # 6	1,525	1,525	1,525
5770 - Southtown Building # 7	1,738	1,738	1,738
5780 - Southtown Building # 8	3,175	0	0
03-40400-5000			
3585 - Island House	40,358	4,998	6,200
5200 - Island House	20,143	4,314	0
5300 - Rivercross	164,235	58,750	128,670
5600 - Westview	1,500,000	0	0
5730 - Southtown Building # 3	3,000	15,747	88,278
5740 - Southtown Building # 4	11,838	0	3,174
5750 - Southtown Building # 5	118,075	0	0
03-40401-5000			
5740 - Southtown Building # 4	24,647	24,647	24,647
5750 - Southtown Building # 5	39,632	39,632	39,632
5760 - Southtown Building # 6	61,001	61,001	61,001
5770 - Southtown Building # 7	69,517	69,517	69,517
5780 - Southtown Building # 8	127,010	0	0
04-40401-5000			
5740 - Southtown Building # 4	36,354	36,354	36,354
5750 - Southtown Building # 5	58,457	58,457	58,457
5760 - Southtown Building # 6	89,977	89,977	89,977
5770 - Southtown Building # 7	102,538	102,538	102,538
5780 - Southtown Building # 8	187,340	0	0
Total	<u>3,470,090</u>	<u>1,378,723</u>	<u>3,217,373</u>
Ground rent			
01-40090-5000			
5100 - Eastwood	1,728,984	1,652,382	1,634,233
5200 - Island House	246,447	246,447	246,447
5300 - Rivercross	2,279,027	2,291,667	2,291,667
5400 - Manhattan Park- River Road	5,628,928	5,628,928	5,628,928
5401 - Manhattan Park - Bus Reimbursement	154,000	154,000	154,000
5600 - Westview	362,922	59,565	59,565
5710 - Southtown Building # 1	29,183	29,183	29,183
5720 - Southtown Building # 2	27,847	27,847	27,847
5730 - Southtown Building # 3	59,510	59,510	59,510
5740 - Southtown Building # 4	15,971	15,971	15,971
5750 - Southtown Building # 5	656,072	638,513	621,424
5760 - Southtown Building # 6	1,000,175	973,407	950,854
5770 - Southtown Building # 7	781,759	758,989	739,983
5780 - Southtown Building # 8	1,386,139	440,516	264,000
5888 - Octagon	64,466	63,972	63,470
03-40141-5000			

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 2/28/22

Revenue	<u>2/28/2022</u>	<u>2/28/2021</u>	<u>2/29/2020</u>
7023 - Cornell Technology	400,000	400,000	400,000
Total	<u>14,821,428</u>	<u>13,440,895</u>	<u>13,187,081</u>
Commercial Rent			
01-40208-4000			
<No Project>	0	26,239	(50,000)
0000 - General	0	(12,566)	0
4281 - HCK Recreation- Tennis Bubble	275,000	286,195	252,083
4282 - HCK Recreation- Parking	24,365	(19,571)	23,199
4283 - HCK Recreation - % Rent	0	0	11,706
4587 - Child School	320,685	320,685	320,685
4895 - Hudson Related	891,070	869,336	848,133
5600 - Westview	55,000	55,000	55,000
Total Commercial Rent	<u>1,566,120</u>	<u>1,525,319</u>	<u>1,460,807</u>
Tramway Revenue			
01-40020-2900			
2900 - Tramway	2,585,692	1,388,584	4,181,718
01-40021-2900			
2900 - Tramway	100,641	79,899	143,855
Total Tramway Revenue	<u>2,686,333</u>	<u>1,468,483</u>	<u>4,325,573</u>
Public Safety Reimbursement			
01-40080-2100			
0000 - General	16,500	16,500	16,500
5100 - Eastwood	561,126	544,783	528,915
5200 - Island House	188,505	183,014	177,684
5300 - Rivercross	198,900	193,106	187,482
5400 - Manhattan Park- River Road	371,156	360,345	349,850
5600 - Westview	138,221	132,421	132,421
5710 - Southtown Building # 1	37,505	36,413	35,352
5720 - Southtown Building # 2	48,419	47,008	45,639
5730 - Southtown Building # 3	77,789	75,524	73,324
5740 - Southtown Building # 4	76,927	73,968	71,123
5750 - Southtown Building # 5	42,870	41,221	39,635
5760 - Southtown Building # 6	84,047	80,814	77,706
5770 - Southtown Building # 7	72,493	69,705	67,024
5780 - Southtown Building # 8	77,044	50,160	0
5888 - Octagon	146,198	143,332	140,521
Total Public Safety Reimbursement	<u>2,137,699</u>	<u>2,048,314</u>	<u>1,943,177</u>
Transport/ Parking Revenue			
01-40000-5000			
0000 - General	0	0	(210)
3050 - Main Street	369,681	208,042	306,013
01-40010-5000			
5888 - Octagon	121,832	119,443	117,101
01-40030-6000			
5688 - Motorgate Complex	1,908,837	1,753,721	1,998,069
Total	<u>2,400,350</u>	<u>2,081,206</u>	<u>2,420,974</u>
Interest Income			
01-40050-0000			

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 2/28/22

Revenue	<u>2/28/2022</u>	<u>2/28/2021</u>	<u>2/29/2020</u>
<No Project>	0	8	0
0000 - General	390,587	(114,759)	42,875
5300 - Rivercross	0	279,558	200,548
5780 - Southtown Building # 8	224,614	0	0
03-40050-0000			
0000 - General	245	1,020	18,800
04-40050-0000			
0000 - General	31,954	353,530	1,145,643
Total Interest Income	<u>647,400</u>	<u>519,358</u>	<u>1,407,866</u>
Unrealized Gain (Loss)			
03-40051-0000			
<No Project>	0	(2,833)	(176,414)
0000 - General	0	0	179,659
Total Unrealized Gain (Loss)	<u>0</u>	<u>(2,833)</u>	<u>3,245</u>
Other Revenue			
01-40060-2310			
0000 - General	102,644	26,183	124,947
01-40100-2310			
0000 - General	60	0	0
01-40200-2310			
<No Project>	0	8,500	0
3310 - Fields: Fire Fighters Field	12,471	0	12,728
3320 - Fields: Octagon Park- Soccer Field	51,733	11,520	2,089
3330 - Fields: Octagon Park- Pony (Softball) Field	455	0	5,863
3340 - Fields: Octagon Park- Tennis Courts	7,200	0	7,150
3350 - Fields: Capobianco - Softball Field	5,898	(675)	675
3900 - Lighthouse Park	300	0	445
01-40203-3400			
0000 - General	0	0	90
3410 - Sportspark Gym	2,320	17,560	108,645
3420 - Sportspark Pool	13,933	0	137,873
01-40205-5000			
0000 - General	172,449	196,463	196,876
3400 - Sportspark	134,942	107,078	0
3543 - Good Shepherd's Chapel	22,531	5,145	32,641
3548 - Cultural Center	30,315	1,660	29,046
4281 - HCK Recreation- Tennis Bubble	(1,586)	107,078	0
5300 - Rivercross	1,200	0	0
01-40212-1500			
0000 - General	203,750	202,156	199,761
01-40300-1000			
0000 - General	11,192	1,016,078	25,550
1201 - Halloween Parade	0	0	200
1240 - Roosevelt Island Day	0	0	3,400
2900 - Tramway	84	0	0
4599 - Accountable Financial	960	0	0
4895 - Hudson Related	0	0	300
5200 - Island House	0	0	500
5400 - Manhattan Park- River Road	0	1,800	78,137
7032 - Bench Donation	1,581	75	1,275
7034 - Hope Memorial	0	43,539	0

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 2/28/22

Revenue	<u>2/28/2022</u>	<u>2/28/2021</u>	<u>2/29/2020</u>
01-40302-1000			
7026 - Hurricane Sandy	0	603,869	0
01-40700-1500			
0000 - General	0	0	(364,000)
3100 - Blackwell House	0	0	364,000
03-40300-1000			
0000 - General	(113,647)	113,647	0
5800 - Renwick Ruins	225,489	0	0
03-40700-1500			
<No Project>	24,000	0	0
Total Other Revenue	<u>910,275</u>	<u>2,461,676</u>	<u>968,189</u>
Total Revenue	<u>28,639,694</u>	<u>24,921,140</u>	<u>28,934,283</u>

Roosevelt Island Operating Corporation
Statement of Cash Flows
For the Period of April 1, 2021 to February 28, 2022

	<u>FY 2022</u>	<u>FY 2021</u>	<u>FY 2020</u>
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 26,923,257.60	29,995,749.47	31,213,486.45
Payments related to employees (PS)	(13,414,680.19)	(13,782,787.34)	(13,053,074.78)
Payments vendors (OTPS)	(15,050,916.24)	(14,406,562.18)	(11,855,243.30)
	<u>(1,542,338.83)</u>	<u>1,806,399.95</u>	<u>6,305,168.37</u>
Net cash provided by operating activities			
Cash flows from capital and related financing activities:			
Purchase of capital assets	(25,759,613.00)	(26,019,432.70)	(23,692,009.64)
Purchase of noncurrent investments	26,096,616.04 *	24,903,263.96	12,937,810.64
Sale of short-term investments	442,886.14	(81,363.76)	2,946,845.02
	<u>779,889.18</u>	<u>(1,197,532.50)</u>	<u>(7,807,353.98)</u>
Net cash provided by (used in) capital and related financing activities			
Net increase in cash	(762,449.65)	608,867.45	(1,502,185.61)
Cash at beginning of year	<u>3,513,428.36</u>	<u>2,904,560.91</u>	<u>4,406,746.52</u>
Cash at end of year	<u>\$ 2,750,978.71</u>	<u>\$ 3,513,428.36</u>	<u>\$ 2,904,560.91</u>
Cash flows from operating activities:			
Operating income	(4,679,019.85)	(6,427,857.53)	931,254.10
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	6,650,351.70	5,933,737.99	4,797,142.87
Loss on disposition of asset	-	0.00	0.00
Cumulative effect of change in accounting principle	-	0.00	0.00
Changes in:			
Receivables	(735,999.67)	(13,501,404.26)	1,028,058.66
Prepaid expenses and accrued interest	3,339,304.56	(510,487.04)	(1,338,240.06)
Deferred outflows of resources - pensions	0.00	(2,398,350.00)	(1,415,712.00)
Accounts payable and accrued expenses	(4,944,397.20)	(706,318.12)	1,454,794.67
Compensated absences	0.00	286,251.12	(176,905.07)
Unearned revenue	(980,436.93)	15,817,030.38	(723,175.80)
Postemployment benefits other than pension	(192,141.42)	1,436,950.41	(321,780.00)
Net Pension Liability	0.00	2,936,311.00	666,284.00
Other liabilities	(0.02)	0.00	0.00
Deferred inflows of resources - pensions	0.00	(1,059,464.00)	1,403,447.00
	<u>(1,542,338.83)</u>	<u>1,806,399.95</u>	<u>6,305,168.37</u>
Net cash provided by operating activities	<u>\$ (1,542,338.83)</u>	<u>\$ 1,806,399.95</u>	<u>\$ 6,305,168.37</u>
	\$ 0.00	\$ -	\$ -

* Represents transfers from Cash to Investment accounts

Roosevelt Island Operating Corporation Income Statement 2/28/22

	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Total Fund 01	Fund 02	Fund 03	Fund 04	Total
	Operations	Public Safety	Bus	Parking	Parks/Rec.	Tram	Gen. Fund	Pub. Purpose	Cap. Fund	Resvd Cap	All Funds
Revenue											
Residential Fees Revenue	731	0	0	0	0	0	731	0	42,555	43,151	86,438
Ground rent	1,238,981	0	0	0	0	0	1,238,981	0	0	0	1,238,981
Commercial Rent	138,099	0	0	0	0	0	138,099	0	0	0	138,099
Tramway Revenue	0	0	0	0	0	201,050	201,050	0	0	0	201,050
Public Safety Reimbursement	0	162,000	0	0	0	0	162,000	0	0	0	162,000
Transport/ Parking Revenue	0	0	11,216	195,250	0	0	206,465	0	0	0	206,465
Interest Income	51,560	0	0	0	0	0	51,560	0	17	635	52,212
Other Revenue	24,234	0	0	0	13,500	0	37,734	0	0	0	37,734
Total Revenue	1,453,606	162,000	11,216	195,250	13,500	201,050	2,036,621	0	42,572	43,786	2,122,979
Expenses											
Salary & Benefits :											
Salaries	361,758	233,160	71,619	0	30,497	0	697,034	0	0	0	697,034
Temporary Employees	9,841	0	0	0	0	0	9,841	0	0	0	9,841
Employee Benefits	73,181	42,232	22,159	0	4,177	0	141,749	0	0	0	141,749
Total Salary & Benefits	444,779	275,393	93,778	0	34,673	0	848,623	0	0	0	848,623
Other :											
Insurance	348,458	0	0	0	0	7,845	356,303	0	0	0	356,303
Professional Services	146,609	0	0	0	0	0	146,609	0	0	0	146,609
Management Fees	0	0	0	96,910	0	384,549	481,459	0	0	0	481,459
Legal Services	34,876	0	0	0	0	0	34,876	0	0	0	34,876
Telecommunications	11,739	0	0	0	0	0	11,739	0	0	0	11,739
Rent	90,412	0	0	0	0	0	90,412	0	0	0	90,412
Repairs & Maintenance	29,776	0	12,438	0	0	0	42,214	0	0	0	42,214
Vehicles Maintenance	2,072	1,487	26,538	0	54	0	30,152	0	0	0	30,152
Equipment Purchases/ Lease	11,244	(200)	107	0	0	0	11,151	0	0	0	11,151
Supplies/ Services	78,584	8,033	3,722	8,393	3,802	20,994	123,528	0	0	0	123,528
Other Expenses	51,542	38	77	0	119	0	51,777	150,015	0	20	201,812
Total Other Than Personal Services (OTPS)	805,312	9,359	42,883	105,303	3,976	413,387	1,380,219	150,015	0	20	1,530,254
Total Expenses	1,250,091	284,751	136,661	105,303	38,649	413,387	2,228,842	150,015	0	20	2,378,877
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	642,687	0	642,687
Total Depreciation Expenses	0	0	0	0	0	0	0	0	642,687	0	642,687
Total	1,250,091	284,751	136,661	105,303	38,649	413,387	2,228,842	150,015	642,687	20	3,021,564
NET SURPLUS/(DEFICIT)	203,515	(122,752)	(125,445)	89,947	(25,149)	(212,337)	(192,221)	(150,015)	(600,115)	43,766	(898,585)

Roosevelt Island Operating Corporation
Income Statement - For the Eleven Months Ending 2/28/2022

	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Fund 01	Total Fund 01	Fund 02	Fund 03	Fund 04	Total
	Operations	Public Safety	Bus	Parking	Parks/Rec.	Tram	Gen. Fund	Pub. Purpose	Cap. Fund	Resvd Cap	All Funds
Revenue											
Residential Fees Revenue	815,967	0	0	0	0	0	815,967	0	2,179,457	474,666	3,470,090
Ground rent	14,421,428	0	0	0	0	0	14,421,428	0	400,000	0	14,821,428
Commercial Rent	1,566,120	0	0	0	0	0	1,566,120	0	0	0	1,566,120
Tramway Revenue	0	0	0	0	0	2,686,333	2,686,333	0	0	0	2,686,333
Public Safety Reimbursement	0	2,137,699	0	0	0	0	2,137,699	0	0	0	2,137,699
Transport/ Parking Revenue	0	0	121,832	2,278,518	0	0	2,400,350	0	0	0	2,400,350
Interest Income	615,201	0	0	0	0	0	615,201	0	245	31,954	647,400
Other Revenue	577,419	0	0	0	197,013	0	774,433	0	135,842	0	910,275
Total Revenue	17,996,136	2,137,699	121,832	2,278,518	197,013	2,686,333	25,417,531	0	2,715,544	506,619	28,639,694
Expenses											
Salary & Benefits :											
Salaries	4,534,768	3,187,617	933,040	0	514,611	0	9,170,036	0	0	0	9,170,036
Temporary Employees	116,981	0	0	0	9,745	0	126,726	0	0	0	126,726
Employee Benefits	1,932,767	1,219,396	327,589	0	173,896	0	3,653,649	0	0	0	3,653,649
Total Salary & Benefits	6,584,516	4,407,013	1,260,630	0	698,253	0	12,950,412	0	0	0	12,950,412
Other :											
Insurance	3,054,291	0	0	0	0	78,450	3,132,741	0	0	0	3,132,741
Professional Services	1,447,570	6,180	0	0	210,555	0	1,664,305	0	0	0	1,664,305
Management Fees	0	0	0	935,438	0	4,259,962	5,195,399	0	0	0	5,195,399
Legal Services	478,153	0	0	0	0	0	478,153	0	0	0	478,153
Telecommunications	195,201	0	0	0	0	0	195,201	0	0	0	195,201
Rent	554,999	0	0	0	0	0	554,999	0	0	0	554,999
Repairs & Maintenance	338,295	3,510	14,695	1,350	0	7,780	365,631	0	0	0	365,631
Vehicles Maintenance	53,575	20,739	179,777	0	250	0	254,341	0	0	0	254,341
Equipment Purchases/ Lease	142,069	(115)	2,098	0	0	0	144,052	0	0	0	144,052
Supplies/ Services	655,286	69,619	40,382	52,543	83,123	172,640	1,073,592	0	0	0	1,073,592
Other Expenses	138,862	7,950	193	0	212,416	0	359,421	300,015	0	100	659,536
Total Other Than Personal Services (OTPS)	7,058,301	107,884	237,146	989,331	506,343	4,518,832	13,417,836	300,015	0	100	13,717,951
Total Expenses	13,642,817	4,514,897	1,497,776	989,331	1,204,595	4,518,832	26,368,247	300,015	0	100	26,668,362
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	6,650,352	0	6,650,352
Total Depreciation Expenses	0	0	0	0	0	0	0	0	6,650,352	0	6,650,352
Total	13,642,817	4,514,897	1,497,776	989,331	1,204,595	4,518,832	26,368,247	300,015	6,650,352	100	33,318,714
NET SURPLUS/(DEFICIT)	4,353,319	(2,377,198)	(1,375,944)	1,289,187	(1,007,582)	(1,832,499)	(950,717)	(300,015)	(3,934,808)	506,519	(4,679,020)

Roosevelt Island Operating Corporation
Budget Variance Report
For the Eleven Months Ending of February 28, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Revenue					
Residential Fees Revenue					
01-40123-5000	TEP	807,922	1,032,000	(224,078)	-22%
01-40401-5000	NET PRESENT VALUE - Operating	8,045	4,583	3,462	76%
03-40400-5000	CONDO/CO-OP ADDITIONAL SALES	1,857,650	231,919	1,625,731	701%
03-40401-5000	NET PRESENT VALUE - Capital	321,807	195,251	126,556	65%
04-40401-5000	NET PRESENT VALUE - Capital Reserved	474,666	286,917	187,749	65%
Total		3,470,090	1,750,670	1,719,420	98%
Ground rent					
01-40090-5000	GROUND RENT	14,421,428	13,606,082	815,346	6%
03-40141-5000	LAND TRANSFER FEE - CORNELL	400,000	400,000	0	0%
Total		14,821,428	14,006,082	815,346	6%
Commercial Rent					
01-40208-4000	COMMERCIAL RENT	1,566,120	1,565,500	620	0%
Total Commercial Rent		1,566,120	1,565,500	620	0%
Tramway Revenue					
01-40020-2900	TRAMWAY REVENUE	2,585,692	5,622,833	(3,037,141)	-54%
01-40021-2900	TRAMWAY REDUCED FARE REIMBURSEMENT	100,641	222,000	(121,359)	-55%
Total Tramway Revenue		2,686,333	5,844,833	(3,158,500)	-54%
Public Safety Reimbursement					
01-40080-2100	PUBLIC SAFETY REIMBURSEMENT	2,137,699	2,120,000	17,699	1%
Total Public Safety Reimbursement		2,137,699	2,120,000	17,699	1%
Transport/ Parking Revenue					
01-40000-5000	MAIN STREET PARKING	369,681	303,417	66,264	22%
01-40010-5000	BUS REVENUE - Octagon	121,832	121,917	(85)	0%
01-40030-6000	MOTORGATE	1,908,837	2,537,333	(628,496)	-25%
Total		2,400,350	2,962,667	(562,317)	-19%
Interest Income					
01-40050-0000	INTEREST INCOME - Operating	615,201	645,333	(30,132)	-5%
03-40050-0000	INTEREST INCOME - Capital	245	917	(672)	-73%
04-40050-0000	INTEREST INCOME - Capital Reserved	31,954	84,333	(52,379)	-62%
Total Interest Income		647,400	730,583	(83,183)	-11%
Other Revenue					
01-40060-2310	FILMING	102,644	98,083	4,561	5%
01-40100-2310	SPECIAL EVENTS PERMITS	60	4,000	(3,940)	-99%
01-40200-2310	SPORTS FIELD RENTAL	78,057	354,750	(276,693)	-78%
01-40203-3400	SPORTSPARK	16,253	254,833	(238,581)	-94%
01-40205-5000	PERMIT REVENUES	359,852	170,501	189,351	111%
01-40212-1500	TELEPHONE COMMISSION	203,750	271,333	(67,583)	-25%
01-40300-1000	MISCELLANEOUS REVENUE	13,817	63,250	(49,433)	-78%
02-40411-0000	CONTRIBUTED RENTAL INCOME - PP	0	56,000	(56,000)	-100%
03-40300-1000	MISCELLANEOUS	111,842	0	111,842	0%
03-40700-1500	GRANTS	24,000	0	24,000	0%
Total Other Revenue		910,275	1,272,750	(362,475)	-28%
Total Revenue		28,639,694	30,253,085	(1,613,391)	-5%
Expenses					
Personal Services (PS) :					
Salaries					
01-60010-1050	SALARIES - Administrative Services	4,520	0	(4,520)	0%
01-60010-1100	SALARIES - Executive	668,967	791,797	122,830	16%
01-60010-1300	SALARIES - Finance	564,678	683,743	119,065	17%
01-60010-1400	SALARIES - Human Resources	214,648	264,689	50,041	19%
01-60010-1500	SALARIES - Information Technology	314,408	339,919	25,511	8%
01-60010-1600	SALARIES - Legal	304,291	326,780	22,489	7%
01-60010-1800	SALARIES - Community Relations	217,427	213,039	(4,388)	-2%
01-60010-2000	SALARIES - Operations	471,455	423,703	(47,752)	-11%
01-60010-2050	SALARIES - Capital Projects & Planning	183,507	171,339	(12,168)	-7%
01-60010-2100	SALARIES - Public Safety	2,928,936	2,658,959	(269,977)	-10%
01-60010-2210	SALARIES - Grounds	602,906	583,499	(19,407)	-3%
01-60010-2220	SALARIES - Maintenance	376,483	418,385	41,902	10%
01-60010-2230	SALARIES - Warehouse	65,739	63,704	(2,035)	-3%
01-60010-2240	SALARIES - Bus Operations	758,878	754,947	(3,931)	-1%
01-60010-2250	SALARIES - Motor Pool	284,973	270,030	(14,943)	-6%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Eleven Months Ending of February 28, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60010-3400	SALARIES - Sportspark	279,896	408,577	128,681	31%
01-60010-3500	SALARIES - Youth Center	427,178	520,246	93,068	18%
Total Salaries		8,668,892	8,893,356	224,464	3%
Salaries OT					
01-60030-1100	SALARIES HOURLY OT- Executive	36	0	(36)	0%
01-60030-1300	SALARIES HOURLY OT - Finance	1,008	4,575	3,567	78%
01-60030-1500	SALARIES HOURLY OT - Information Technology	736	1,830	1,094	60%
01-60030-1800	SALARIES HOURLY OT - Community Relations	14,571	2,745	(11,826)	-431%
01-60030-2000	SALARIES HOURLY OT - Operations	1,638	0	(1,638)	0%
01-60030-2050	SALARIES HOURLY OT - Capital Projects & Planning	0	1,830	1,830	100%
01-60030-2100	SALARIES HOURLY OT - Public Safety	258,680	27,049	(231,631)	-856%
01-60030-2210	SALARIES HOURLY OT - Grounds	22,379	26,537	4,158	16%
01-60030-2220	SALARIES HOURLY OT - Maintenance	8,645	30,250	21,605	71%
01-60030-2230	SALARIES HOURLY OT - Warehouse	650	1,830	1,180	64%
01-60030-2240	SALARIES HOURLY OT - Bus Operations	174,163	77,781	(96,382)	-124%
01-60030-2250	SALARIES HOURLY OT - Motor Pool	8,394	5,490	(2,904)	-53%
01-60030-3400	SALARIES HOURLY OT - Sportspark	2,717	0	(2,717)	0%
01-60030-3500	SALARIES HOURLY OT - Youth Center	7,528	0	(7,528)	0%
Total Salaries OT		501,144	179,917	(321,227)	-179%
Temporary Employees					
01-60100-1000	TEMPORARY EMPLOYEE - Administrative	1,026	0	(1,026)	0%
01-60100-2050	TEMPORARY EMPLOYEE - Capital Projects & Planning	0	13,000	13,000	100%
01-60100-2210	TEMPORARY EMPLOYEE - Grounds	8,660	56,000	47,340	85%
01-60100-2220	TEMPORARY EMPLOYEE - Maintenance	0	56,000	56,000	100%
01-60100-2240	TEMPORARY EMPLOYEE - Bus Operations	0	8,000	8,000	100%
01-60100-3400	TEMPORARY EMPLOYEE - Sportspark	9,745	16,000	6,255	39%
01-60100-3500	TEMPORARY EMPLOYEE - Youth Center	107,295	13,000	(94,295)	-725%
Total Temporary Employees		126,726	162,000	35,274	22%
Workers Compensation & Disability					
01-60060-0000	WORKERS COMPENSATION - General	220,296	150,000	(70,296)	-47%
01-60070-1000	DISABILITY INSURANCE - Administrative	22,946	8,250	(14,696)	-178%
Total Workers Compensation & Disability		243,242	158,250	(84,993)	-54%
ER Payroll Taxes					
01-60071-1050	MCTMT TAXES - Administrative Services	15	0	(15)	0%
01-60071-1100	MCTMT TAXES - Executive	1,111	2,693	1,582	59%
01-60071-1300	MCTMT TAXES - Finance	958	2,340	1,382	59%
01-60071-1400	MCTMT TAXES - Human Resources	354	899	545	61%
01-60071-1500	MCTMT TAXES - Information Technology	522	1,162	640	55%
01-60071-1600	MCTMT TAXES - Legal	520	1,112	592	53%
01-60071-1800	MCTMT TAXES - Community Relations	383	734	351	48%
01-60071-2000	MCTMT TAXES - Operations	774	1,440	666	46%
01-60071-2050	MCTMT TAXES - Capital Projects & Planning	306	630	324	51%
01-60071-2100	MCTMT TAXES - Public Safety	5,211	9,132	3,921	43%
01-60071-2210	MCTMT TAXES - Grounds	1,078	2,249	1,171	52%
01-60071-2220	MCTMT TAXES - Maintenance	654	1,700	1,046	62%
01-60071-2230	MCTMT TAXES - Warehouse	111	223	112	50%
01-60071-2240	MCTMT TAXES - Bus Operations	1,598	2,855	1,257	44%
01-60071-2250	MCTMT TAXES - Motor Pool	506	937	431	46%
01-60071-3400	MCTMT TAXES - Sportspark	492	1,439	947	66%
01-60071-3500	MCTMT TAXES - Youth Center	890	1,811	921	51%
01-60080-1000	ER PAYROLL TAXES - Administrative	(5,932)	0	5,932	0%
01-60080-1050	ER PAYROLL TAXES - Administrative Services	(25,332)	0	25,332	0%
01-60080-1100	ER PAYROLL TAXES - Executive	48,698	45,627	(3,071)	-7%
01-60080-1300	ER PAYROLL TAXES - Finance	47,116	56,501	9,385	17%
01-60080-1400	ER PAYROLL TAXES - Human Resources	17,078	21,022	3,944	19%
01-60080-1500	ER PAYROLL TAXES - Information Technology	26,147	27,177	1,030	4%
01-60080-1600	ER PAYROLL TAXES - Legal	23,763	25,773	2,010	8%
01-60080-1800	ER PAYROLL TAXES - Community Relations	19,331	17,283	(2,048)	-12%
01-60080-2000	ER PAYROLL TAXES - Operations	36,832	31,585	(5,247)	-17%
01-60080-2050	ER PAYROLL TAXES - Capital Projects & Planning	15,450	15,081	(369)	-2%
01-60080-2100	ER PAYROLL TAXES - Public Safety	274,314	218,902	(55,412)	-25%
01-60080-2210	ER PAYROLL TAXES - Grounds	57,770	55,185	(2,585)	-5%
01-60080-2220	ER PAYROLL TAXES - Maintenance	34,280	42,056	7,776	18%
01-60080-2230	ER PAYROLL TAXES - Warehouse	5,735	5,269	(466)	-9%
01-60080-2240	ER PAYROLL TAXES - Bus Operations	81,253	68,136	(13,117)	-19%
01-60080-2250	ER PAYROLL TAXES - Motor Pool	26,222	22,368	(3,854)	-17%
01-60080-3400	ER PAYROLL TAXES - Sportspark	26,860	35,976	9,116	25%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Eleven Months Ending of February 28, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60080-3500	ER PAYROLL TAXES - Youth Center	48,206	43,440	(4,766)	-11%
	Total ER Payroll Taxes	773,276	762,737	(10,539)	-1%
Health Insurance					
01-60090-1100	HEALTH INSURANCE - Executive	48,794	134,245	85,451	64%
01-60090-1300	HEALTH INSURANCE - Finance	81,719	120,344	38,625	32%
01-60090-1400	HEALTH INSURANCE - Human Resources	47,835	78,697	30,862	39%
01-60090-1500	HEALTH INSURANCE - Information Technology	60,613	78,698	18,085	23%
01-60090-1600	HEALTH INSURANCE - Legal	35,080	55,547	20,467	37%
01-60090-1800	HEALTH INSURANCE - Community Relations	32,553	18,497	(14,056)	-76%
01-60090-2000	HEALTH INSURANCE - Operations	74,149	64,796	(9,353)	-14%
01-60090-2050	HEALTH INSURANCE - Capital Projects & Planning	27,240	32,398	5,158	16%
01-60090-2100	HEALTH INSURANCE - Public Safety	750,803	861,274	110,471	13%
01-60090-2210	HEALTH INSURANCE - Grounds	199,845	213,378	13,533	6%
01-60090-2220	HEALTH INSURANCE - Maintenance	81,167	110,942	29,775	27%
01-60090-2230	HEALTH INSURANCE - Warehouse	26,947	9,248	(17,699)	-191%
01-60090-2240	HEALTH INSURANCE - Bus Operations	161,450	168,696	7,246	4%
01-60090-2250	HEALTH INSURANCE - Motor Pool	40,210	47,045	6,835	15%
01-60090-3400	HEALTH INSURANCE - Sportspark	46,313	74,045	27,732	37%
01-60090-3500	HEALTH INSURANCE - Youth Center	64,767	97,195	32,428	33%
	Total Health Insurance	1,779,486	2,165,045	385,559	18%
Dental/Vision					
01-60091-1100	DENTAL/ VISION - Executive	3,820	10,122	6,302	62%
01-60091-1300	DENTAL/ VISION - Finance	5,141	6,543	1,402	21%
01-60091-1400	DENTAL/ VISION - Human Resources	1,671	4,469	2,798	63%
01-60091-1500	DENTAL/ VISION - Information Technology	5,248	5,653	405	7%
01-60091-1600	DENTAL/ VISION - Legal	1,231	1,577	346	22%
01-60091-1800	DENTAL/ VISION - Community Relations	1,173	1,051	(122)	-12%
01-60091-2000	DENTAL/ VISION - Operations	3,981	1,577	(2,404)	-152%
01-60091-2050	DENTAL/ VISION - Capital Projects & Planning	1,475	4,281	2,806	66%
01-60091-2100	DENTAL/ VISION - Public Safety	30,931	33,506	2,575	8%
01-60091-2210	DENTAL/ VISION - Grounds	974	1,709	735	43%
01-60091-2220	DENTAL/ VISION - Maintenance	0	1,709	1,709	100%
01-60091-2230	DENTAL/ VISION - Warehouse	500	525	25	5%
01-60091-2240	DENTAL/ VISION - Bus Operations	974	1,023	49	5%
01-60091-2250	DENTAL/ VISION - Motor Pool	500	525	25	5%
01-60091-3400	DENTAL/ VISION - Sportspark	2,476	2,600	124	5%
01-60091-3500	DENTAL/ VISION - Youth Center	3,752	3,285	(467)	-14%
	Total Dental/Vision	63,847	80,155	16,308	20%
Pension					
01-60092-1050	PENSION - Administrative Services	10,447	0	(10,447)	0%
01-60092-1100	PENSION - Executive	92,418	138,446	46,028	33%
01-60092-1300	PENSION - Finance	84,609	119,552	34,943	29%
01-60092-1400	PENSION - Human Resources	18,256	46,281	28,025	61%
01-60092-1500	PENSION - Information Technology	23,133	59,435	36,302	61%
01-60092-1600	PENSION - Legal	45,507	57,138	11,631	20%
01-60092-1800	PENSION - Community Relations	15,330	37,250	21,920	59%
01-60092-2000	PENSION - Operations	40,673	63,417	22,744	36%
01-60092-2050	PENSION - Capital Projects & Planning	26,494	29,959	3,465	12%
01-60092-2100	PENSION - Public Safety	139,190	209,913	70,723	34%
01-60092-2210	PENSION - Grounds	57,084	83,093	26,009	31%
01-60092-2220	PENSION - Maintenance	22,718	52,611	29,893	57%
01-60092-2230	PENSION - Warehouse	8,875	11,138	2,263	20%
01-60092-2240	PENSION - Bus Operations	65,448	82,933	17,485	21%
01-60092-2250	PENSION - Motor Pool	15,006	31,402	16,396	52%
01-60092-3400	PENSION - Sportspark	27,086	41,488	14,402	35%
01-60092-3500	PENSION - Youth Center	30,583	43,858	13,275	30%
	Total Pension	722,855	1,107,914	385,059	35%
Other Employee Benefits					
01-60093-2210	FRINGE BENEFITS ANNUITY - Grounds	3,276	5,791	2,515	43%
01-60094-2210	LEGAL SERVICES - Grounds	1,688	1,853	165	9%
01-60094-2220	LEGAL SERVICES - Maintenance	1,625	1,650	25	2%
01-60094-2240	LEGAL SERVICES - Bus Operations	3,275	3,850	575	15%
01-60094-2250	LEGAL SERVICES - Motor Pool	1,075	1,100	25	2%
01-60095-1000	OTHER POST EMPLOYMENT BENEFIT	0	870,833	870,833	100%
01-60096-1050	TERM LIFE/ LTD - Administrative Services	272	0	(272)	0%
01-60096-1100	TERM LIFE/ LTD - Executive	2,208	4,539	2,331	51%
01-60096-1300	TERM LIFE/ LTD - Finance	2,978	4,138	1,160	28%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Eleven Months Ending of February 28, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60096-1400	TERM LIFE/ LTD - Human Resources	862	2,169	1,307	60%
01-60096-1500	TERM LIFE/ LTD - Information Technology	1,096	2,282	1,186	52%
01-60096-1600	TERM LIFE/ LTD - Legal	1,558	1,822	264	15%
01-60096-1800	TERM LIFE/ LTD - Community Relations	505	1,028	523	51%
01-60096-2000	TERM LIFE/ LTD - Operations	1,936	1,751	(185)	-11%
01-60096-2050	TERM LIFE/ LTD - Capital Projects & Planning	1,046	2,364	1,318	56%
01-60096-2100	TERM LIFE/ LTD - Public Safety	18,947	21,466	2,519	12%
01-60096-2210	TERM LIFE/ LTD - Grounds	584	643	59	9%
01-60096-2220	TERM LIFE/ LTD - Maintenance	0	603	603	100%
01-60096-2230	TERM LIFE/ LTD - Warehouse	436	447	11	2%
01-60096-2240	TERM LIFE/ LTD - Bus Operations	511	560	49	9%
01-60096-2250	TERM LIFE/ LTD - Motor Pool	456	523	68	13%
01-60096-3400	TERM LIFE/ LTD - Sportsark	1,395	1,882	487	26%
01-60096-3500	TERM LIFE/ LTD - Youth Center	1,849	2,130	281	13%
01-60098-2220	SCHOLARSHIP AND EDUCATION - Maintenance	1,525	1,375	(150)	-11%
01-60098-2240	SCHOLARSHIP AND EDUCATION - Bus Operations	3,000	4,125	1,125	27%
01-60098-2250	SCHOLARSHIP AND EDUCATION - Motor Pool	1,000	1,100	100	9%
01-60099-2220	SUPPLEMENTAL BENEFITS - Maintenance	4,640	4,400	(240)	-5%
01-60099-2240	SUPPLEMENTAL BENEFITS - Bus Operations	10,080	13,200	3,120	24%
01-60099-2250	SUPPLEMENTAL BENEFITS - Motor Pool	3,120	3,520	400	11%
Total Other Employee Benefits		70,942	961,144	890,202	93%
Total Personal Services (PS)		12,950,412	14,470,518	1,520,106	11%
Other Than Personal Services (OTPS) :					
Insurance					
01-60200-1000	INSURANCE - General	3,054,291	2,959,000	(95,291)	-3%
01-60200-2900	INSURANCE - Tramway	78,450	305,708	227,258	74%
Total Insurance		3,132,741	3,264,708	131,967	4%
Professional Services					
01-60220-1000	PROFESSIONAL SERVICES - Administrative	255,991	0	(255,991)	0%
01-60220-1050	PROFESSIONAL SERVICES - Administrative Services	538,847	469,333	(69,514)	-15%
01-60220-1300	PROFESSIONAL SERVICES - Finance	124,781	82,500	(42,281)	-51%
01-60220-1400	PROFESSIONAL SERVICES - ADP Payroll	232,414	91,667	(140,747)	-154%
01-60220-1500	PROFESSIONAL SERVICES - Information Technology	75,013	36,667	(38,346)	-105%
01-60220-1600	PROFESSIONAL SERVICES - Legal	9,407	160,417	151,010	94%
01-60220-1800	PROFESSIONAL SERVICES - Community Relations	60,606	73,333	12,727	17%
01-60220-2000	PROFESSIONAL SERVICES - Operations	11,520	0	(11,520)	0%
01-60220-2050	PROFESSIONAL SERVICES - Capital Projects & Planning	73,075	45,833	(27,242)	-59%
01-60220-2100	PROFESSIONAL SERVICES - Public Safety	6,180	180	(6,000)	-3333%
01-60220-2200	PROFESSIONAL SERVICES - Island Operations	55,315	0	(55,315)	0%
01-60220-2220	PROFESSIONAL SERVICES - Maintenance	0	62,696	62,696	100%
01-60220-2800	PROFESSIONAL SERVICES - AVAC	0	4,583	4,583	100%
01-60220-2900	PROFESSIONAL SERVICES - Tramway	0	68,750	68,750	100%
01-60220-3400	PROFESSIONAL SERVICES - Sportsark	137,003	55,000	(82,003)	-1499%
01-60220-3500	PROFESSIONAL SERVICES - Youth Center	24,335	36,667	12,332	34%
Total Professional Services		1,604,487	1,187,626	(416,861)	-35%
Marketing / Advertising					
01-60540-1000	MARKETING/ ADVERTISING - Administrative	40,932	27,500	(13,432)	-49%
01-60540-1800	MARKETING/ ADVERTISING - Community Relations	12,945	9,167	(3,778)	-41%
01-60540-3500	MARKETING/ ADVERTISING - Youth Center	5,941	0	(5,941)	0%
Total Marketing / Advertising		59,818	36,667	(23,151)	-63%
Management Fees					
01-60210-2900	MANAGEMENT FEES - Tramway	4,246,838	4,230,417	(16,421)	0%
01-60210-6000	MANAGEMENT FEES - Motorgate	935,438	880,000	(55,438)	-6%
01-60310-2900	FRANCHISE FEE - Tramway	13,123	25,000	11,877	48%
Total Management Fees		5,195,399	5,135,417	(59,982)	-1%
Legal Services					
01-60240-1600	LEGAL SERVICES - Legal General	117,678	22,917	(94,761)	-413%
01-60241-1600	LEGAL SERVICES - Employment Matters	303,910	32,083	(271,827)	-847%
01-60242-1600	LEGAL SERVICES - Commercial	0	13,750	13,750	100%
01-60243-1600	LEGAL SERVICES - Residential	5,816	91,667	85,851	94%
01-60244-1600	LEGAL SERVICES - Development/Residential	750	183,333	182,583	100%
01-60246-1600	LEGAL SERVICES - LITIGATION/SETTLEMENT	50,000	45,833	(4,167)	-9%
Total Legal Services		478,153	389,583	(88,570)	-23%
Telecommunications					
01-60400-1500	TELEPHONE	18,204	55,000	36,796	67%

Roosevelt Island Operating Corporation
Budget Variance Report
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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60401-1500	TELEPHONE - LONG DISTANCE	1,591	0	(1,591)	0%
01-60402-1500	TELEPHONE - CELL	44,363	45,833	1,470	3%
01-60403-1500	MAINTENANCE - INTERNAL TELEPHONE SYSTEM HARDW/	0	3,208	3,208	100%
01-60404-1500	INTERNET SERVICE PROVIDER - DATA LINE	130,192	91,667	(38,525)	-42%
01-60690-1500	WEB SITE HOSTING	851	0	(851)	0%
Total Telecommunications		195,201	195,708	507	0%
Island Improvements/ Capital Plan					
01-61081-1000	COMMERCIAL SPACE RENT - 591 Main Office	66,333	0	(66,333)	0%
01-61081-5100	COMMERCIAL SPACE RENT - Eastwood	401,496	368,500	(32,996)	-9%
01-61081-5200	COMMERCIAL SPACE RENT	83,448	77,000	(6,448)	-8%
01-61081-5600	COMMERCIAL SPACE RENT	3,723	4,400	677	15%
Total Island Improvements		554,999	449,900	(105,099)	-23%
Repairs & Maintenance					
01-60407-5000	REPAIR & MAINT PARKING METER - PM: Housing	15,418	13,750	(1,668)	-12%
01-60409-3000	REPAIRS & MAINT Z-BRICK - RI Locations Points	0	45,833	45,833	100%
01-60410-2240	REPAIRS & MAINT SEWERS - Bus Operations	0	458	458	100%
01-60410-2900	REPAIRS & MAINT SEWERS - Tramway	0	2,292	2,292	100%
01-60410-3400	REPAIRS & MAINT SEWERS - Sportspark	0	917	917	100%
01-60411-2200	REPAIRS & MAINT ISLAND FIXTURES - Island Operations	11,650	0	(11,650)	0%
01-60411-2220	REPAIR & MAINT ISLAND FIXTURES - Maintenance	9,800	4,583	(5,217)	-114%
01-60412-0000	REPAIRS & MAINT BUILDING - General	0	1,833	1,833	100%
01-60412-1000	REPAIRS & MAINT BUILDING - Administrative	7,685	2,108	(5,577)	-265%
01-60412-2100	REPAIRS & MAINT BUILDING - Public Safety	644	2,750	2,106	77%
01-60412-2200	REPAIRS & MAINT BUILDING - Island Operations	1,770	0	(1,770)	0%
01-60412-2220	REPAIRS & MAINT BUILDING - Maintenance	4,504	2,292	(2,212)	-97%
01-60412-2240	REPAIRS & MAINT BUILDING - Bus Operations	0	3,208	3,208	100%
01-60412-2800	REPAIRS & MAINT BUILDING - AVAC	9,640	4,583	(5,057)	-110%
01-60412-2900	REPAIRS & MAINT BUILDING - Tramway	7,780	4,583	(3,197)	-70%
01-60412-3000	REPAIRS & MAINT BUILDING - RI Locations Points	3,570	45,833	42,263	92%
01-60412-3400	REPAIRS & MAINT BUILDING - Sportspark	0	4,583	4,583	100%
01-60412-3500	REPAIRS & MAINT BUILDING - Youth Center	395	0	(395)	0%
01-60412-6000	REPAIRS & MAINT BUILDING - Motorgate	1,350	0	(1,350)	0%
01-60413-2050	REPAIR & MAINT ELEVATORS - Capital Projects & Planning	26,428	0	(26,428)	0%
01-60413-2220	REPAIR & MAINT ELEVATORS - Maintenance	10,809	59,583	48,774	82%
01-60414-2210	REPAIRS & MAINT OTHER - Grounds	17,385	3,667	(13,718)	-374%
01-60414-2220	REPAIRS & MAINT OTHER - Maintenance	10,266	130,625	120,359	92%
01-60414-2240	REPAIRS & MAINT OTHER - Bus Operations	0	917	917	100%
01-60414-3000	REPAIRS & MAINT OTHER - RI Locations Points	12,421	0	(12,421)	0%
01-60414-3400	REPAIRS & MAINT OTHER - Sportspark	0	458	458	100%
01-60415-2220	REPAIR & MAINT HVAC - Maintenance	33,005	91,667	58,662	64%
01-60416-2220	REPAIR & MAINT BMS - Maintenance	0	45,833	45,833	100%
01-60417-2220	REPAIR & MAINT ELECTRICAL - Maintenance	37,965	137,500	99,535	72%
01-60418-2220	REPAIR & MAINT GENERATOR/ - Maintenance	4,924	27,500	22,576	82%
01-60419-2220	REPAIR & MAINT PLUMBING - Maintenance	72,719	137,500	64,781	47%
01-60421-2220	REPAIR & MAINT ELEV/ESCAL - Maintenance	0	13,750	13,750	100%
01-60422-2220	REPAIR & MAINT SPRINKLER/ - Maintenance	0	22,917	22,917	100%
01-60423-2220	REPAIR & MAINT FIRE ALARM - Maintenance	19,609	45,833	26,224	57%
01-60424-2220	REPAIR & MAINT FIRE EXTIN - Maintenance	6,315	4,583	(1,732)	-38%
01-60425-2220	REPAIR & MAINT PREVENTION - Maintenance	0	9,167	9,167	100%
Total Repairs & Maintenance		326,049	871,106	545,057	63%
Repairs & Maintenance Equipment					
01-60440-1000	REPAIRS & MAINT EQUIP - Administrative	0	917	917	100%
01-60440-1500	REPAIRS & MAINT EQUIPMENT - Information Technology	0	2,750	2,750	100%
01-60440-2100	REPAIRS & MAINT EQUIPMENT - Public Safety	2,866	4,583	1,717	37%
01-60440-2210	REPAIRS & MAINT EQUIP -Grounds	1,974	3,208	1,234	38%
01-60440-2220	REPAIRS & MAINT EQUIPMENT - Maintenance	1,363	4,583	3,220	70%
01-60440-2240	REPAIRS & MAINT EQUIP - Bus Operations	14,695	18,792	4,097	22%
01-60440-2250	REPAIRS & MAINT EQUIPMENT - Motor Pool	11,551	458	(11,093)	-2422%
01-60440-2800	REPAIRS & MAINT EQUIPMENT - AVAC	1,362	4,583	3,221	70%
01-60440-2900	REPAIRS & MAINT EQUIPMENT - Tramway	0	917	917	100%
Total Repairs & Maintenance Equipment		33,812	40,791	6,979	17%
Other Repairs & Maintenance					
01-60490-2210	TREES, SHRUBS & SOD- Grounds	5,770	264,000	258,230	98%
01-60620-2210	SNOW REMOVAL - Grounds	0	5,000	5,000	100%
Total Other Repairs & Maintenance		5,770	269,000	263,230	98%
Vehicles Gas					

Roosevelt Island Operating Corporation
Budget Variance Report
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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60450-1050	VEHICLES GAS - Administrative Services	301	458	157	34%
01-60450-2100	VEHICLES GAS - Public Safety	14,598	5,500	(9,098)	-165%
01-60450-2210	VEHICLES GAS - Grounds	11,118	6,417	(4,701)	-73%
01-60450-2220	VEHICLES GAS - Maintenance	4,343	2,292	(2,051)	-89%
01-60450-2230	VEHICLES GAS - Warehouse	14	0	(14)	0%
01-60450-2240	VEHICLES GAS - Bus Operations	98,510	100,833	2,323	2%
01-60450-3400	VEHICLES GAS - Sportspark	116	183	67	37%
Total Vehicles Gas		129,000	115,683	(13,317)	-12%
Vehicles Repair & Maintenance					
01-60500-1000	VEHICLE REPAIR & MAINT - Administrative	0	917	917	100%
01-60500-1050	VEHICLE REPAIRS & MAINT - Administrative Services	0	917	917	100%
01-60500-2100	VEHICLE REPAIR & MAINT - Public Safety	6,140	4,583	(1,557)	-34%
01-60500-2210	VEHICLE REPAIR & MAINT - Grounds	11,677	2,750	(8,927)	-325%
01-60500-2220	VEHICLE REPAIRS & MAINT - Maintenance	4,025	917	(3,108)	-339%
01-60500-2240	VEHICLE REPAIR & MAINT - Bus Operations	66,939	88,000	21,061	24%
01-60500-2250	VEHICLE REPAIRS & MAINT - Motor Pool	9,091	22,915	13,824	60%
01-60500-3400	VEHICLE REPAIRS & MAINT - Sportspark	134	917	783	85%
Total Vehicles Repair & Maintenance		98,007	121,916	23,910	20%
Vehicles Parts					
01-60640-2100	VEHICLES PARTS - Public Safety	0	1,375	1,375	100%
01-60640-2210	VEHICLES PARTS - Grounds	0	2,292	2,292	100%
01-60640-2220	VEHICLES PARTS - Maintenance	0	917	917	100%
01-60640-2240	VEHICLES PARTS - Bus Operations	14,328	7,333	(6,995)	-95%
01-60640-2250	VEHICLES PARTS - Motor Pool	13,006	3,667	(9,339)	-255%
01-60640-3400	VEHICLES PARTS - Sportspark	0	458	458	100%
Total Vehicles Parts		27,334	16,042	(11,292)	-70%
Equipment Lease					
01-60300-1000	LEASED EQUIPMENT - General	14,579	12,833	(1,746)	-14%
01-60300-2210	LEASED EQUIPMENT - Grounds	9,873	0	(9,873)	0%
01-60300-2220	LEASED EQUIPMENT - Maintenance	12,429	9,167	(3,262)	-36%
01-60300-2230	LEASED EQUIPMENT - Warehouse	0	1,375	1,375	100%
01-60300-2240	LEASED EQUIPMENT - Bus Operations	956	1,375	420	31%
01-60300-2250	LEASED EQUIPMENT - Motor Pool	0	1,375	1,375	100%
01-60300-2900	LEASED EQUIPMENT - Tramway	0	2,292	2,292	100%
01-60300-3400	LEASED EQUIPMENT - Sportspark	1,422	917	(505)	-55%
Total Equipment Lease		39,259	29,334	(9,925)	-34%
Office Equipment Purchase					
01-60470-0000	OFFICE EQUIP PURCHASE - General	0	1,375	1,375	100%
01-60470-1000	OFFICE EQUIP PURCHASE - Administrative	0	917	917	100%
01-60470-1500	OFFICE EQUIP PURCH - Information Technology	18,993	9,167	(9,826)	-107%
01-60470-2050	OFFICE EQUIP PURCHASE - Capital Projects & Planning	8,808	917	(7,891)	-861%
01-60470-2100	OFFICE EQUIP PURCH - Public Safety	25	917	892	97%
01-60470-2250	OFFICE EQUIP PURCHASE - Motor Pool	0	917	917	100%
01-60470-3400	OFFICE EQUIP PURCHASE - Sportspark	0	1,833	1,833	100%
01-60470-3500	OFFICE EQUIP PURCHASE - Youth Center	0	917	917	100%
Total Office Equipment Purchase		27,827	16,960	(10,867)	-64%
Equipment Purchases					
01-60510-1000	EQUIPMENT PURCHASE - Administrative	836	0	(836)	0%
01-60510-1050	EQUIPMENT PURCHASE - Administrative Services	0	917	917	100%
01-60510-1500	EQUIPMENT PURCHASE - Information Technology	7,907	4,583	(3,324)	-73%
01-60510-1800	EQUIPMENT PURCHASE - Community Relations	952	0	(952)	0%
01-60510-2050	EQUIPMENT PURCHASE - Capital Projects & Planning	7,133	0	(7,133)	0%
01-60510-2100	EQUIPMENT PURCHASE - Public Safety	(140)	7,333	7,473	102%
01-60510-2210	EQUIPMENT PURCHASE - Grounds	7,595	4,583	(3,012)	-66%
01-60510-2220	EQUIPMENT PURCHASE - Maintenance	7,783	9,167	1,384	15%
01-60510-2230	EQUIPMENT PURCHASE - Warehouse	5,187	1,375	(3,812)	-277%
01-60510-2240	EQUIPMENT PURCHASE - Bus Operations	1,143	1,375	232	17%
01-60510-2800	EQUIPMENT PURCHASE - AVAC	2,480	0	(2,480)	0%
01-60510-2900	EQUIPMENT PURCHASE - Tramway	0	2,750	2,750	100%
01-60510-3400	EQUIPMENT PURCHASE - Sportspark	3,469	3,208	(261)	-8%
01-60510-3500	EQUIPMENT PURCHASE - Youth Center	2,005	0	(2,005)	0%
Total Equipment Purchases		46,349	35,291	(11,058)	-31%
Other Equipment Purchases					
01-60660-1500	COMPUTER PURCHASE SOFTWARE	30,618	27,500	(3,118)	-11%
Total Other Equipment Purchases		30,618	27,500	(3,118)	-11%

Roosevelt Island Operating Corporation
Budget Variance Report
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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Exterminator					
01-60250-1000	EXTERMINATOR - Administrative	686	1,375	689	50%
01-60250-2100	EXTERMINATOR - Public Safety	786	1,375	589	43%
01-60250-2210	EXTERMINATOR - Grounds	650	458	(192)	-42%
01-60250-2220	EXTERMINATOR - Maintenance	0	733	733	100%
01-60250-2230	EXTERMINATOR - Warehouse	0	1,100	1,100	100%
01-60250-2240	EXTERMINATOR - Bus Operations	686	458	(228)	-50%
01-60250-2250	EXTERMINATOR - Motor Pool	100	917	817	89%
01-60250-2900	EXTERMINATOR - Tramway	686	917	231	25%
01-60250-3000	EXTERMINATOR - RI Locations Points	2,057	3,208	1,151	36%
01-60250-3400	EXTERMINATOR - Sportspark	686	2,292	1,606	70%
Total Exterminator		6,335	12,833	6,498	51%
Uniforms					
01-60290-1000	UNIFORMS - Administrative	6,558	917	(5,641)	-615%
01-60290-2050	UNIFORMS - Capital Projects & Planning	0	917	917	100%
01-60290-2100	UNIFORMS - Public Safety	19,610	22,000	2,390	11%
01-60290-2210	UNIFORMS - Grounds	8,084	3,208	(4,876)	-152%
01-60290-2220	UNIFORMS - Maintenance	8,710	3,162	(5,548)	-175%
01-60290-2230	UNIFORMS - Warehouse	5,864	138	(5,726)	-4149%
01-60290-2240	UNIFORMS - Bus Operations	2,762	4,583	1,821	40%
01-60290-2250	UNIFORMS - Motor Pool	0	458	458	100%
01-60290-3400	UNIFORMS - Sportspark	244	3,208	2,964	92%
01-60290-3500	UNIFORMS - Youth Center	3,793	15,583	11,790	76%
01-60291-1000	UNIFORMS CLEANING - Administrative	804	917	114	12%
01-60291-2100	UNIFORMS CLEANING - Public Safety	14,636	8,250	(6,386)	-77%
01-60291-2210	UNIFORMS CLEANING - Grounds	2,862	4,583	1,721	38%
01-60291-2220	UNIFORMS CLEANING - Maintenance	4,425	2,292	(2,133)	-93%
01-60291-2230	UNIFORMS CLEANING - Warehouse	0	137	137	100%
01-60291-2240	UNIFORMS CLEANING - Bus Operations	1,432	917	(515)	-56%
01-60291-2250	UNIFORMS CLEANING - Motor Pool	0	458	458	100%
01-60291-3400	UNIFORMS CLEANING - Sportspark	0	229	229	100%
01-60291-3500	UNIFORMS CLEANING - Youth Center	349	0	(349)	0%
Total Uniforms		80,131	71,957	(8,174)	-11%
Light, Power, Heat					
01-60320-1000	LIGHT, POWER, HEAT - Admin	30,119	28,417	(1,702)	-6%
01-60320-2100	LIGHT, POWER, HEAT - Public Safety	18,291	18,333	42	0%
01-60320-2220	LIGHT, POWER, HEAT - Maintenance	0	9,167	9,167	100%
01-60320-2230	LIGHT, POWER, HEAT - Warehouse	14,446	0	(14,446)	0%
01-60320-2240	LIGHT, POWER, HEAT - Bus Operations	27,957	50,417	22,460	45%
01-60320-2800	LIGHT, POWER, HEAT - AVAC	13,904	46,750	32,846	70%
01-60320-2900	LIGHT, POWER, HEAT - Tramway	169,114	165,000	(4,114)	-2%
01-60320-3000	LIGHT, POWER, HEAT - RI Locations Points	169,505	181,500	11,995	7%
01-60320-3400	LIGHT, POWER, HEAT - Sportspark	67,062	163,167	96,105	59%
01-60320-3500	LIGHT, POWER, HEAT - Youth Center	0	9,167	9,167	100%
01-60320-6000	LIGHT, POWER, HEAT - Motorgate	48,335	45,833	(2,502)	-5%
Total Light, Power, Heat		558,733	717,751	159,018	22%
Water & Sewer					
01-60322-2200	WATER & SEWER - Island Operations	350	0	(350)	0%
01-60322-2220	WATER & SEWER - Maintenance	2,751	9,167	6,416	70%
01-60322-2900	WATER & SEWER - Tramway	2,616	4,583	1,967	43%
01-60322-3400	WATER & SEWER - Sportspark	4,729	9,167	4,438	48%
Total Water & Sewer		10,446	22,917	12,471	54%
Office Supplies					
01-60420-1000	OFFICE SUPPLIES - Administrative	19,138	18,333	(805)	-4%
01-60420-1050	OFFICE SUPPLIES - Administrative Services	0	458	458	100%
01-60420-1500	OFFICE SUPPLIES - Information Technology	777	1,833	1,056	58%
01-60420-1800	OFFICE SUPPLIES - Community Relations	0	917	917	100%
01-60420-2050	OFFICE SUPPLIES - Capital Projects & Planning	0	458	458	100%
01-60420-2100	OFFICE SUPPLIES - Public Safety	3,412	5,500	2,088	38%
01-60420-2220	OFFICE SUPPLIES - Maintenance	0	458	458	100%
01-60420-2230	OFFICE SUPPLIES - Warehouse	0	275	275	100%
01-60420-2240	OFFICE SUPPLIES - Bus Operations	592	917	325	35%
01-60420-3400	OFFICE SUPPLIES - Sportspark	0	1,100	1,100	100%
Total Office Supplies		23,919	30,249	6,330	21%
Parts & Supplies					

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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60430-1000	PARTS & SUPPLIES - Administrative	5,484	917	(4,567)	-498%
01-60430-1050	PARTS & SUPPLIES - Administrative Services	1,281	1,833	552	30%
01-60430-1500	PARTS & SUPPLIES - Information Technology	6,549	4,583	(1,966)	-43%
01-60430-1514	PARTS & SUPPLIES - Access Control	4,208	5,958	1,750	29%
01-60430-1800	PARTS & SUPPLIES - Community Relations	1,033	4,583	3,550	77%
01-60430-2050	PARTS & SUPPLIES - Capital Projects & Planning	0	917	917	100%
01-60430-2100	PARTS & SUPPLIES - Public Safety	6,698	4,583	(2,115)	-46%
01-60430-2200	PARTS & SUPPLIES - Island Operations	3,800	0	(3,800)	0%
01-60430-2210	PARTS & SUPPLIES - Grounds	39,763	27,500	(12,263)	-45%
01-60430-2220	PARTS & SUPPLIES - Maintenance	139,948	52,507	(87,441)	-167%
01-60430-2230	PARTS & SUPPLIES - Warehouse	38,392	7,333	(31,059)	-424%
01-60430-2240	PARTS & SUPPLIES - Bus Operations	1,219	15,901	14,682	92%
01-60430-2250	PARTS & SUPPLIES - Motor Pool	148	6,417	6,269	98%
01-60430-2800	PARTS & SUPPLIES - AVAC	46,288	31,905	(14,383)	-45%
01-60430-2900	PARTS & SUPPLIES - Tramway	225	1,375	1,150	84%
01-60430-3400	PARTS & SUPPLIES - Sportspark	6,184	32,083	25,899	81%
01-60430-3500	PARTS & SUPPLIES - Youth Center	9,360	14,667	5,307	36%
Total Parts & Supplies		310,580	213,062	(97,518)	-46%
Service Maintenance Agreement					
01-60750-1500	SERVICE MAINTENANCE AGREEMENT- IT	58,675	70,107	11,432	16%
01-60750-1514	SERVICE MAINTENANCE AGREE - Access Control	0	5,042	5,042	100%
01-60750-1800	SERVICE MAINTENANCE AGREE - Community Relations	0	19,250	19,250	100%
01-60750-2050	SERVICE MAINTENANCE AGREE - Capital Projects & Planning	5,973	2,750	(3,223)	-117%
01-60750-2100	SERVICE MAINTENANCE AGREE - Public Safety	6,188	917	(5,271)	-575%
01-60750-2240	SERVICE MAINTENANCE AGREE - Bus Operations	7,166	4,583	(2,583)	-56%
01-60750-2250	SERVICE MAINTENANCE AGREE - Motor Pool	2,261	2,750	489	18%
01-60750-2900	SERVICE MAINTENANCE AGREE - Tramway	0	13,750	13,750	100%
01-60750-3000	SERVICE MAINTENANCE AGREE - RI Locations Points	0	18,333	18,333	100%
01-60750-3400	SERVICE MAINTENANCE AGREE - Sportspark	3,185	1,375	(1,810)	-132%
Total Service Maintenance Agreement		83,448	138,857	55,409	40%
Employee Travel & Meal					
01-60520-1000	EMPL TRV & MEAL - Administrative	0	917	917	100%
01-60520-1100	EMPL TRV & MEAL- Executive	0	458	458	100%
01-60520-1300	EMPL TRV & MEAL- Finance	198	1,173	976	83%
01-60520-1400	EMPL TRV & MEAL- Human Resources	0	681	681	100%
01-60520-1600	EMPL TRV & MEAL- Legal	35	458	423	92%
01-60520-2050	EMPL TRV & MEAL- Capital Projects & Planning	0	458	458	100%
01-60520-2100	EMPL TRV & MEAL- Public Safety	0	1,375	1,375	100%
01-60520-2210	EMPL TRV & MEAL- Grounds	268	229	(39)	-17%
01-60520-2220	EMPL TRV & MEAL- Maintenance	0	1,375	1,375	100%
01-60520-2240	EMPL TRV & MEAL- Bus Operations	193	458	265	58%
01-60520-3400	EMPL TRV & MEAL - Sportspark	26	183	157	86%
01-60520-3500	EMPL TRV & MEAL - Youth Center	0	1,155	1,155	100%
Total Employee Travel & Meal		720	8,920	8,200	92%
Employee Training					
01-60530-1000	EMPLOYEE TRAINING - Administrative	50,000	4,583	(45,417)	-991%
01-60530-1300	EMPLOYEE TRAINING - Finance	755	0	(755)	0%
01-60530-1400	EMPLOYEE TRAINING - Human Resources	37,310	64,089	26,779	42%
01-60530-1500	EMPLOYEE TRAINING - Information Technology	0	18,333	18,333	100%
01-60530-1600	EMPLOYEE TRAINING - Legal	0	9,167	9,167	100%
01-60530-1800	EMPLOYEE TRAINING - Community Relations	0	5,500	5,500	100%
01-60530-2050	EMPLOYEE TRAINING - Capital Projects & Planning	750	0	(750)	0%
01-60530-2100	EMPLOYEE TRAINING - Public Safety	0	78	78	100%
01-60530-2210	EMPLOYEE TRAINING - Grounds	1,434	2,292	858	37%
01-60530-2220	EMPLOYEE TRAINING - Maintenance	0	458	458	100%
01-60530-2240	EMPLOYEE TRAINING - Bus Operations	0	458	458	100%
01-60530-3400	EMPLOYEE TRAINING - Sportspark	2,415	1,375	(1,040)	-76%
01-60530-3500	EMPLOYEE TRAINING - Programming & Partnership/Yout	0	8,250	8,250	100%
Total Employee Training		92,664	114,583	21,919	19%
Shipping					
01-60550-1000	POSTAGE - Administrative	228	5,500	5,272	96%
01-60550-1050	POSTAGE - Administrative Services	157	0	(157)	0%
01-60550-2100	POSTAGE - Public Safety	43	90	47	52%
01-60551-1050	SHIPPING - Administrative Services	406	458	52	11%
01-60551-1400	SHIPPING - Human Resources	17	0	(17)	0%
01-60551-1500	SHIPPING - Information Technology	241	0	(241)	0%
01-60551-1800	SHIPPING - Community Relations	664	458	(206)	-45%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Eleven Months Ending of February 28, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60551-2050	SHIPPING - Capital Projects & Planning	0	183	183	100%
01-60551-2100	SHIPPING - Public Safety	222	1,100	878	80%
01-60551-2210	SHIPPING - Grounds	4,022	458	(3,564)	-778%
01-60551-2220	SHIPPING - Maintenance	58	917	859	94%
01-60551-2230	SHIPPING - Warehouse	861	2,750	1,889	69%
01-60551-2240	SHIPPING - Bus Operations	0	458	458	100%
01-60551-2250	SHIPPING - Motor Pool	0	458	458	100%
01-60551-2800	SHIPPING - AVAC	1,304	1,888	584	31%
01-60551-2900	SHIPPING - Tramway	0	138	138	100%
01-60551-3400	SHIPPING - Sportspark	62	550	489	89%
01-60552-1000	UPS SHIPPING - Administrative	677	1,375	698	51%
Total Shipping		8,962	16,781	7,819	47%
Subscriptions / Membership					
01-60560-1000	SUBSCRIPTIONS / MEMBERSHIP- Administrative	317	2,343	2,026	86%
01-60560-1050	SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	2,486	458	(2,028)	-443%
01-60560-1500	SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	89	4,583	4,494	98%
01-60560-1600	SUBSCRIPTIONS/ MEMBERSHIP - Legal	18,792	22,917	4,125	18%
01-60560-2100	SUBSCRIPTIONS/ MEMBERSHIP - Public Safety	0	917	917	100%
01-60560-3500	SUBSCRIPTIONS/ MEMBERSHIP - Youth Center	233	458	225	49%
Total Subscriptions / Membership		21,917	31,676	9,759	31%
Other Expenses					
01-60570-0000	BANK CHARGES - General	8,725	20,167	11,442	57%
01-60580-1000	MISCELLANEOUS - Administrative	(14,647)	9,396	24,043	256%
01-60580-1800	MISCELLANEOUS - Community Relations	1,043	0	(1,043)	0%
01-60580-2100	MISCELLANEOUS - Public Safety	3,582	917	(2,665)	-291%
01-60580-2200	MISCELLANEOUS - Island Operations	5	0	(5)	0%
01-60580-2240	MISCELLANEOUS - Bus Operations	0	458	458	100%
01-60580-3400	MISCELLANEOUS - Sportspark	0	458	458	100%
01-60580-3500	MISCELLANEOUS - Youth Center	10,841	3,667	(7,174)	-196%
01-60600-1000	PUBLIC WORK ENFORCEMENT F - Administrative	0	27,500	27,500	100%
01-60790-1400	MTA METRO CARD PURCHASE- HR	13,300	19,250	5,950	31%
02-60570-0000	BANK CHARGES - General	15	0	(15)	0%
02-61701-0000	CONTRIBUTED RENT EXPENSE - PP	0	55,000	55,000	100%
02-61750-1000	PUBLIC PURPOSE GRANTS	300,000	140,833	(159,167)	-113%
04-60570-0000	BANK CHARGES - General	100	0	(100)	0%
Total Other Expenses		322,964	277,646	(45,318)	-16%
Island Event - Community Relations					
01-60681-1800	ISLAND EVENTS - Community Relations	208,207	147,000	(61,207)	-42%
01-60681-2100	ISLAND EVENTS - Public Safety	4,104	8,000	3,896	49%
Total Island Event - Community Relations		212,311	155,000	(57,311)	-37%
Total Other Than Personal Services (OTPS)		13,717,951	14,015,464	297,513	2%
Total Expenses		26,668,362	28,485,982	1,817,619	6%
Depreciation Expenses					
03-70000-0000	DEPRECN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIP	89,219	17,513	(71,706)	-409%
03-70010-0000	DEPRCN EXPENSES BUILDINGS	232,970	797,925	564,955	71%
03-70020-0000	DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	3,711,141	786,980	(2,924,161)	-372%
03-70030-0000	DEPRECN EXPENSES INFRASTRUCTURE	1,555,409	1,380,225	(175,184)	-13%
03-70040-0000	DEPRECN EXPENSES SEAWALL	188,984	63,483	(125,501)	-198%
03-70100-0000	DEPRECN EXPENSE VEHICLES	34,740	68,956	34,216	50%
03-70400-0000	DEPRECN EXPENSE BUSES	158,461	434,536	276,075	64%
03-70500-0000	DEPRECN EXPENSE LEASEHOLD IMPROVEMENT	27,396	5,473	(21,923)	-401%
03-70600-0000	DEPRECN EXPENSE LANDMARKS	299,137	357,917	58,780	16%
03-70800-0000	DEPRECN EXPENSE EQUIPMENT	352,895	204,681	(148,214)	-72%
Total Depreciation Expenses		6,650,352	4,117,689	(2,532,663)	-62%
BEGINNING NET ASSETS		0	0	0	0%
NET SURPLUS/(DEFICIT)		(4,679,020)	(2,350,586)	(2,328,434)	-99%
ENDING NET ASSETS		(4,679,020)	(2,350,586)	(2,328,434)	-99%

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021
 For The 11 Months Ending February 28, 2022

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of February 28, 2022
RIOC Elevator/ Escalator /Conveyance Capital Repairs (Costruction)- PH 1					200,000		
Seawall - Islandwide Reserve			10,118	(10,118)			
Seawall - Southpoint Open Space Park (Construction)			6,980,007	(6,980,007)			
Seawall - Southpoint Open Space Park (Design)			116,021	(116,021)			
Seawall - Special Inspection							5,055
Seawall - Reserve							
Site Amenities - Benches, Waste Receptacles - Res.							
Southpoint Open Space Park - Seawall (Construction)	3,000,000			3,000,000	645,500		5,671,791
Southpoint Open Space Park - Seawall (Design)							
Steam Tunnel			12,954	(12,954)			114,679
Water Distribution System Study	300,000			300,000			
Miscellaneous Repairs			18,488	(18,488)			123,855
4 Facilities & Offices	1,043,000	0	1,507,577	(464,577)	60,000	0	6,169,669
524 Main Street - Office Relocation							151,413
AVAC - General Repair Reserve			55,725	(55,725)			203,094
AVAC - Improvements							14,360
AVAC - Mechanical/Piping	60,000			60,000	60,000		
Bus Garage Warehouse Rehabilitation			4,650	(4,650)			16,828
Cultural Center - Renovation			17,575	(17,575)			16,296
Dayspring Church	200,000			200,000			
Motorgate Garage South - Restoration							8,900
Motorgate Plaza & Atrium	500,000			500,000			
Moter Pool							15,000
Sportspark - Design			600,721	(600,721)			
Sportspark - Renovation (Construction)							5,288,709
Sportspark - Design							157,150
Sportspark - Asbestos Removal			36,960	(36,960)			
Sportspark - Rehabilitation Reserve			30,225	(30,225)			
Warehouse/Bus Garage Rehabilitation			439,031	(439,031)			35,117
Youth Center Refurbishment (Construction)	283,000		322,690	(39,690)			134,065
Youth Center Refurbishment (Design)							13,431
Miscellaneous Facilities & Offices - Reserve							115,306
5 Equipment & Vehicles	470,000	0	160,918	309,082	715,000	0	507,229
Bus Operations - Sweeper Truck Repairs							32,957
Grounds - Misc Equipment							30,150
IT - CPU & Monitor (Workstations)	20,000			20,000	15,000		
IT - Disaster Recovery (on/offsite data storage)	45,000			45,000	45,000		
IT-Dark Fiber					200,000		179,593
IT - Firewall (Sonicwall & Implementation Prof Services)	20,000			20,000	15,000		
IT - Lap Tops			8,589	(8,589)			
IT - Security (access control - Camera)	50,000			50,000	60,000		
IT - Security (access control - Swipe Cards)	20,000			20,000	15,000		
IT - Servers Infrastructure	50,000			50,000	75,000		
IT - Software Upgrades	25,000			25,000	30,000		
IT - Storage System (Hardware)	30,000			30,000	30,000		
IT - Telecom (Cables/Fiber to Connect to Data Center)	50,000			50,000	75,000		193,812
IT - Telecommunication (New Phone System)	10,000			10,000	25,000		
IT - Upgrade of Network Switches & Hubs	65,000			65,000	50,000		

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021
 For The 11 Months Ending February 28, 2022

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of February 28, 2022
IT - Wireless Access Point	10,000			10,000	5,000		
Motorgate - EV Charging Stations			37,539	(37,539)			
P.S. - Misc. Equipment	25,000		44,969	(19,969)			
P.S. - Misc. Equipment					25,000		6,320
P.S. - Barricades							9,775
P.S. - Vehicles			61,755	(61,755)	50,000		
Sportspark - Outdoor Athletic Field Signage							3,173
Vehicle	50,000			50,000			
Youth Center - Equipment							25,436
Youth Center - Furniture							
Misc. Reserve							11,964
- Trash Cans - Sea Walls, Fields and Park Areas			8,066	(8,066)			
- Warehouse - Portable A/C Unit							14,050
6	Special Projects	0	0	177,284	(177,284)	0	0
	NY Public Library - Covid Testing		31,456	(31,456)			
	NY Public Library -Call Box Installation						20,799
	Parking Meters Upgrade		8,640	(8,640)			
	EV Charging Station		70,545	(70,545)			
	Other - Special Projects		66,643	(66,643)			
7	Lighting & Signage	0	0	0	0	0	67,163
	Main Street Lighting			0			67,163
8	Tram	2,385,000	0	2,302,737	82,263	1,725,000	0
	Tram - Elevator Manhattan Station (Construction)	2,000,000		2,255,538	(255,538)	1,520,000	1,538,030
	Tram - Access Hatch (RI Side)			2,060	(2,060)		
	Tram - Haul Rope	185,000		23,790	161,210		
	Tram - Long Term Overhaul Projects						226,256
	Tram Plaza - Roosevelt Island	200,000			200,000	205,000	
	Tram Construction Project						789,568
	Tram Capital Reserve			21,350	(21,350)		
9	Southpoint Park	0	0	0	0	0	0
	Southpoint Park - Community Plan Facilitator						
	RESERVE				0		
10	Miscellaneous	1,600,000	0	152,643	1,447,358	2,800,000	0
	Reserve				0		
	Owner's Representative (allocation to Capital Project)	1,600,000		152,643	1,447,358	1,800,000	95,988
	Contingency					1,000,000	
	Roosevelt Island Investment Plan (Design)						
	-						
	TOTAL CAPITAL IMPROVEMENTS	39,791,000	0	26,030,247	13,760,753	11,909,500	0